

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF SPECIAL MEETING HELD ON
SEPTEMBER 24, 2012**

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,
Turner, Pohorely, Frascella, Monus, VanDeursen
Absent: None
Also Present: Stephen Gruenberg, Board Attorney
Bill Gleba, Board Engineer
Susan Gruel, Board Planner

APPLICATIONS:

Washington Square – Continuation of hearing from 9/10/12:

Attorney Gruenberg confirmed that both Board members, Marianne Van Deursen and Dan Fracella, have listened to the audio of the last meeting and reviewed the documents presented.

Dan Aron arrived at 8:02 pm. Marianne and Dan F. stated that they did not have any questions of the applicant.

Attorney Gruenberg reviewed the issue. The applicant is requesting that the condition for on-site affordable housing be removed, to accept the in lieu of payments and forward this recommendation to Council. All four possible options were reviewed.

Chair VanDeursen stated that the developer is community minded. This is an opportunity to provide adequate rehabilitation funds for substandard housing already existing in the Borough. The Borough already has more affordable housing than is required. Dan Fracella asked if Option #2 was reasonable since Absecon is a builder remedy town and the Borough is a COAH town. Attorney Gruenberg stated that Washington Borough Council will be making that decision if the Planning Board decides to accept the in lieu of payments.

Mayor McDonald noted that he spoke to a League of Municipalities representative regarding the issue and agrees with Option #2. Wants to mimic Absecon PB decision. John Valentine stated that he also agrees. Attorney Gruenberg stated that any rezoning discussion will be at Council level not Planning Board. Motion by McDonald, seconded by Valentine to approve Option #2. Discussion on motion.

Dan Aron would like Option #1 to remove the condition of on-site units and accept the in lieu of payments. Chair VanDeursen stated that a combination of Options 1 & 2 could be used and would like to amend the motion with the use of the following in the revised resolution: remove COAH condition and allow all market units and accept in lieu of payment so long as there are no objections from Council. Therefore, it was moved by VanDeursen, seconded by Turner to amend the motion.

ROLL CALL: Valentine, Post, Aron, McDonald,
Turner, Pohorely, Fracella, Monus, VanDeursen
Ayes: 9; Nays: 0; Abstentions: 0
Motion carried.

Mr. Cohen stated that if Council objects, the issue will come back to the Planning Board. Attorney Gruenberg said that the closer the Board stays to the Absecon case the better it can be used in a defense. Mayor McDonald stated correspondence should be sent to Council for next meeting in October. Mr. Rice

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voiced his concern with building permits. Attorney Gruenberg stated that the Planning Board does not have any thing to do with building permits.

Vote on the amended motion:

ROLL CALL: Valentine, Post, Aron, McDonald,
Turner, Pohorely, Fracella, Monus, VanDeursen
Ayes: 9; Nays: 0; Abstentions: 0
Motion carried.

Attorney Gruenberg noted that the plan will need to be changed to seeking final of 86 units. Marianne asked if we can do the resolution and final approval at the same time. Mr. Cohen stated that he wants to wait until the next Council meeting to change the plans.

Mr. Santorella from the audience came forward. He stated that he has had a contract since May and was waiting for the building permit issue to be resolved. Public portion closed. All in favor.

OLD BUSINESS: None

NEW BUSINESS:

Washington Emergency Squad: The clerk stated that the Squad will be submitting a minor subdivision application and would like to know if the application fee should be waived since they are a non profit. All agreed. Therefore, it was moved by Monus, seconded by McDonald to waive the application fee for the Washington Emergency Squad.

ROLL CALL: Valentine, Post, Aron, McDonald,
Turner, Pohorely, Fracella, Monus, VanDeursen
Ayes: 9; Nays: 0; Abstentions: 0
Motion carried.

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

No audience. Public portion closed. All in favor.

COMMUNICATIONS: None

ADJOURNMENT:

Moved by Monus, seconded by McDonald. All in favor.

The meeting was adjourned at 8:46 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk