

**WASHINGTON BOROUGH LAND USE BOARD  
MINUTES OF SPECIAL REORGANIZATON MEETING HELD ON  
OCTOBER 1, 2018**

The reorganization meeting of the Washington Borough Land Use Board was called to order by Chair VanDeursen at 7:00 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.

The oath of office was given to all Board members in attendance.

**ROLL CALL:** Present: Vitalos, P. Post, Aron, Higgins, Turner,  
C. Post, Fox, VanDeursen  
Absent: Valle, Frascella  
Also Present: Steven Gruenberg, Attorney  
Stan Schrek, Engineer  
Elana Gable, Planner

**ELECTION OF OFFICERS:**

Nomination of Chair – Marianne Van Deursen was nominated as Chair. All in favor.  
Nomination of Vice-chair – Andrew Turner was nominated as Vice-Chair. All in favor.  
Nomination of Secretary – Dan Aron was nominated as Secretary. All in favor.  
Nomination of Assistant Secretary – Charlie Post was nominated as Assistant Secretary. All in favor.

**APPOINTMENT OF COMMITTEES:**

Budget/Finance – Valle, Frascella, Turner  
Technical Review – Turner, Van Deursen, Higgins

**REAPPOINTMENT OF PROFESSIONALS** – The Board reappointed the current professionals. All in favor.

**MEETING DATES:** The Board agreed that the remainder of the Planning Board meeting dates would be used for the Land Use Board. All in favor.

**APPROVAL OF MINUTES:**

Planning Board Regular Meeting of August 13, 2018: It was moved by P. Post seconded by Higgins to approve the minutes as presented.

ROLL CALL: Vitalos, P. Post, Aron, Higgins, Turner  
C. Post, Fox, VanDeursen  
Ayes: 4; Nays: 0; Abstentions: 4  
(Vitalos, Aron, Higgins, Fox)  
Motion carried.

Board of Adjustment Regular Meeting of November 28, 2017: It was moved by P. Post seconded by Aron to approve the minutes as presented.

ROLL CALL: Vitalos, P. Post, Aron, Higgins, Turner  
C. Post, Fox, VanDeursen  
Ayes: 4; Nays: 0; Abstentions: 4 (Higgins,  
Turner, Fox, VanDeursen)  
Motion carried.

**RESOLUTION: None**  
**APPLICATIONS: None**

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**OLD BUSINESS: None**

Cynthia Valle arrived at 7:15 pm.

**NEW BUSINESS:**

Settlement Agreement for Baker Tract. Attorney Gruenberg stated that he reviewed the agreement for the Board. The first part was settling the lawsuit. It provides for 50 homes on 35 acres. It may include a cell tower, expansion of the cemetery and the purchase of open space by the Borough. The agreement has already been endorsed by Council. Any site/subdivision plans must come to the Board. The Master Plan needs to be updated.

Mayor Higgins started that he was in meetings regarding COAH. They originally wanted 65 houses. The open space is available to the Borough. The Borough has applied for grants and open space tax. The applicants will have to comply with Borough ordinances.

Motion by Turner, seconded by C. Post to endorse the settlement agreement and be executed by the Chair.

ROLL CALL: Vitalos, Valle, P. Post, Aron, Higgins, Turner  
C. Post, Fox, VanDeursen  
Ayes: 7; Nays: 0; Abstentions: 2 (Higgins, Valle)  
Motion carried

Fast Food Use Change to Redevelopment Plan. Motion by Aron, seconded by Fox to find the use consistent with the Master Plan and recommend for adoption.

ROLL CALL: Vitalos, P. Post, Aron, Higgins, Turner  
C. Post, Fox, VanDeursen  
Ayes: 5; Nays: 3 (Vitalos, P. Post, C. Post);  
Abstentions: 1 (Valle)  
Motion carried

The applicant will have to come back to the Board. Ray Rice came forward to show his plan. Mr. Turner stated that he would rather see fast food on Rt. 31.

**REPORTS OF OFFICERS AND COMMITTEES: None**

**UNAGENDIZED STATEMENTS:**

Public portion opened.

No members of the public came forward.

Public portion closed. All in favor.

Welcome to Joe Fox, Charlie Post and Chris Vitalos.

**COMMUNICATIONS:**

NJ Planner and ordinances - received and filed. All in favor.

**ADJOURNMENT:**

The meeting was adjourned at 8:05 p.m. All in favor.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk