

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF MEETING HELD ON  
DECEMBER 10, 2007**

The regular meeting of the Washington Borough Planning Board was called to order by Chairman Boyle at 8:00 P.M. in the second floor Court Room/Council Chambers of the Borough Hall. Mr. Boyle 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 Boyle led the Board in the Pledge of Allegiance.

**ROLL CALL:** Present: Turner, Post, VanDeursen, Opdyke,  
Truman, Corica, Boyle  
Absent: Jewell  
Also Present: Jerome Baucom, Acting Board Attorney  
Robert Miller, Board Engineer

Justin Jewell not able to make tonight's meeting.

**APPROVAL OF MINUTES:**

Meeting of November 12, 2007: Andrew Turner noted that on the 1<sup>st</sup> page, last paragraph "Just" should read "Justin" and that he would like his name consistent (either Andy or Andrew) throughout the minutes. Manager Corica stated that Dick Cushing had the language on the sign ordinance prepared. Therefore, it was moved by Post seconded by Turner to approve the minutes as corrected.

ROLL CALL: Turner, Post, VanDeursen, Opdyke,  
Truman, Corica, Boyle  
Ayes: 6; Nays: 0; Abstentions: 1  
Motion carried.

Executive Session minutes to be discussed in Executive Session.

**APPLICATIONS:**

Borough of Washington – Minor Subdivision – Parking Lot: Need quorum. Will wait until new Board member arrives.

Stew's Auto Body – informal:

Jerry Baucom stated that he spoke with the attorney for Stew's (Mr. Zaiter). They were not intending to come to tonight's meeting. Only filed informal as part of an agreement due to violation. Mayor Van Deursen explained the issue with the retaining wall and removal of dirt. Stated there were many violations. A settlement agreement was reached. Bob Opdyke asked if remedial work needed to be done. Bob Miller stated that the wall was sound.

Rudy Besherer, Zoning Code Enforcement Officer, was sworn in. He discussed the history of the case. Issue has been ongoing since 2004. The Unangsts' wanted to move dirt and Alan Fisher told them no more than a foot or two. Actually removed more. Summons was issued. Settlement agreement was reached with a site plan required. In 2005, summons was issued again because agreement was not met. He was told to rescind the summons. In 2006, summons was issued again. In 2007, summons dismissed per Council. Planning Board was to handle. The lot has stones on it but must be paved or covered with concrete. The soil that was removed was dumped on Borough Green Acres property. Owners from Blaagen property were to submit a letter. Gas station manager submitted the letter not the property owner.

Issue to be tabled until the Borough Manager speaks to applicant's attorney. Attorney Fodera, who had knowledge of the settlement agreement, stated that the applicants should have been at the meeting. Was to be a site plan not an informal. Applicants were to get approvals after the fact as part of the agreement.

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF DECEMBER 10, 2007, MEETING  
PAGE 2**

Motion by Post, seconded by Turner to table the issue.

ROLL CALL: Turner, Post, VanDeursen, Opdyke,  
Truman, Corica, Boyle  
Ayes: 7; Nays: 0; Abstentions: 0  
Motion carried

**REPORTS OF OFFICERS AND COMMITTEES:**

Application review committee: Pat Post and Tina Truman will review application forms from other municipalities and make recommendations to revise the Borough's current form.

**OATH OF OFFICE: NEW MEMBER**

Oswaldo Perez was sworn in at 8:30 p.m.

**APPLICATIONS (continued):**

Borough of Washington – Minor subdivision - Parking lot:

Andrew Turner, Mayor Van Deursen and Manager Corica stepped down due to conflict of interest. Attorney Bob Fodera represented the Borough. Entered as exhibits: A-1 site plan map dated 11/28/07 and A-2 letter from Alan Lowcher (who represents property owner) giving approval for application. Attorney Baucom stated that the notices were in order. Lot subdivided to be merged with rest of parking lot. Remainder to be merged with Quick Check property. Two variances sought: rear setback for masonry building and multiple uses on lot. Bob Miller was sworn in. He stated that an easement is to be created to allow maintenance to masonry building. Exhibit A-3 concept plan "D" parking lot. Total parking spaces would be 200.

Therefore it was moved by Post, seconded by Opdyke to approve minor subdivision with variances.

ROLL CALL: Post, Perez, Opdyke,  
Truman, Boyle  
Ayes: 5; Nays: 0; Abstentions: 0  
Motion carried

**NEW BUSINESS:** None

**OLD BUSINESS:** None  
No public present.

**UNAGENDIZED STATEMENTS:**

Merry Christmas and Happy New Year to all.

**COMMUNICATIONS:** No discussion.

Executive Session: Motion to close regular meeting and enter into executive session to discuss personnel and contract negotiations.

All in favor.

**ADJOURNMENT:**

The meeting was adjourned at 9.00 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board