

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF MEETING HELD ON  
SEPTEMBER 13, 2010**

The regular meeting of the Washington Borough Planning Board was called to order by Chair VanDeursen at 8:00 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.

**ROLL CALL:** Present: Valentine, Post, Aron, McDonald,  
Turner, Jewell, Blanchard, VanDeursen  
Absent: vacancy  
Also Present: Steven Gruenberg, Board Attorney  
William Gleba, Board Engineer  
Susan Gruel, Board Planner

**APPROVAL OF MINUTES:**

Meeting of August 9, 2010: No comments. Therefore, it was moved by Post seconded by Jewell to approve the minutes as presented.

ROLL CALL: Valentine, Post, Aron, McDonald,  
Turner, Jewell, Blanchard, VanDeursen  
Ayes: 6; Nays: 0; Abstentions: 2  
Motion carried.

Andrew Turner and Marianne VanDeursen abstained from vote but have both listened to the meeting tape.

**RESOLUTION: None**

**APPLICATIONS:**

Quick Chek – minor site plan:

Debra Nicholson represented the applicant. Majority of the property is in Washington Township. Small portion in the Borough. Attorney Gruenberg stated that the Board needs to first deem the application complete. No notice required. Applicant will submit letter regarding taxes not due from municipalities. Bill Gleba stated that action is needed to determine as minor site plan and waivers to completeness. Therefore, it was moved by McDonald seconded by Jewell to deem the application complete as a minor site plan with waivers for completeness.

ROLL CALL: Valentine, Post, Aron, McDonald,  
Turner, Jewell, Blanchard, VanDeursen  
Ayes: 5; Nays: 3(Valentine,Post,Turner)  
Abstentions: 0  
Motion carried.

Only a curb and sign are located in the Borough. Andrew Turner asked about the County disapproval. Attorney Nicholson stated that all paperwork has been submitted for review.

Jeff Martell, Project Engineer, Bohler Engineering, was sworn in and accepted as an expert witness.  
Exhibit A-1: Land Title Survey dated 6/24/08 – acreage in the Borough is .7  
Exhibit A-2: Site Plan dated 9/13/10 – proposing 173 sq ft of pavement with 30 ft curve radius and 3000 sq ft of land disturbance.

Discussion of review letter:

Item #2 – directional sign will be omitted if variance is needed.

Item C – site triangles: not restricting strip mall site

Attorney Gruenberg reminded that applicant that if they make changes to the Township application, they will have to come back before the Borough.

**WASHINGTON BOROUGH PLANNING BOARD  
MEETING OF SEPTEMBER 13, 2010  
PAGE 2**

John Valentine asked about the trees along Rt. 57. Mr. Martell stated that the trees along the highway are staying but all other vegetation will be removed.

Exhibit A-3: rendering of property

Justin Jewell asked about the septic location. Mr. Martell stated it will be located on the western side of the property along Brass Castle Road. Bill Gleba stated that he did not have any exceptions. Soil plan is not needed due to less than 5,000 sq ft disturbed. Mr. Martell stated that there is no change to natural land flow. There will be cross access in case of future development.

John Valentine asked about the sign. Mr. Martell stated that the sign will read, Quick Check Enter, be 3 ft x 3 ft, and be illuminated. Susan Gruel recommends that the sign not be illuminated. Mr. Martell said they will remove light if not in zoning. Chair VanDeursen asked about the timeline. Mr. Martell stated Spring/early summer 2011. No further questions for applicant.

Hearing closed. Review letter labeled Exhibit B-1.

Motion for approval:

1. considered minor site plan
2. compliance with Exhibit B-1 in total
3. if plan modified as result of other approvals, must reappear
4. build site with plans on file
5. if relief required for sign, must see zoning officer
6. no relief granted for Boro lot

Moved by McDonald, seconded by Post.

ROLL CALL: Valentine, Post, Aron, McDonald,  
Turner, Jewell, Blanchard, VanDeursen  
Ayes: 8; Nays: 0; Abstentions: 0  
Motion carried.

Washington Square:

Larry Cohen represented the applicant. Met with professionals since last meeting.

Mr. Cohen handed out a memo to Board members. Numbers driven by sewer gallons. Age restricted uses less gallons than market. Scaled plan back to meet available sewer gallons. 72 market units/18 COAH units on site. Asking for condition if COAH approves contribution of \$50,000 per unit then 86 market units will be built. If additional gallons approved by DEP, then would come back for additional 12 units. Applicant is seeking preliminary and final approval.

Exhibit B-2 – Susan Gruel’s memo dated 9/13/10: nothing new, just want to make sure complete

Exhibit A-15: COAH exhibit dated 9/9/10. Susan Gruel suggested omitting extra parking due to reduced number of units.

Exhibit A-16: market exhibit dated 9/9/10. 86 units

Exhibit B-3: Bill Gleba review letter dated 9/13/10: One item #8, page 7 re NJDOT permit: will provide but no proposed changes. Maintenance for sidewalk to railroad bridge falls on property owners along highway. Item #9: fencing around basin. Mr. Stewart stated that there is already a berm with max of 4 ft. Susan Gruel stated that she agrees with Mr. Stewart to not install fence. All other items in letter are technical. No issues with report. Mr. Gleba stated that the plans need to be modified to what was proposed tonight.

Fire department needs set of plans. Applicant will submit plans to clerk for distribution to fire dept. Need letter from water company.

**WASHINGTON BOROUGH PLANNING BOARD  
MEETING OF SEPTEMBER 13, 2010  
PAGE 3**

Susan Gruel asked about the recreation contribution. Ray Rice stated that if COAH is located on-site, then they will make a \$50,000 offsite recreation contribution. Phasing will be certificate of occupancy driven.

Andrew Turner asked how the contribution funds would be administered. Susan stated that the County would be administrator and not more than 20% would go towards administrative costs. Dan Aron asked about the recreation contribution. Susan stated that would be a separate fund only in the Borough.

Hearing opened. No comments. Hearing closed.

Motion: to amend preliminary and final approval.

78 market/18 COAH or

86 market with contribution of \$35,000/unit for housing and \$15,000/unit for recreation.

Will amend to 98 if DEP approval

Fire/rescue response

Water company response

NJDOT letter of no interest

Compliance with B-2 report

COAH parking reduced 3 spaces

Compliance with B-3 report

Moved by Valentine, seconded by McDonald.

ROLL CALL: Valentine, Post, Aron, McDonald,  
Turner, Jewell, Blanchard, VanDeursen  
Ayes: 6 Nays: 2(Post,Turner) Abstentions: 0  
Motion carried.

**OLD BUSINESS:**

Riparian/stormwater ordinance: Andrew Holt will be asked to attend October 18, 2010, meeting to review with Board.

**NEW BUSINESS: None**

**REPORTS OF OFFICERS AND COMMITTEES: None**

**UNAGENDIZED STATEMENTS:**

No public in attendance

**COMMUNICATIONS:**

Professional services – no RFP's for Board

**ADJOURNMENT:**

The meeting was adjourned at 10:00 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk