

**WASHINGTON BOROUGH LAND USE BOARD
MINUTES OF REGULAR MEETING HELD ON
MAY 13, 2019**

The regular meeting of the Washington Borough Land Use Board was called to order by Chairman Turner at 7:30 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Chairman Turner 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." Chairman Turner led the Board in the Pledge of Allegiance.

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

APPROVAL OF MINUTES:

Regular Meeting of March 11, 2019 – No comments. Therefore, it was moved by Higgins, seconded by VanDeursen to approve the minutes as presented.

ROLL CALL: Aron, Higgins, VanDeursen,
Fox, Turner
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried.

Special Meeting of April 29, 2019 – No comments. Therefore, it was moved by Higgins, seconded by Aron to approve the minutes as presented.

ROLL CALL: Aron, Higgins, VanDeursen,
Fox, Turner
Ayes: 3; Nays: 0; Abstentions: 2(VanDeursen,Fox)
Motion carried.

RESOLUTION: None

APPLICATIONS:

Titus/Phillips – Extension of time to perfect deeds: Alan Lowcher represented the applicants. Request of extension of time to perfect deeds to 6/30/19. Therefore, it was moved by VanDeursen, seconded by Higgins to approve request.

ROLL CALL: Aron, Higgins, VanDeursen,
Fox, Turner
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried.

10 Brass Castle Road, LLC – Site plan with variance: Four board members present as Mayor Higgins had to step down. George Dilts represented the applicant. Review letter was received. The applicant is proposing a site plan with variance. Waivers were requested as follows: environmental impact statement, temporary waiver additional topography, temporary waiver for information on use, circulation plan, resource plan, facilities plan. Therefore, it was moved by VanDeursen, seconded by Higgins to deem the application complete with waivers.

ROLL CALL: Aron, VanDeursen,
Fox, Turner
Ayes: 4; Nays: 0; Abstentions: 0
Motion carried.

Public hearing is scheduled for June 10, 2019.

A&B Properties Services, Inc. – Minor subdivision public hearing: Alan Lowcher represented the applicant. A minor subdivision is proposed for Block 99, Lot 8, 117 West Washington Ave. The property is in the B2 zone with business on the first floor and residential on the second floor. The applicant wants to divide business and residential. Bulk variances are requested for the front setback and rear yard setback. A completeness letter was received dated 5/7/19. Nevitt Duveneck, Engineer, was sworn in.

Waivers requested for soil types and environmental impact statement. A temporary waiver for list of improvements. Proposed variance of 20 ft. Therefore, it was moved by Aron, seconded by Higgins to deem the application complete with waivers.

ROLL CALL: Aron, Higgins, VanDeursen,
Fox, Turner
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried.

Public hearing opened. Attorney Gruenberg stated that he had reviewed the notices and legal ad and the Board has jurisdiction to proceed. Mr. Duveneck was deemed an expert in his field.

Exhibit A1 – revised plan dated 4/16/19. Mr. Duveneck described the plan. Access to the site will be the existing curb cut. The proposed dwelling will use the other curbcut. Evergreens and a fence will be used as a buffer between lots and along the driveway. They are proposing 9 ft parking spaces instead of required 10 ft. There is a proposed drywell for runoff from the parking lot keeping the water on site. Requested waiver for curbing as grading will keep runoff on site. Mr. Schrek would like curbing on the southside and wheel stops at the parking spaces.

Relief is requested for the 2 in. top and 3 in. base for driveway. Mr. Schrek agreed. Requested waiver for lot sizes. Front yard set back of 15 ft and rearyard of 18 ft.

Public hearing opened. Ryaz Pietras, 26 Cornish St, came forward. He wanted to know what was being proposed. No further comments. Public hearing closed. All in favor.

Exhibit B-1: review letter dated 4/16/19.

Approval of minor subdivision with variances for front yard, rear yard, design waivers and curbs at southerly side of parking lot. Therefore, it was moved by VanDeursen, seconded by Fox to approve the application.

ROLL CALL: Aron, Higgins, VanDeursen,
Fox, Turner
Ayes: 5; Nays: 0; Abstentions: 0
Motion carried.

OLD BUSINESS:

Public hearing continuation of the April 29, 2019, special meeting. Open Space and Recreation Plan – Elena Gable stated that there were no changes since April 29.

Public hearing opened. No public. Public hearing closed. All in favor. Therefore, it was moved by Aron, seconded by Fox to adopt the plan.

ROLL CALL: Aron, Higgins, VanDeursen,
Fox, Turner
Ayes: 5; Nays: 0; Abstentions: 0

NEW BUSINESS:

Chairman Turner stated that the Taco Bell applicant would like to have completeness and the public hearing on the same night – June 10, 2019.

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Resolution #2019-90 – designates redeveloper for Block 26, Lots 7&8. Mayor Higgins discussed the resolution.

Public portion opened. No public in attendance.

Public portion closed. All in favor.

COMMUNICATIONS: None

ADJOURNMENT:

The meeting was adjourned at 8:47 p.m. All in favor.

Respectfully submitted by Patricia L. Titus, Land Use Board Clerk