

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON
MARCH 11, 2013**

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.

Chair VanDeursen stated that Mayor McDonald cannot attend the meeting and Andrew Turner will not be attending unless a quorum is needed.

ROLL CALL: Present: Conry, Post, Aron, Fracella,
Monus, VanDeursen
Absent: McDonald, Pohorely
Also Present: Steven Gruenberg, Board Attorney
Gene Weber, Board Engineer

APPROVAL OF MINUTES:

Meeting of February 11, 2013: No discussion. Therefore, it was moved by Post seconded by Aron to approve the minutes as presented.

ROLL CALL: Conry, Post, Aron, Fracella
Monus, VanDeursen
Ayes: 5; Nays: 0; Abstentions:1(Fracella)
Motion carried.

RESOLUTION: None

APPLICATIONS:

Washington Emergency Squad – Minor Subdivision:

Chair VanDeursen stated that she would need to step down because she is a member of the emergency squad. Rick Monus stated that he would need to step down because he is a member of the fire department.

Since a quorum was needed, Chair VanDeursen contacted Andrew Turner to attend the meeting. 10 minutes recess. Andrew Turner arrived at 8:24 p.m. Vice-Chair Aron conducted the remainder of the meeting.

Completeness: Alan Lowcher represented the applicant. Gene Weber's review letter dated 3/5/13 was discussed. Item #5 under comments was satisfied by a letter from the tax assessor. Item #6 details need to show parking spaces on site. Motion by Post, seconded by Fracella to grant waiver and deem the application complete.

ROLL CALL: Conry, Post, Aron, Fracella
Turner
Ayes: 5; Nays: 0; Abstentions:0
Motion carried.

Alan Lowcher stated that there were no restrictions by public entities and no variances. As permitted by MLUL, the applicant is requesting waiver of public notice. Motion by Post, seconded by Conry to waive notice requirement and continue with hearing.

ROLL CALL: Conry, Post, Aron, Fracella
Turner
Ayes: 5; Nays: 0; Abstentions:0
Motion carried

**WASHINGTON BOROUGH PLANNING BOARD
MEETING OF MARCH 11, 2013**

PAGE 2

Alan Lowcher reviewed the purpose of the application. Lot 12 currently has the emergency squad building, driveway, parking and also a dwelling and a parking lot that school employees use. The property is owned by the emergency squad and the fire department. Application will subdivide the squad building from dwelling/parking lot. There will be no change in use. No additional improvements. Both lots will have road frontage.

Gene Weber asked about the use of the dwelling on the lot. Alan Lowcher stated it is a rental. Gene asked about the future intent of the squad lot. Alan stated possible sale of property in the future.

Joseph Groff, President of the Washington Emergency Squad, was sworn in.

The subdivision plans were labeled as Exhibit A-1. Parking will be shown on the plans. There is room for driveway for emergency access and regular vehicles. Driveway access picture labeled as A-2. Technical review letter dated 3/5/11 labeled as B-1.

Dan Fracella asked about the intended use of Lot 12.01. Alan Lowcher stated it would be the same as the current use. There will be no change in the functionality of the sites. Gene Weber asked if there was parking in front of the garages on the lower level of the dwelling. Joseph Groff stated that there was adequate space. Gene asked if the access easement that was proposed was adequate. Alan stated that it appears to be. Andrew Turner stated that the easement should be wider. Alan stated that they can adjust the easement line. Attorney Gruenberg noted that they must provide the easement document and define that no improvements will be done.

Gene asked if the utilities for the residence were metered separately. Mr. Groff stated that there were separate meters. Attorney Gruenberg stated that proof of separate meters would be a condition of approval. Gene noted that there needs to be a blanket easement to cover the location of the utility lines.

No further questions from the Board. The hearing was opened to the public. No other witnesses. Motion by Turner, seconded by Post to close public portion. All in favor.

Attorney Gruenberg stated the motion needed to approve – Minor subdivision with conditions: 1)no variances; 2) comply with 3/5/13 review letter; 3) delineate parking spaces on plan; 4) proof of separate meters; 5) utility easement. Therefore it was moved by Post, seconded by Turner to approve the application with conditions stated.

ROLL CALL: Conry, Post, Aron, Fracella
Turner
Ayes: 5; Nays: 0; Abstentions:0
Motion carried

OLD BUSINESS: None

NEW BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES: None

No public in attendance

UNAGENDIZED STATEMENTS:

Ethel Conry attended the mandatory training at Voorhees High School for new board members. Dan Fracella will attend a future training session.

COMMUNICATIONS:

No discussion

ADJOURNMENT:

Motion to adjourn. All in favor.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk