

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON
May 13, 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.

ROLL CALL:

Present:	Post, Aron, McDonald, Pohorely, Fracella, VanDeursen
Absent:	Conry, Turner, Monus
Also Present:	Steve Gruenberg, Board Attorney

APPROVAL OF MINUTES:

Meeting of April 8, 2013: No discussion. Therefore, it was moved by McDonald seconded by Post to approve the minutes as presented.

ROLL CALL: Post, Aron, McDonald, Pohorely,
Fracella, VanDeursen
Ayes:4; Nays:0;
Abstentions:2(Fracella, VanDeursen)
Motion carried.

RESOLUTION:

Washington Emergency Squad – Minor Subdivision

Attorney Gruenberg noted that there is a typo and he will forward revised resolution to clerk. No further comments. Therefore, it was moved by McDonald, seconded by Post to adopt the resolution with correction.

ROLL CALL: Post, Aron, McDonald, Pohorely,
Fracella, VanDeursen
Ayes:4; Nays:0;
Abstentions:2(Pohorely, VanDeursen)
Motion carried.

APPLICATIONS: None

OLD BUSINESS: None

NEW BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

William Phillips came forward to address the Board. He is buying the Henkels & McCoy property and wants to merge 2 parcels and then subdivide for residential use. Mr. Phillips handed out tax map copies to the Board. The surrounding area is already residential. He will contact Jesse at Biggs Engineering when he decides to proceed.

Ray Rice, Jade Partners, LLC, came forward to address the Board. He presented an informal review of a plan he will submit in the near future for the old PNC/St Cloud site. Attorney Gruenberg noted that this is not a public hearing, just an introduction to the plan.

Frank Molette, licensed architect/planner, presented the proposed plan. The 1st level will be retail and levels 2-4 will have 48 residential units with half of the units 1 bedroom and the other half 2 bedroom units. They will comply with residential codes, zoning and the redevelopment plan.

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Dan Aron asked if it was a wise step based on the vacancies at Midtown. Ray stated that he has interest for 70% of the retail space. This project will target more upscale residents. Rich Pellizoni, engineer, stated with they will maintain the entrance by PNC as a one-way ingress. Total of 3 ingresses and 2 egresses.

Marianne inquired about the old Krauszers. Ray stated that it is not part of this plan. Have a contract with Krauszers and is also in talks with the Borough regarding the parking lot behind Krauszers. The proposed project will not have low income rentals because of the cost.

Mayor McDonald stated that Ray had presented the project to Council. Next Council meeting is on 5/21/13 and members should attend to support the project. Attorney Gruenberg cautioned about Board members supporting the project before application comes before the Board.

Public portion closed. Motion by McDonald, seconded by Post. All in favor.

COMMUNICATIONS:

Motion to receive and file. All in favor.

ADJOURNMENT:

Motion to adjourn. All in favor.

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

Respectfully submitted by Patricia L. Titus, Planning Board Clerk