

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON
JUNE 9, 2014**

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:

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| Present: | Conry, Post, Aron, McDonald, Pohorely, Frascella, VanDeursen |
| Absent: | Turner, Gonzales |
| Also Present: | Stephen Gruenberg, Board Attorney Gene Weber, Board Engineer |

APPROVAL OF MINUTES:

Meeting of May 14, 2014: Typo noted on the last page, last paragraph – there to their. Therefore, it was moved by McDonald seconded by Post to approve the minutes as posted.

ROLL CALL: Conry, Post, Aron, McDonald,
Pohorely, Frascella, VanDeursen
Ayes:5; Nays:0; Abstentions:2 (Pohorely,Frascella)
Motion carried.

RESOLUTION:

Towne Center: Attorney Gruenberg stated that the resolution memorializes the action from the last meeting. Mr. Cohen has already reviewed. Therefore, it was moved by Aron, seconded by McDonald to adopt the resolution.

ROLL CALL: Conry, Post, Aron, McDonald,
Pohorely, Frascella, VanDeursen
Ayes:4; Nays:1(Post); Abstentions:2
(Pohorely,Frascella)
Motion carried

APPLICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

Don Shuman approached the Board to discuss zoning in the area of the movie theater. He stated that he used to own the theater. John Horvath, owner, was also present. In 1985, he sold the theater to his son and partner. Business is not good. Parking is an issue in the area. He stated that he was looking for a different use for the site. Either overlay zoning or expanding the permitted uses. His idea is to keep the existing two-story front and remove the rear section. He would use the back of the property for another building such as a multi-family unit. There would be parking available. Without parking and the competition from the multiplexes in the area, the theater cannot be sustained.

Chair VanDeursen stated that she was surprised to hear this and also that the site is historical. Dan Aron suggested making it another type of entertainment such as live shows, music. Pat Post noted that there is no heat or air conditioning and that is why people do not go to the theater. Dan Frascella does not think that parking is the issue. The theater needs to appeal to the public with different types of entertainment.

Attorney Gruenberg stated that the actual question before the Board is what should the zoning be for the area. Mr. Shuman stated that he is asking for either an overlay zone or other uses. Attorney Gruenberg noted that it is difficult to respond because there are no specifics given to the Board. Gary Pohorely voiced his concern with a multi-family due to the close proximity to Rt. 57/31 intersection and the Shabbecong Creek. Mr. Gruenberg stated that legally any change would require an amendment to the zone district and a change to the redevelopment plan. Would require a master plan re-exam. The Borough would have to decide on how far they would want to go.

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Mr. Schuman stated that they have tried many options. Pat Post asked about the offices on the side and the upstairs. Dan Aron stated that traffic and the site constraints make it difficult for a plan to work. Chair VanDeursen stated that she would not be interested in seeing any multi-family use. Attorney Gruenberg suggested looking into a music venue as it has worked in other towns.

No further discussion.

**REPORTS OF OFFICERS AND COMMITTEES: None
UNAGENDIZED STATEMENTS:**

Close public portion. All in favor.

Gary Pohorely stated that he was appointed by the Mayor to the Washington Green Team. The Team educates citizens on green living. They received a grant from Sustainable NJ for \$2000. They had a consultant group come in. They can do an environmental resource inventory. The Planning Board could use the report if needed. Can they use a different planner or should they use the Board Planner? Mayor McDonald stated that he thinks they should offer both a chance to submit a proposal. Attorney Gruenberg stated that they should get Susan Gruel's advice on what the Board would use the report for and where it would fit in the planning documents. Gene Weber stated that the Highlands does offer an ERI.

Pat Post asked about the responsibilities for enforcement of approved applications. The zoning official should take action to enforce ordinances. The Board Engineer or Planner should enforce any applications approved by the Planning Board.

Regarding Paramount Assets – email to Susan requesting plans be reviewed for compliance with approved plans i.e. windows in front of building.

Also Midtown – email to Susan regarding siding on the back section was not to be vinyl. Does not comply with approved plans.

Gene Weber stated that the problems with the theater are economic and operating, not zoning.

Pat Post asked if there was anything new regarding Quick Chek and the sewer hookup. Mayor McDonald stated that there is nothing new to report.

July quorum? Pat, Gary, Marianne not available for July meeting. August looks fine at the moment.

COMMUNICATIONS:

Receive & file. All in favor.

Chair VanDeursen asked about the new COAH rule. Attorney Gruenberg stated that it was in comment period. Email to Susan regarding an update on the Borough's COAH standing.

ADJOURNMENT: Motion to adjourn. All in favor. The meeting was adjourned at 9:11 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk.