

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF REGULAR MEETING HELD ON  
NOVEMBER 11, 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:	Post, Aron, McDonald, Turner, Pohorely, Frascella, VanDeursen
Absent:	Conry, vacancy
Also Present:	Steve Gruenberg, Board Attorney Susan Gruel, Board Planner Gene Weber, Board Engineer Andrew Holt, Board Engineer

**APPROVAL OF MINUTES:**

Meeting of October 21, 2013: No comments. Therefore, it was moved by Turner seconded by Post to approve the minutes as presented.

ROLL CALL: Post, Aron, McDonald, Turner,  
Pohorely, Frascella, VanDeursen  
Ayes:6; Nays:0; Abstentions:1 (Pohorely)  
Motion carried.

**RESOLUTION:**

A. Paramount Assets –

Attorney Gruenberg discussed the Resolution. Motion by McDonald, seconded by Post to adopt the Resolution.

ROLL CALL: Post, Aron, McDonald, Turner,  
Pohorely, Frascella, VanDeursen  
Ayes:7; Nays:0; Abstentions:0  
Motion carried

B. P. Serelis Corp – tabled to the December meeting.

**APPLICATIONS:**

Washington Square Phase II – public hearing:

Larry Cohen represented the applicant. Final Phase II includes 12 additional units. Chair VanDeursen stated that the Planner had not received a copy of the plan for review. Mr. Cohen stated that the submitted plans have already been before the Board. Attorney Gruenberg noted that it would be up to the Board if they want the Planner to review the plans for the next meeting. Susan Gruel stated that there was no reason why the applicant could not give their presentation.

Andrew Turner stated that this option was already approved as long as the applicant received the additional sewer capacity. Gary asked that if the plan was approved before, why does the engineer have 10 pages of comments. Mr. Cohen stated that he believes there is sewer capacity. Mayor McDonald noted that the Borough's Stormwater Management Plan has been in Trenton but not yet approved. He also believes there is sewer capacity. To answer Gary's question, Andrew Holt stated that the comments are on the plan as it is presented now.

Mr. Stewart, Engineer, was sworn in.

Exhibit A1 –amended development conversion plan – 15 sheets

The project was formerly Regency. Phase I has already been approved. Phase II consists of 12 units. 86 units originally approved with 76 market rate units and contribution in lieu of COAH units on site. Phasing was done due to sewer allocation. Phase II is along the railroad on the southerly side of the property. Units

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minor changes. The applicant has received capacity letter from the municipality for wastewater. Feels they will receive the treatment works approval (TWA) for the additional 12 units.

Andrew Holt stated that in the resolution they will have to satisfy Condition #7. Mr. Cohen stated that the TWA should be added as a condition in the resolution.

Andrew Holt's review letter dated 11/7/13:

Page 4 Item 1 – need itemized list of changes and other approvals needed

Item #2 – done with the conversion application

Item #3 – letter from Ryan Homes – same units are being built.

Susan Gruel stated that under Item #2 more information on the changes is needed. Mr. Stewart stated that easements changed, there are new easements for drainage/utilities. Some lots were modified due to the easements. Does not change usability of the lots.

Item #4 – recreation – proposed change to fence height. Ray Rice came forward. He noted that residents' comments asked that the fence height be lowered from 4 ft to 2 ft. Exhibits A2&3 are pictures of other tot lots with lower fencing. Susan stated that she does not recommend lowering fence height. Mr. Cohen stated that they would keep the fence height at 4 ft. The reference to the recreational field to be removed from the plan.

Item #5 – renewed water capacity letter needed

Item #6/7 – done at conversion application.

Item #8/9 – no amendment to soil removal permit

Item #10 – HOA documents incorporated 98 units. No need for amendment. Ray stated that it was amended with the conversion application.

Item #11 – copy to Mr. Holt

Item #12 – late spring/early summer

Item #13 – to be provided

Item #14 – plan will show updated grading

Item #15 – all approved with conversion

Item #16 – remove change to plan

Susan questioned, under Item #15, if the landscaping/lighting plan has changed. Mr. Stewart stated that he does not think so but will check and send list of any changes. Also there is no additional parking.

Item #17/18 – incorrect detail to be removed from plan

Remaining items to be complied with and changes will be made to plan.

End of testimony. Susan asked of the remaining items affect Phase II. Andrew stated yes but as they relate to Phase I. Mr. Stewart noted they are for clarification only. Attorney Gruenberg stated that the applicant is seeking preliminary and final approval for Phase II. Previously the Board wanted to see the TWA before the applicant came back for Phase II. Mr. Cohen noted that the applicant needs development approval before they can get the TWA permit.

Public hearing opened.

Trenton Turner, 8 Washington Square, was sworn in. They have a flooding issue and has heard a lot of "I think" and "I don't know but will check" but the issue has not been resolved. Does not know how the Board can approve the plan if they don't know the answers. Also have an issue with the trees recently planted. Evergreens were originally planted but they died and were removed. Now, they planted trees that they do not want. Ray stated that the landscaping plan work needs to be done before Cos can be issued. Andrew Holt noted that all the plants are shown on the plan.

David Bennett, corner of Hann Terrace, was sworn in. Chair VanDeursen stated the project he is interested in is next on the agenda. Motion to close public hearing. All in favor.

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Motion by Turner to grant preliminary approval for Phase II subject to conditions and no final approval until the TWA is received. Mr. Cohen stated that the motion will not accomplish anything. Attorney Gruenberg noted that if the applicant comes back for final, it will be one more step for the applicant.

ROLL CALL: Post, Aron, McDonald, Turner,  
Pohorely, Frascella, VanDeursen  
Ayes:3; Nays:4; Abstentions:0  
Motion failed

Motion by McDonald, seconded by Aron to grant preliminary and final approval.

ROLL CALL: Post, Aron, McDonald, Turner,  
Pohorely, Frascella, VanDeursen  
Ayes:5; Nays:2; Abstentions:0  
Motion carried

9:45 pm – 5 minute break – all in favor

9:55 PM - reconvene

Towne Center – public hearing:

Larry Cohen represented the applicant. Requesting preliminary and final approval. Site is in the redevelopment plan. Received Gene Weber's completeness letter.

Motion by Aron, second by Post to grant requested waivers.

ROLL CALL: Post, Aron, McDonald, Turner,  
Pohorely, Frascella, VanDeursen  
Ayes:7; Nays:0; Abstentions:0  
Motion carried

Rich Pelizzoni, Engineer, was sworn in and accepted as an expert witness.

A1 – preliminary/final site plan dated 10/25/13 – 13 sheets

Formerly PNC and St. Cloud Hotel site. In redevelopment zone 6, B2 district. Proposing mixed commercial/residential use. Ingress/egress to Washington Avenue, South Lincoln and municipal parking lot off of Broad St. Gary asked about easements. Mr. Pelizzoni stated for the access from W Washington Ave. Susan noted that the site is not in B2 but in the redevelopment area.

A2 – Landscape Plan Sheet 8

The building will be L shaped with 1<sup>st</sup> floor stores on road frontage and residential on the other floors. Four stories with 50 rental units and stores. 87 parking spaces proposed. 96 spaces required but are requesting variance. Requesting variance for residential on 1<sup>st</sup> floor in back.

Drainage – 90% lot impervious. Not adding more than what is there already. Catch basin to pipe water to South Lincoln. No additional water runoff proposed. Will use connections in Washington Ave for water/sewer. Mayor McDonald asked if they will disturb Washington Ave. Mr. Pelizzoni stated that it's possible. Susan noted that the stream is a C1 stream and the water quality should be reviewed.

Traffic circulation – no exiting onto Rt. 57.

B1 – review letter dated 11/11/13

Lighting plan discussed. Dusk to dawn lighting. Planner's lighting comments to be complied with.

One bike rack proposed (for 7 bikes). Susan suggested splitting up.

Landscaping buffering along south side. Susan noted that the green area should have more ground cover than grass. Applicant agreed. The applicant is requesting waiver of benches. Wayfinder signs do not apply. Gene stated that parking circulation should connect to other lots. Susan agreed. Ray Rice was sworn in. He feels that connecting to other lots may be difficult since they don't know what they are doing with other lot. Susan stated that she gave suggestions in her memo regarding parking circulation.

Public hearing continued to December 9, 2013. Susan asked that they try to get the requested information in before the next meeting.

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**OLD BUSINESS: None**

**NEW BUSINESS: None**

**REPORTS OF OFFICERS AND COMMITTEES: None**

**UNAGENDIZED STATEMENTS:**

Holiday party – December 7 at Apple Mountain, 7 pm.

**COMMUNICATIONS:**

Receive and file. All in favor.

**ADJOURNMENT:** Motion to adjourn. All in favor. The meeting was adjourned at 11:04 p.m.  
Respectfully submitted by Patricia L. Titus, Planning Board Clerk