

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF REGULAR MEETING HELD ON  
MAY 9, 2016**

The regular meeting of the Washington Borough Planning Board was called to order by Chair VanDeursen at 7:38 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.

Matt Lopez was sworn in before the meeting as a new Board member.

**ROLL CALL:** Present: Aron, McDonald, Turner, Pohorely,  
Lopez, VanDeursen  
Absent: Conry, Post, Frascella  
Also Present: Steven Gruenberg, Attorney  
Stan Schrek, Board Engineer

**APPROVAL OF MINUTES:**

Regular Meeting of March 14, 2016: It was moved by McDonald seconded by Aron to approve the minutes as presented.

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

Executive Session of March 14, 2016: It was moved by McDonald, seconded by Aron to approve the minutes as presented:

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

**RESOLUTION: None**

**APPLICATIONS:**

NEPFUND REO, LLC: Minor Subdivision – completeness hearing

Alan Lowcher represented the applicant. The property was purchased at Sheriff's Sale. Contamination was found on the site. The applicant is proposing to subdivide the contaminated parcel and JCP&L will take ownership and remediate.

There were no questions from the applicant on the Review Letter dated May 5, 2016, that was received from Mr. Shrek, Board Engineer. Mr. Schrek stated that there are minor waivers. There are no improvements proposed. He noted that signatures of the developers are needed and that site is under DEP for cleanup. A technical review was also completed. There is an unimproved alley with no name. The new lot may not have road frontage. The applicant may need a waiver.

Mr. Lowcher stated that they are looking into the title further. Attorney Gruenberg stated that the applicant should notice for a variance just in case. Mr. Lowcher noted that JCP&L should be sending a representative to the public hearing. Mr. Turner stated that he wants their intentions in writing with a remediation timeline. No other discussion.

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Therefore, it was moved by McDonald, seconded by Pohorely to grant the waivers for completeness only and deem the application complete.

ROLL CALL: Aron, McDonald, Pohorely  
Lopez, VanDeursen  
Ayes: 6; Nays: 0; Abstentions: 0  
Motion carried.

The public hearing was set for June 13, 2016.

**OLD BUSINESS: None**  
**NEW BUSINESS: None**

**REPORTS OF OFFICERS AND COMMITTEES: None**  
New Board member, Matt Lopez, Fire Official, was welcomed.

**UNAGENDIZED STATEMENTS: None**  
No public in attendance. Public portion closed. All in favor.  
Dan Aron asked about the status of Towne Center. Mayor McDonald stated that he met with the Borough Manager and Mr. Rice regarding tax abatement. They suggested a pilot program. The Developer's Agreement is being rewritten. Mr. Rice is trying to move forward with the project.

Andrew Turner asked about the VanCleaf and Paramount properties. Mayor McDonald stated that he has not heard anything new about those properties. Mr. Turner stated that he wants to make sure that applicants are in compliance with the resolutions.

**COMMUNICATIONS:**  
No discussion. Motion to receive and file. All in favor.

**ADJOURNMENT:**  
The meeting was adjourned at 8:00 p.m.  
Respectfully submitted by Patricia L. Titus, Planning Board Clerk