

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES THE REGULAR MEETING HELD ON  
OCTOBER 16, 2017**

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:	Valle, Post, Aron, Higgins, Pohorely, Frascella, Lopez, VanDeursen
Absent:	Turner
Also Present:	Steven Gruenberg, Attorney Stan Schreck, Planning Board Engineer Elena Gable, Planning Board Planner

**APPROVAL OF MINUTES:**

Regular Meeting of September 11, 2017: No discussion on the minutes. It was moved by Valle seconded by Aron to approve the minutes as presented.

ROLL CALL: Valle, Post, Aron, Higgins,  
Pohorely, Frascella, Lopez, VanDeursen  
Ayes: 6; Nays: 0; Abstentions: 2 (Post, Pohorely)  
Motion carried.

**RESOLUTION:**

Town Center: Attorney Gruenberg stated that the resolution memorializes the Board's action last meeting. A few changes were made under Condition C – remove zoning permit and change date. Therefore, it was moved by Aron, seconded by Higgins to adopt the resolution with changes.

ROLL CALL: Valle, Post, Aron, Higgins,  
Pohorely, Frascella, Lopez, VanDeursen  
Ayes: 7; Nays: 0; Abstentions: 1 (Pohorely)  
Motion carried

**APPLICATIONS:**

Falcon Investment - Preliminary Major Subdivision:

Alan Lowcher represented the applicant. The property is the former Warren Lumber site. The applicant was before the Zoning Board and had requested a use variance for the first floor apartment. Since the Zoning Board had difficulty with quorums, the applicant withdrew the use variance so they could bring the major subdivision application to the Planning Board.

Mr. Schreck will rely on Mr. Weber's review letter dated 6/22/17. Mr. Schreck stated that he had reviewed the file and agrees with Mr. Weber's letter. He has no objections to the waivers requested for completeness per Mr. Weber. Therefore, it was moved by Higgins, seconded by Post to deem the application complete with waivers for completeness only.

ROLL CALL: Valle, Post, Aron, Higgins,  
Pohorely, Frascella, Lopez, VanDeursen  
Ayes: 8; Nays: 0; Abstentions: 0  
Motion carried

Mayor Higgins stated that he had questions regarding the drainage. Attorney Gruenberg stated that questions can be made during the public hearing portion. Attorney Gruenberg stated that the notices were in order and the Board has jurisdiction to proceed.

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Mr. Lowcher described the application. No improvements are proposed. Bulk variances are requested for some setbacks and square foot requirements. The site is fully developed. They are only subdividing. The following professionals were sworn in and accepted as expert witnesses: David Swanson, surveyor, Jess Symonds, engineer, and John Madden, planner; and also Mr. Dadlani, applicant.

Mr. Dadlani stated that they acquired the property in April 2015 through a tax lien. Direct Millwork are only tenants. They advertised for warehouse space and residential apartments. There are currently four business in the warehouse and 3 residential units. There will only be one tenant on the second floor and first floor offices in the near future. Direct Millwork wants to purchase the lot they are on.

Exhibit A-1: list of current tenants

They have heard back from the police department

Exhibit A-2: water bill

Exhibit A-3: sewer bill

They identify separate utilities.

Plans were submitted to the fire department but they have not heard back yet.

Mr. Dadlani stated they he spoke with the Borough Manager regarding the damage and will work with the Borough to correct. Mr. Schreck stated that there are two drainage systems. One could be reconnected, cleaned and the apron fixed.

Exhibit B-1: drainage proposal

Drainage correction to be part of conditions of approval.

No questions from the public.

David Swanson presented the subdivision plan.

Exhibit A-4: Subdivision plan

There will be a fence and gate along the new property line. All utilities have been identified. No further questions.

Exhibit B-2: Gene Weber's 6/22/17 review letter.

Jess Symonds discussed the variance plan.

Exhibit A-6: Variance Plan – sheet 1 revised 6/6/17; Sheet 2 – parking analysis

They prepared a proposed parking plan. Ordinance requires 42 spaces. They are proposing 44 spaces.

Lighting – the site is minimally lit currently. They will do a night light test to the satisfaction of the Borough Engineer as a condition of approval.

Site circulation – Mr. Weber recommended one way from south to north and reverse angle parking spaces. Mr. Schreck asked how they are going to delineate spaces on site if lot is gravel. Mr. Symonds stated that the plans show potential parking. Mr. Schreck recommends curb stops. Matt Lopez stated that parking spots cannot be located by the electrical panel and telephone pole. If there is a change in tenant the applicant will have to go to the Zoning Official who will make sure there is the correct number of spaces. Will be a condition of approval. No further questions.

Mr. Madden discussed the Board Planner's review letter.

Exhibit A-3: Borough Planner review letter.

The applicant is proposing three lots and extended access easements. They are requesting a C1 variance for lot area (less than required); and bulk variances for 8 pre-existing conditions and two as a result of the subdivision. He stated that he sees no detriment to the public. Positives are the applicant is investing in the property and would bring new business to town. All uses are permitted. No further questions.

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N further witnesses. Public portion opened. No questions. Public portion closed. All in favor.

Mr. Lowcher summed up the application. The applicant is requesting preliminary major subdivision approval with bulk variances and conditions as described. Mr. Schreck asked if they had monitored the well status. Mr. Dadlani stated he did not know. Gary Pohorely stated he was not able to review the site plan before the meeting. He suggested some improvements such as greenery to the site.

Therefore, it was moved by Aron, seconded by Post to approve the preliminary major subdivision with bulk variances and conditions as described.

ROLL CALL: Valle, Post, Aron, Higgins,  
Pohorely, Frascella, Lopez, VanDeursen  
Ayes: 6; Nays: 2 (Valle,Pohorely; Abstentions: 0  
Motion carried

**\OLD BUSINESS: None**

**NEW BUSINESS: None**

**REPORTS OF OFFICERS AND COMMITTEES: none**

**UNAGENDIZED STATEMENTS: None**

Peter Michel and Linda Freitag, 28 So Lincoln Ave, came forward. Mr. Michel stated that he has questions regarding the amended site plans and easements for Towne Center. He read a statement to the Board. Mr. Gruenberg stated that his dispute is a private one. It does not impact the Board's decision. No members of the public were present.

Public portion closed. All in favor.

Pat Post discussed the Holiday Dinner. The decision was made to go to The Willows, in Asbury, NJ. On December 16.

**COMMUNICATIONS:** receive and file. All in favor.

**ADJOURNMENT:**

The meeting was adjourned at 9:25 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk