

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON
NOVEMBER 21, 2011**

The regular meeting of the Washington Borough Planning Board was called to order by Chair VanDeursen at 8:00 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Chair VanDeursen read the following statement into the record: "The requirements of the "Open Public Meetings Law", P.L. 1975, Chapter 231, have been satisfied in that adequate notice of this meeting has been published in the Star Gazette and posted on the Bulletin Board of the Borough Hall stating the time, place and purpose of the meeting as required by law." Chair VanDeursen led the Board in the Pledge of Allegiance.

ROLL CALL: Present: Valentine, Post, Aron, McDonald,
Stone, VanDeursen
Absent: Turner, Pohorely
Also Present: Steve Gruenberg, William Gleba

Chair VanDeursen stated that Gary Pohorely was ill, Andy Turner was out of town and Scott McDonald was attending another meeting and will be late.

APPROVAL OF MINUTES:

Meeting of October 17, 2011: No discussion. Therefore, it was moved by Valentine seconded by Post to approve the minutes as presented.

ROLL CALL: Valentine, Post, Aron,
Stone, VanDeursen
Ayes: 5; Nays: 0; Abstentions:1(Aron)
Motion carried.

RESOLUTION: None

APPLICATIONS: None

Quick Chek – Amended Minor Site Plan:

William Askin represented the applicant. They appeared before the Board in September 2010 and received minor site plan approval with the condition that they must reappear if changes were made by the Township or the County.

Attorney Gruenberg stated that the Board must deem the application complete first. The review letter dated 11/18/11 from Bill Gleba pages 2 and 3 deals with completeness. The new ownership disclosure page was received as well as the escrow and application fee. Waiver for completeness only regarding the sign. Therefore, it was moved by Aron seconded by Post to deem the application complete.

ROLL CALL: Valentine, Post, Aron,
Stone, VanDeursen
Ayes: 5; Nays: 0; Abstentions:0
Motion carried.

Attorney Gruenberg noted that no notice was needed and the application can be heard tonight. Keith Cahill, applicant's engineer, was sworn in. He reviewed his qualifications and was accepted as an expert witness.

Exhibit A1 – plan from July 2010. All proposed improvements shown are in the Township.

Exhibit A2 – amended plan dated October 17, 2011:

Gas tanks relocated along Brass Castle Road; radius modified at corner of Rt. 57 and Brass Castle Road; road widening along Brass Castle Road; retaining wall widened around detention basin; sidewalk along Rt. 57; added a light pole in Borough property at driveway; directional sign 1 ft high x 3 ft wide with the new Q logo put 5 ft back on property.

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Attorney Gruenberg stated that the code does not specify for enter/exit signs. Bill Gleba feels they need to get an interpretation from the zoning officer first. Applicant stated that if zoning officer says no, they will remove the sign. If the zoning officer says yes, the sign will stay.

Trees will be removed along Rt. 57 per a condition from the Township but other trees will be planted around site. Chair VanDeursen asked about increased runoff. Mr. Cahill stated that the detention basin will catch most of the runoff.

Exhibit B1 – review letter dated 11/18/11

Item #7 – no plans for improvement

Items #10 & 11 – escrow fees, etc – Improvements are in the Township. Would like to keep bonding with the Township since same engineer is reviewing for both municipalities.

Should invite Municipal Attorney to the meeting with DOT.

As built will need to be done for Certificate of Occupancy.

Scott McDonald arrived at 8:35 p.m.

No public in attendance.

Hearing closed. All in favor.

Motion by Valentine to approve amended minor site plan condition upon zoning officer determination that no variance relief is needed for the sign or the sign must be removed.

ROLL CALL: Valentine, Post, Aron, McDonald,
Stone, VanDeursen

Ayes: 5; Nays: 0; Abstentions:1(McDonald)

Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Paul Serelis came forward and handed out a letter and copy of a plan for the Board's review. He stated that his engineer will be working on plans and that they will be given to the Board in a few weeks.

COMMUNICATIONS:

No discussion. Received and filed.

ADJOURNMENT:

Motion to adjourn by McDonald, seconded by Aron. All in favor.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk