

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF REGULAR MEETING HELD ON  
AUGUST 12, 2013**

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: Conry, Post, Aron, McDonald, Turner  
Pohorely, Frascella, Monus, VanDeursen  
Absent: none  
Also Present: Steve Gruenberg, Board Attorney  
Gene Weber, Board Engineer  
Chris Dochney, Board Planner

**APPROVAL OF MINUTES:**

Meeting of July 8, 2013: No comments. Therefore, it was moved by Post seconded by Aron to approve the minutes as presented.

ROLL CALL: Conry, Post, Aron, McDonald, Turner  
Pohorely, Frascella, Monus, VanDeursen  
Ayes:5; Nays:0;  
Abstentions:4(McDonald,Turner,Pohorely,Monus)  
Motion carried.

**RESOLUTION: None**

**APPLICATIONS:**

P.Serelis Corp – Public Hearing:

Alan Lowcher represented the applicant. Mr. Lowcher stated that he had noticed for the public hearing. The review letter and planning memo had been received by his office. The environmental impact report was not ready 10 days before the meeting and would like to continue the public hearing to the September 9 meeting.

Attorney Gruenberg stated that the notice and proof of service were reviewed and were adequate to continue with the hearing. Motion to open the public hearing by Turner, seconded by Conry.

ROLL CALL: Conry, Post, Aron, McDonald, Turner,  
Pohorely, Frascella, Monus, VanDeursen  
Ayes:9; Nays:0; Abstentions:0  
Motion carried

Attorney Gruenberg announced that the public hearing on this matter will be continued to the September 9, 2013, meeting with no further notice to be given.

A ten minute break was taken to wait for the planner to arrive. Other agenda items were discussed while waiting for the planner.

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**REPORTS OF OFFICERS AND COMMITTEES: None**

**UNAGENDIZED STATEMENTS: None**

**COMMUNICATIONS:**

Motion by McDonald, seconded by Monus to receive and file. All in favor.

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**APPLICATIONS (CONTINUED):**

Chair VanDeursen noted that the Board could get started with the next application while waiting for the planner to arrive.

Paramount Assets – 14-16 E Washington Ave – Redevelopment site plan review

Richard Dunn, VP of Operations, and Kevin Magliaro were present. Plans were submitted depicting the reconstruction of the façade. Mr. Dunn stated that 6-8 weeks prior he had received a call from the fire official stating that there was a hazardous issue with the façade. They worked with Borough professionals and received a permit from the DCA. Also, they are complying with the downtown redevelopment plan. The memo received from Heyer, Gruel and Associates states they are in compliance with the redevelopment plan. They are currently seeking approval from the Planning Board.

Attorney Gruenberg stated that there are two issues: 1) waiver or exemption from site plan review. They are not doing anything to the building other than the façade reconstruction. Mr. Dunn stated that they do not expect to exceed the current building footprint; 2) conformance with the redevelopment plan.

Mr. Dunn was sworn in. He discussed the review memo items dated 8/7/13.

#1&2 have been satisfied.

#3 design standards to be met. Andy Turner voiced his concern that the texture of the building was too consistent with the other buildings. Mr. Dunn stated that stucco is more economical. Mayor McDonald stated that the Board can decide by the next meeting after the Board receives input from the planner.

Exhibit A-1 – detailed rendering – was handed out to Board members.

#4 in agreement

#5 needs to be clarified by the planner

#6 brick veneer will be on the 1<sup>st</sup> floor

#7 & 8 in agreement

#9 open to the Board's wishes

Chris Dochney of Heyer, Gruel & Associates arrived at 8:43 pm and explained that there was a serious accident on Rt. 78 that caused his delay in arriving. Mr. Dochney added to the conversation and suggested that the applicant stick to the color of the materials. Mr. Dunn stated that they can email the color choices to the Board for review before the September meeting.

Dan Frascella asked what EIFS meant and Mr. Dochney explained that it meant Exterior Insulation and Finish System. Mr. Dunn noted that it is durable.

#10 & 11 agreed

#12 not a flat roof. Mr. Dochney noted that they should have the ornamental cornice/moulding.

Kevin Magliaro was sworn in. He offered testimony on the roof and parapet. Mr. Dunn noted that they will propose a moulding and send with the color scheme.

#13 on plan

#14 can revise signage area. Mr. Dochney stated that the band is fine but the sign has to conform to the ordinance. Attorney Gruenberg stated that the band itself should conform to the ordinance.

#15 agreed

Chair VanDeursen reminded the Board of the two issues. Attorney Gruenberg noted that the Board should decide next meeting on both issues. Mr. Dunn again stated that he will email the colors, etc. Attorney Gruenberg stated to the applicant that their revised plan should be as close as possible to what they want to be approved.

Attorney Gruenberg announced that the hearing on this matter will be continued on September 9, 2013.

**ADJOURNMENT:** Motion to adjourn. All in favor. The meeting was adjourned at 9:08 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk