

**WASHINGTON BOROUGH PLANNING BOARD
MINUTES OF REGULAR MEETING HELD ON
July 13, 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: McDonald, Pohorely, Frascella,
Allin, VanDeursen
Absent: Conry, Aron, Turner
Also Present: Steven Gruenberg, Board Attorney
Stan Schrek, Board Engineer

APPROVAL OF MINUTES:

Meeting of May 11, 2015: No comments. Therefore, it was moved by McDonald, seconded by Pohorely to approve the minutes as presented.

ROLL CALL: McDonald, Pohorely, Frascella,
Allin, VanDeursen
Ayes: 4; Nays:0; Abstentions:1(Frascella)
Motion carried.

RESOLUTION: None

APPLICATIONS:

Auto Zone Northeast, LLC:

William Viola, engineer with Northstar Design, appeared before the Board. The review letter dated 7/9/15 was received. Application completeness only.

Pat Post arrived at 7:35 pm.

The property is located at Rt. 57 and Prosper Way. There is currently a car dealership on the site. They are proposing an Auto Zone retail store with 38 parking spaces. Impervious coverage to be decreased from 98% to 73%. They are applying to DEP for permits. Mayor McDonald asked why they chose this site. Mr. Viola stated that he can't speak for Auto Zone representatives but probably is due to location from other stores and demographics.

Completeness discussion:

Stan Schrek stated that there are several waivers requested. The issue of lighting can be discussed during the public hearing. He recommends the application be deemed complete. Attorney Gruenberg noted the waiver of the environmental impact statement.

Motion by Post, seconded by Pohorely to grant the waiver of the environmental impact statement and deem the application complete.

ROLL CALL: McDonald, Pohorely, Frascella,
Allin, VanDeursen
Ayes: 6; Nays:0; Abstentions:0
Motion carried.

Chair VanDeursen asked if the applicant would like to meet with the technical review committee. Mr. Viola stated that he will take the suggestion back to the representatives of Auto Zone. Public hearing set for 8/10/15.

OLD BUSINESS: none

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NEW BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES: None

UNAGENDIZED STATEMENTS:

Public portion opened.

Alan Lowcher appeared before the Board. He has a client ready to purchase property on McKinley Avenue. It consists of 4 lots with 3 lots assessed together and one separate. They want to combine existing tax lots. An application needs to be filed but not a subdivision. He has submitted documentation to the Board attorney and engineer for further review. Attorney Gruenberg stated that an application and approval will be needed.

Close public portion. All in favor.

Mayor McDonald stated that he was informed that BASF will continue operations to 2016.

David Allin will join the Technical Review Committee.

It was noted that Washington Cemetery would like to meet with the TRC. The Board clerk will contact Mr. Cicalese for available dates within the next two weeks. Escrow will be needed. Attorney Gruenberg will contact them to determine which Board they should appear before. If a use variance is being requested, they will have to meet with the Board of Adjustment and not the TRC.

COMMUNICATIONS:

Letter from Gebhardt & Kiefer: Attorney Gruenberg stated that there are federal regulations preempting the location of cell towers. Mr. Gruenberg will bring a sample resolution to the next meeting.

Pat Post asked if the Borough had a resolution on solar fields. Mayor McDonald stated that there is an ordinance already in place that was prepared by the planner. Attorney Gruenberg stated that certain standards were set.

ADJOURNMENT: Motion to adjourn. All in favor. The meeting was adjourned at 8:00 p.m.

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