

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF REGULAR MEETING HELD ON  
OCTOBER 20, 2014**

The regular 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. Vice-Chair Pohorely 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." Vice-Chair Pohorely led the Board in the Pledge of Allegiance.

**ROLL CALL:** Present: Conry, Post, Aron, McDonald, Turner,  
Pohorely, Frascella, Gonzales  
Absent: VanDeursen  
Also Present: Steven Gruenberg, Board Attorney  
Gene Weber, Board Engineer

**APPROVAL OF MINUTES:**

Meeting of September 8, 2014: No comments. Therefore, it was moved by McDonald, seconded by Turner to approve the minutes as presented.

ROLL CALL: Conry, Post, Aron, McDonald, Turner,  
Pohorely, Frascella, Gonzales  
Ayes:7; Nays:0; Abstentions:1(Post)  
Motion carried.

**RESOLUTION:None**

**APPLICATIONS:**

**Towne Center:**

Vice Chair Pohorely asked Mr. Rice about the replenishment of the escrow account. Amount of invoices to be paid is approximately \$9,000. Mr. Rice stated that he did not feel that all invoices were for the Towne Center project. He will speak with Barbara VanWhy, in finance on Tuesday regarding the account.

Mr. Rice discussed the October 8 review letter from Gene Weber. He stated that he is concerned with losing financing if the bank does not get the documents they requested. Page 4 references under items 31, 38 & 40. The deed language has been approved by the professionals for both deeds. He is asking the Board to adopt a resolution allowing the plans to be signed before items 31, 38 & 40 are complete. Those items will be addressed prior to any construction taking place. Gene Weber stated that the items are critical. Mr. Rice stated that they are proposing to give Mr. Weber the revised plans shortly.

Attorney Gruenberg asked what the specific relief being asked was. Mr. Rice stated that he would like the plans signed once they are revised but some conditions will not be met. Attorney Gruenberg stated that the signatures on the plan meant that all conditions have been met. How would the Board enforce any conditions not met? Easement document is being prepared now and the applicant needs the letter from the water co. Also the escrow account needs to be replenished. Mr. Rice stated that he recognizes that conditions have to be met but would like the plans signed before the easements have been recorded. The two easements are an access easement and a drainage easement. The bank needs the signed plans, developer agreement, and recorded deeds/easements.

Attorney Gruenberg asked that if the bank needs the recorded easements then why not give the Board those at the same time the plans are signed. Mr. Rice answered that he needs to move forward with the financing. Andy Turner asked why not use the backup plan for the drainage. Mr. Rice answered that the property owner would have a large disturbance to his property. Attorney Gruenberg expressed again that a signature on the plans would allow a building permit to be pulled. Andy Turner noted that they still have to have a preconstruction meeting with the engineer, but does not feel 100% comfortable with the request. He would agree on a resolution. Dan Aron stated that he would agree as long as the Board has a recourse if conditions not met. Mr. Rice stated that he has done a lot of business in the Borough and is just speaking

about two unrecorded documents. Therefore, it was moved by McDonald, seconded by Aron to approve the relief requested. Andy restated the conditions as recorded deeds, escrow replenishment, and preconstruction meeting.

ROLL CALL: Conry, Post, Aron, McDonald, Turner,  
Pohorely, Frascella, Gonzales  
Ayes:8; Nays:0; Abstentions:0  
Motion carried

**OLD BUSINESS:**

Andy Turner asked about the memo to Council regarding Paramount and Midtown projects noncompliance. Ethel Conry stated that due to the length of time to come to Council and the need for language in the redevelopment plan regarding enforcement, Council declined to take action. Andy stated that he feels a letter should be sent to both applicants requesting their presence at a meeting to discuss the issues.

Attorney Gruenberg stated that only Council can enforce compliance. Pat Post noted the color of the daycare center at VanCleaf's property and feels there is something in the redevelopment plan that discusses exterior color. Andy commented that the BID could help also with redevelopment issues. Ethel stated that she feels this could have a trickle-down effect if there is no enforcement. Therefore, it was moved by Turner, seconded by Aron to send letters requesting applicant come before the Board to discuss the issues.

All in favor.

**NEW BUSINESS:**

2015 Budget:

The budget was discussed with a few minor changes. Overall budget amount to stay the same with most accounts remaining at 2014 levels.

**REPORTS OF OFFICERS AND COMMITTEES: None**

**UNAGENDIZED STATEMENTS:**

Public portion closed.

Mayor McDonald suggested the Board get proposals for the professionals. Moved by Turner, seconded by Post. All in favor.

Holiday party this year will be at the Mediterranean Bistro on 12/13/14 at 6 pm.

**COMMUNICATIONS:**

Receive & file.

**ADJOURNMENT:** Motion to adjourn. All in favor. The meeting was adjourned at 9:20p.m.

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