

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON
MARCH 9, 2015**

The regular meeting of the Washington Borough Planning Board was called to order by Chair VanDeursen at 7:30 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,
Frascella, VanDeursen
Absent: none
Also Present: Steven Gruenberg, Board Attorney
Stan Schrek, Board Engineer
Chris Dochery, Board Planner

Mr. Turner will be late. Mr. Pohorely is at another meeting.

APPROVAL OF MINUTES:

Meeting of January 12, 2015: No comments. Therefore, it was moved by McDonald, seconded by Post to approve the minutes as presented.

ROLL CALL: Conry, Post, Aron, McDonald,
Frascella, VanDeursen
Ayes: 6; Nays:0; Abstentions:0
Motion carried.

RESOLUTION: None

APPLICATIONS: None

OLD BUSINESS:

A. Jack VanCleaf – Midtown compliance:

Mr. VanCleaf appeared before the Board. The Chair discussed the reason for Mr. VanCleaf's appearance. Mr. Schrek brought to the Board's attention that he works for Mr. VanCleaf's cousin. Attorney Gruenberg stated that there would be no conflict.

Gary Pohorely arrived at 7:34 pm. The approval of the Midtown project was 10 years ago. Mr. VanCleaf stated that changes were made by Mr. Miller (former Board Engineer) as field changes. Chris Dochney stated that he reviewed the file with the approved plans and wrote the compliance memo. He stated that the changes made were more than just field changes. The west side of the building has different siding and windows. Mr. VanCleaf asked who is responsible for oversight on the project. Mr. Schrek stated that the engineer reviews site plans and architectural plans should also be reviewed. Chair Van Deursen stated that, in Mr. VanCleaf's defense, no one brought up the differences as it was being built. The Board/Council are working on proper enforcement.

Mr. Aron asked how long it was before building #2 was complete. Mr. VanCleaf answered 2 months. Mr. Aron noted that probably no one had enough time to notice. Mayor McDonald stated that he does not expect anything to be torn down and does not want a patchwork job. Chris Dochney stated that major change should have come before the Planning Board. The second building was finished in 2013.

Attorney Gruenberg asked if anything can be done to make building 2 look like building 1 such as brick along the foundation. Mr. VanCleaf stated that he could look into it. Attorney Gruenberg suggested that the Board Planner could perhaps make some suggestions and have a discussion with Mr. VanCleaf. Chair VanDeursen stated that she would like to see the Board Planner and the applicant discuss a resolution to the property. Mr. VanCleaf asked for 2 months to come back to the Board and also apologized.

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Mayor McDonald noted that 14-16 Washington Ave (Paramount Assets property) should be ready for rental on April 1. Attorney Gruenberg stated that CO's should not be given until they are in compliance with the plan. Mr. Schrek will look into the issue.

Comments to Council on proposed enforcement:

Attorney Gruenberg stated that the ordinance intended to include the zoning map with the redevelopment plan. He feels this is an administrative function. The zoning officer should be the person to enforce.

Chair VanDeursen asked if there was any news on Ray Rice's project. Mayor McDonald responded that there is a legal matter between Ray and the property owners regarding easements.

NEW BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Close public portion. All in favor.

COMMUNICATIONS:

Receive & file. All in favor.

There is an open public session on the Park Avenue Project on March 19, 2015, from 2-4 pm and 6-8 pm.

Mr. Turner arrived at 8:20 pm

ADJOURNMENT: Motion to adjourn. All in favor. The meeting was adjourned at 8:20 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk.