

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF SPECIAL MEETING HELD ON
FEBRUARY 24, 2014**

The special meeting of the Washington Borough Planning Board was called to order by Vice Chair Pohorely 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.

Dan Aron was sworn in before the meeting as a reappointed board member.

ROLL CALL: Present: Post, Aron, Pohorely,
Turner, Gonzales
Absent: Conry, McDonald, Frascella, VanDeursen
Also Present: Steven Gruenberg, Board Attorney
Andrew Holt, Special Engineer

APPLICATIONS:

NVR, d/b/a Ryan Homes – Lot Line Adjustment:

Howard Apgar represented the applicant. The application is for a lot line adjustment for Block 73.01, Lots 27, 28 & 29. Feels best way to correct. Two witnesses were present, Fred Stewart, Engineer, and Jared Wierzbicki, Ryan Homes represented.

Attorney Gruenberg stated that completeness had to be determined first. Based on the 2/20/14 review letter from Andrew Holt, the application was recommended to be deemed complete. Therefore, it was moved by Post, seconded by Turner to deem the application complete.

ROLL CALL: Post, Aron, Pohorely,
Turner, Gonzales
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried

Attorney Gruenberg stated that notices were not required. Alfred Stewart was sworn in and accepted as an expert witness. Mr. Stewart stated that the foundation was poured in the wrong location. Affects 3 units and not more than ½ foot.

Exhibit A-1 – 2/20/14 plans (2 sheets) Some technical information was changed based on the 2/20/14 review letter. During layout, the building was slightly skewed. Lot lines need to be adjusted to walls of unit. No variances requested.

Exhibit B-2 – 2/20/14 review letter.

Public hearing opened. No comments. Public hearing closed.

Motion would be to grant lot line adjustment conditioned upon 2/20/14 review letter and any other requirements by Board Engineer. Therefore it was moved by Post, seconded by Turner to approve the application with conditions.

ROLL CALL: Post, Aron, Pohorely,
Turner, Gonzales
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried

After the vote, Dan Aron addressed the applicant and noted a few problems with the development: gutters are broken and bowed, vinyl siding buckled and installed crooked in some units and fences are leaning. Mr. Wierzbicki stated that he was aware of the problems and the weather was preventing them from being fixed.

ADJOURNMENT:

Motion to adjourn. All in favor. The meeting was adjourned at 8:15 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk