

**WASHINGTON BOROUGH PLANNING BOARD  
MINUTES OF REGULAR MEETING HELD ON  
OCTOBER 17, 2016**

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, McDonald, Frascella Pohorely, Lopez, VanDeursen
Absent:	Aron, Turner
Also Present:	Steven Gruenberg, Attorney Stan Schrek, Board Engineer Susan Gruel, Board Planner

**APPROVAL OF MINUTES:**

Regular Meeting of August 8, 2016: It was moved by McDonald seconded by Conry to approve the minutes as presented.

**ROLL CALL:** Conry, Post, McDonald, Frascella  
Lopez, VanDeursen  
Ayes: 4; Nays: 0; Abstentions: 2(Post, Frascella)  
Motion carried.

Gary Pohorley arrived at 7:40 p.m.

**RESOLUTION:**

NEPFUND REO, LLC: Minor Subdivision

Attorney Gruenberg discussed the changes requested from the applicant. Attorney Lowcher stated that Condition F is acceptable. Therefore, it was moved by McDonald, seconded by Conry to adopt the resolution with changes.

**ROLL CALL:** Conry, Post, McDonald, Pohorely, Frascella  
Lopez, VanDeursen  
Ayes: 5; Nays: 0; Abstentions: 2(Post, Frascella)  
Motion carried.

**APPLICATIONS:**

Titus/Phillips: Minor Subdivision – hearing

Alan Lowcher represented the applicant. The site is located at Block 32, Lots 3&4 in the R3 zone. Also known as 50 E. Stewart Street. David Swanson and Jess Symonds were also present. The applicant is proposing to subdivide Lots 3&4 into 4 lots. The application is deemed a minor subdivision. A revised subdivision plan dated 6/23/16 was based on prior meeting comments from Mr. Schrek.

Exhibit A-1: minor site plan

Mr. Swanson was sworn in and accepted as an expert witness. Mr. Swanson discussed the 4 lots to be created. Mr. Symonds was sworn in and accepted as an expert witness.

Exhibit A-2: Sheet 3 of 5

This sheet shows a conceptual layout of the new lots. They are proposing (in the future) common driveways – one for every two units.

Exhibit B-1: Stan Schrek's review letter

Exhibit B-2: Susan Gruel's review letter.

No further comments from the Board or its professionals.

Public portion open. No members of the public. Close public portion.

Therefore, it was moved by Conry, seconded by Post to grant minor subdivision approval.

ROLL CALL: Conry, Post, McDonald, Pohorely,  
Frascella, Lopez, VanDeursen  
Ayes: 7; Nays: 0; Abstentions: 0  
Motion carried.

**OLD BUSINESS: None**

**NEW BUSINESS:**

2017 Budget:

Susan Gruel stated that the Borough will need a re-exam report/Master Plan. There are also Highlands grants available. Chair VanDeursen asked the professionals if fees will increase. The Board will review budget options at the next meeting. Quotes to be sent by professionals for upcoming work.

**REPORTS OF OFFICERS AND COMMITTEES: None**

**UNAGENDIZED STATEMENTS:**

Neil Santarella from the Washington Square Home Owner's Association approached the Board. He is concerned with issues at the development and lowering the bond. There are many deficiencies including lighting and the retention basin. Mayor McDonald stated that he should approach Council with these issues. Attorney Gruenberg stated that same.

Close audience portion. All in favor.

Holiday party to be on December 3, 2016, 6 pm, at The Willows in Asbury, NJ.

Gary Pohorely asked if there was anything new on COAH. Susan stated that things are at least moving.

Auto Zone – Stan stated that they are working with the County regarding the culvert.

Mayor McDonald stated that Paramount has sold 5 properties to Etienne Properties.

**COMMUNICATIONS:**

No discussion. Motion to receive and file. All in favor.

**ADJOURNMENT:**

The meeting was adjourned at 8:30 p.m.

Respectfully submitted by Patricia L. Titus, Planning Board Clerk