

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF REORGANIZATION MEETING HELD ON  
MARCH 12, 2012**

The regular meeting of the Washington Borough Planning Board was called to order by Chair VanDeursen at 8:10 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, Aron, McDonald, Turner, Pohorely, Frascella, Stone, VanDeursen
Absent:	Post
Also Present:	Steven Gruenberg, Attorney Bill Gleba, Board Engineer Susan Gruel, Board Planner

Pat Post will not be in attendance and the Board Attorney will be a little late.

**OATH OF OFFICE:**

For Mike Stone and Dan Frascella will be sworn in when the Board attorney arrives.

**APPROVAL OF MINUTES:**

Meeting of January 9, 2012: No comments. Therefore, it was moved by Valentine seconded by Turner to approve the minutes.

ROLL CALL: Valentine, Aron, McDonald, Turner,  
Pohorely, Frascella, Stone, VanDeursen  
Ayes: 4; Nays: 0; Abstentions: 4  
(Aron, McDonald, Frascella, Stone)  
Motion carried.

**RESOLUTION: None**

**APPLICATIONS: None**

**OLD BUSINESS: None**

**NEW BUSINESS:**

Master Plan: Gary Pohorely

Gary stated that he had read through the master plan documents and would like to become more involved by possibly forming a committee to work on open space goals. Victor Cionni, Chair of the Recreation Commission came forward and discussed the 15 acres at the Railroad Ave property. They are currently paying back a Green Acres loan and have submitted an application to DEP for grants. Large number of applicants for the grant money. Realistic goal would be to proceed in phases.

Phase #1: walking/running/biking trail around perimeter. Estimate \$80,000

Phase #2: Ingress/egress & parking area

Phase #3: possible fields as needed (Does not see a need at this time)

Board attorney arrived at 8:20 p.m.

An area like Meadow Breeze park would need additional tax (small) for maintenance. Gary stated that he will review his notes and regroup. Andy Turner stated that he does not think this Board has any more to do.

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**OATH OF OFFICE:**

Mike Stone and Dan Frascella were sworn in by the Board attorney.

**NEW BUSINESS (continued):**

Washington H.O.P.E.:

Dave DeSanto, Cemetery Road, came forward. Their organization has members from both the Township and the Borough. He referenced the letter that was submitted to the Board in February. Gary Pohorely asked who owns the property. Dave stated that they are currently in talks with the owner. He reviewed the highlights of the letter. John Valentine asked what percent the slopes were. Scott stated that the highest was at 28%. Chair VanDeursen asked Dave to give the Board some background.

Dave stated that the cemetery expansion application prompted seeking preservation of this property. The County has supported that the preservation is in line with the County Master Plan. Green Acres only funds once a year. Looking for a letter from the Borough that this preservation is consistent with the Borough Master Plan. Other grants are being looked at. The Phillipsburg Riverview Organization is sponsoring the grant application because they are a 501 ( c ) 3 organization. John Valentine asked who was helping with the application. Dave stated Mike King. Scott McDonald asked who will own the property. Dave stated that it would have to be a 501 ( c ) 3. Andy Turner asked what the ramifications would be from the letter. Dan Aron asked what would happen if a judge found that it was not consistent with the Borough Master Plan. Dave stated that the letter was due the previous Friday but they were given a little more time to submit.

Attorney Gruenberg stated that the Board Planner would need to review to determine if consistent. Susan stated that the more recent Re-exam of 2007 relates to protection of environmentally sensitive areas and recreation. This should be the basis. Marianne noted that we just need to confirm that the preservation is consistent with the master plan.

Motion by Turner, seconded by McDonald to have Board Attorney draft a letter to the DEP Green Acres program stating that the preservation of this property is consistent with the Borough Master Plan.

ROLL CALL: Valentine, Aron, McDonald, Turner,  
Pohorely, Frascella, Stone, VanDeursen  
Ayes: 8; Nays: 0; Abstentions: 0  
Motion carried

Chair VanDeursen asked about the costs for the professionals. The Board attorney and planner both stated the cost would be minimal for their review.

Representative to Warren County Municipal & Charitable Conservancy:

Gary stated that he was on this committee at one time. They meet the first Monday of every month in Oxford. Scott stated that he needs to know as soon as possible if anyone is interested. Can let the PB clerk, Kristine Blanchard or himself know.

Washington Square:

Ray Rice came forward regarding the trigger for the tot lot. He is seeking a waiver to the requirement due to the grading. Wants to install the tot lot after construction of the inner Washington Square Circle homes. Andy Turner asked what the timeframe was. Ray stated 6 months. Dan asked what the trigger was. Attorney Gruenberg stated that the Board could use the time frame as the trigger. Andy stated the he would rather use the construction number. Dan Frascella asked Ray if he envisioned those homes not being constructed. Ray stated that they will be constructed. Susan noted the phasing.

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Motion by Turner, seconded by Valentine to allow the tot lot to be constructed after the inner circle buildings are completed.

ROLL CALL: Valentine, Aron, McDonald, Turner,  
Pohorely, Frascella, Stone, VanDeursen  
Ayes: 8; Nays: 0; Abstentions: 0  
Motion carried

Ray stated that they would like to install the curb cuts different than what was approved. Attorney Gruenberg stated that the Board could not give approval on something they and the professionals have not seen. The site manager, Jeff, stated that this proposal would allow the curbing to be installed temporarily. Andy stated that they need to follow the process to protect the Borough's interest. Attorney Gruenberg reviewed the approval language and restated that the Board needs to see an amended plan. Ray noted that the work would be at their own risk. Bill Gleba stated that they need to submit an amended plan for review. Board members were polled and agreed that an amended plan is needed before a decision is made.

**REPORTS OF OFFICERS AND COMMITTEES:**

Dan Aron attended the budget meeting and the presentation went well.

**UNAGENDIZED STATEMENTS:**

No audience. Public portion closed.

**COMMUNICATIONS:**

Received & filed.

New Board member, Dan Frascella, was welcomed.

**ADJOURNMENT:**

The meeting was adjourned at 9:52 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk