

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF REGULAR MEETING HELD ON  
MARCH 10, 2014**

The reorganization 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.

Scott McDonald was sworn as a reappointed member before the meeting. Andrew Turner will not be attending the meeting.

**ROLL CALL:** Present: Conry, Post, McDonald, Pohorely,  
Frascella, Gonzales, VanDeursen  
Absent: Aron, Turner  
Also Present: Steve Gruenberg, Board Attorney  
Dawson Bloom, Board Engineer

**APPROVAL OF MINUTES:**

Meeting of January 13, 2014: No comments. Therefore, it was moved by Post seconded by Conry to approve the minutes as presented.

ROLL CALL: Conry, Post, McDonald, Pohorely,  
Frascella, Gonzales, VanDeursen  
Ayes:6; Nays:0; Abstentions:1 (McDonald)  
Motion carried.

**APPROVAL OF MINUTES:**

Meeting of February 28, 2014: One correction to first paragraph was noted by Pat Post. VanDeursen should be changed to Pohorely. Therefore, it was moved by Post seconded by Pohorely to approve the minutes as with corrections.

ROLL CALL: Conry, Post, McDonald, Pohorely,  
Frascella, Gonzales, VanDeursen  
Ayes:3; Nays:0; Abstentions:4  
(Conry, McDonald, Frascella, VanDeursen)  
Motion carried.

**RESOLUTION:**

NVR, Inc., d/b/a Ryan Homes: to be tabled to next meeting.

**APPLICATIONS:**

USEPA – Pohatcong PCE Groundwater Contamination Superfund Site – OU1 Courtesy Review: Theresa Hilwicki, EPA representative, and Kelli McKenna, CH2Hill, were present for the applicant. Attorney Gruenberg stated that the applicant was giving an informal presentation to the Board. No notices or swearing in of witnesses is needed. Theresa discussed the contamination and the background of the site. This project is a public health project to restore the groundwater to drinking quality.

Kelli discussed the system layout and the treatment building placement on the site. Size will be 28ft x 38ft. It will take over 3-5 parking spaces but they will provide 20-21 spaces elsewhere on the site (in current green space). The building architecture will be similar to other structures in the area. The construction schedule will be phased. Phase 1 will be the drilling and pipe installations. Phase 2 will be the building construction. Start time will be Spring 2014. Work hours will be as follows: 7 am start; 8 am heavy equipment; 5 pm complete. The applicant will be coordinating with emergency services, garbage pickup, etc., regarding the road closures.

**WASHINGTON BOROUGH PLANNING BOARD**  
**MINUTES OF MARCH 10, 2014**  
**PAGE 2**

Mayor McDonald asked if the facility will be manned. Ms. McKenna stated that there would be one shift every day for the first year. Mayor McDonald also asked how long the building and pumps will be on site. Theresa stated that there is a 30-year estimate to treat the water and will be monitored over time. Mr. McDonald asked about the gate on Pohatcong St. Theresa stated that it would be opened during construction.

Dawson Bloom stated that the ingress/egress will be looked at more closely when detailed plans are received. Attorney Gruenberg asked what happens to the extra parking spaces created when the cleanup is completed. Mr. Bloom stated that the spaces should be returned to green space. Attorney Gruenberg stated that details for the end of life of the project will be needed to clearly show who is responsible for deconstruction of the building and rehabilitation of the property.

Chair VanDeursen asked what their plans were regarding notifying residents of the project. Theresa stated that they have already started by handing out flyers and holding public availability sessions. Gary Pohorely asked about the noise from the air stripper. Kelli stated that it makes a slight squeal at startup only.

Attorney Gruenberg noted that the Board could send a letter to the applicant that would state the courtesy review was completed and concerns voiced. Therefore, it was moved by McDonald, seconded by Post to instruct the Board Attorney to draft a letter to the EPA regarding the review and concerns. Keith Gonzales asked if the fire department would get a chance to review the plans. Dawson Bloom stated once more detailed plans are received. Scott McDonald noted that while the street was open, the Borough should make sure Park Ave has sewer connections.

ROLL CALL: Conry, Post, McDonald, Pohorely,  
Frascella, Gonzales, VanDeursen  
Ayes:7; Nays:0; Abstentions:0  
Motion carried

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**REPORTS OF OFFICERS AND COMMITTEES: None**

Close public portion.

**UNAGENDIZED STATEMENTS: None**

**COMMUNICATIONS:**

3<sup>rd</sup> Round COAH – No new information to report

Scott McDonald noted the Greenway Conference on 3/27/14

**ADJOURNMENT:** Motion to adjourn. All in favor. The meeting was adjourned at 9:05 p.m.

Motion to reopen meeting for Executive Session to discuss escrow. All in favor.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk

