

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON
MAY 12, 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: Present: Conry, Post, Aron, McDonald,
Turner, VanDeursen
Absent: Valentine, Turner
Also Present: Rebecca Li, Board Attorney
Gene Weber, Board Engineer

APPROVAL OF MINUTES:

Meeting of April 14, 2014: No discussion. Therefore, it was moved by McDonald seconded by Turner to approve the minutes as presented.

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

RESOLUTION:

NVR, Inc. dba Ryan Homes:

No comments. Therefore, it was moved by Turner, seconded by Post to adopt the resolution as presented.

ROLL CALL: Conry, Post, Aron, McDonald,
Turner, VanDeursen
Ayes: 3; Nays: 0; Abstentions: 3(Conry,
McDonald, VanDeursen)
Motion carried.

APPLICATIONS:

Towne Center – relief requested on certain items in 4/4/14 Engineer Review letter:

Larry Cohen represented the applicant. Sent a letter dated 5/5/14 to the Board taking issue with the review letter dated 4/4/14. Three items the applicant does not agree with.

#1 Storm drain: feels that this should be the Borough's responsibility. Site will not increase runoff into sewer. Mayor McDonald stated that the applicant came before Council with these issues and were told to come back before the Planning Board to resolve. He recalls Mr. Cohen's position is accurate. Andy and Dan both agreed. Mr. Cohen is asking that this requirement be removed from the review letter.

Therefore, it was moved by McDonald, seconded by Turner to have Item #35 of the 4/4/14 review letter be removed.

ROLL CALL: Conry, Post, Aron, McDonald,
Turner, VanDeursen
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

#2 DOT letter of no interest/access permit: Mr. Cohen stated that DOT no longer issues this type of letter. The applicant's traffic engineer Gary Dean's opinion stated that no letter is needed from DOT. They are requesting waiver of this item. Gene Weber stated that the situation warranted this item to be noted in the review letter.

Therefore, it was moved by Turner, seconded by Aron to remove Item #26 from the 4/4/14 review letter.

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

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#3 Plans documenting that roof top mechanical equipment be hidden from public view:

Ray Rice came forward and stated that testimony was given stating that a parapet will hide mechanical equipment from view. The equipment will be located in the center of the building. Andy asked what was meant by public view. Gene stated if it is viewable from a public street.

Therefore, it was moved by Aron, seconded by Conry to remove Item #7 from the 4/4/14 review letter.

ROLL CALL: Conry, Post, Aron, McDonald,
Turner, VanDeursen
Ayes: 6; Nays: 0; Abstentions: 0
Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

No public present. Close public portion. All in favor.

Pat asked if there was any new information regarding the vinyl siding on the VanCleaf property. Andy stated that he had no new information but wants to know who is responsible for enforcement. Dan Aron stated that he agreed with Pat and Andy. Chair VanDeursen stated that the Board needs clarification from Steve as to how compliance is enforced. Gene stated that he thinks the Borough Engineer would handle engineer issues but the Planner would deal with the aesthetics.

Regarding Paramount, there was a discussion about sending a letter to them regarding the window size but Attorney Li stated that the Board should first see if they are in violation before a letter is sent.

Chair VanDeursen stated that, going forward, the Board needs to be vigilant. Pat feels that an example should be made and also does not agree with Quick Chek connecting to the sewer when homeowners on the border of the Borough cannot. Mayor McDonald stated that he does not know why they changed their mind but there is enough capacity for them to connect.

Gene noted that regarding Towne Center there could be a bonding issue. The Borough should look into ordinance and review. Very vague.

COMMUNICATIONS: None

ADJOURNMENT:

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

Respectfully submitted by Patricia L. Titus, Planning Board Clerk