

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON
JUNE 13, 2016**

The regular meeting of the Washington Borough Planning Board was called to order by Chair VanDeursen at 7:30 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, Aron, McDonald, Turner, Lopez, VanDeursen
Absent:	Frascella, Post, Pohorely
Also Present:	Steven Gruenberg, Attorney Stan Schrek, Board Engineer John Barree, Board Planner

APPROVAL OF MINUTES:

Regular Meeting of May 9, 2016: It was moved by McDonald seconded by Aron to approve the minutes as presented.

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

RESOLUTION: None

APPLICATIONS:

NEPFUND REO, LLC: Minor Subdivision – public hearing

Alan Lowcher represented the applicant. The public hearing had been noticed for this meeting. The applicant is still waiting for confirmation from the property owner. They are requesting an adjournment of the public hearing to the July 11, 2016, meeting. Attorney Gruenberg stated that he had reviewed proof of public notice and the Board had jurisdiction to proceed. Motion by Conry, seconded by Turner to adjourn the public hearing to July 11, 2016.

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

Pat Post and Dan Frascella arrived at 7:35 pm.

Titus/Phillips – Minor Subdivision – completeness hearing

Alan Lowcher represented the applicant. The property is located on Stewart Street. The applicant wants to subdivide into four lots. All lots will front on public road. There are no variances requested. They are proposing two-family dwellings on each lot.

The June 13, 2016 review letter from Stan Schrek was received. Mr. Lowcher stated that the applicant can fulfill all comments in the letter. Mr. Schrek stated that the only comment is that the two surveys reference each other. Mr. Lowcher stated that he is looking into that. Mr. Schrek suggested that the application be deemed incomplete at this time but be classified as a minor subdivision and exempt from site plan approval. Motion by McDonald, seconded by Conry to deem the application incomplete but classify as a minor subdivision and exempt from site plan approval.

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

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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.

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

ADJOURNMENT:
The meeting was adjourned at 7:50 p.m.
Respectfully submitted by Patricia L. Titus, Planning Board Clerk