

Township of Washington  
Bergen County, New Jersey  
Planning Board Meeting Minutes  
April 29, 2015

Meeting called to Order at 7:31 pm

First Order of Business: Salutation to the Flag

Open Public Meetings Act Statement – In compliance with the Open Public Meetings Act of the State of New Jersey, notification of this meeting has been sent to The Ridgewood News, our official newspaper in the Township of Washington and notice has been posted on the bulletin board at Town Hall.

Roll Call Taken:

Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman Sears, Mayor Sobkowicz, Vice-Chairman Golick.

Absent: Chairman Gus Calamari

Also in Attendance: Board Attorney Mr. Robert Wertalik, Board Engineer Paul Azzolina.

A motion was made by Councilman Sears, seconded by Mr. Sabino to approve the March 25, 2015 minutes.

Ayes: Messrs. Murphy, Sabino, Sears, Sobkowicz, Vice – Chairman Golick.

Abstain. Messrs. Pinnick, Sabino, Calamari.

Absent: Chairman Calamari.

A motion was made by Councilman Sears, seconded by Mr. Murphy to approve the April 1, 2015 minutes.

Ayes: Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman Sears, Mayor Sobkowicz, Vice-Chairman Golick.

Absent: Chairman Gus Calamari

A motion was made by Mr. Murphy, seconded by Councilman Sears to open the Public Portion.

Ayes: Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman Sears, Mayor Sobkowicz, Vice-Chairman Golick.

Absent: Chairman Gus Calamari

Nays: None.

Rose D'Ambra, 423 Colonial Boulevard – Asked if anyone is going to be checking on the dog grooming salon with regard to the doggy day care. Vice-Chairman Golick stated that it is not any longer a day care salon location; it is in the minutes and also in a resolution that will be proposed regulating the location to grooming and sales of accessories, no day care. Mrs. D'Ambra

asked if that is going to be checked to make sure. Vice-Chairman Golick stated that it is in the resolution. Mrs. D'Ambra stated that doesn't mean anything, legally it does, but it can happen. She believes it should be checked during the first month to make sure it doesn't happen. Vice-Chairman Golick stated it is in the minutes if a person has a dog groomed and the person is not able to pick the dog up, provisions have been made for someone else to pick up the dog so they would not be held any later that need be after closing hour of 6:00 pm. Mayor Sobkowicz stated the building office does inspect. Vice-Chairman Golick stated that the Zoning Office would be assigned the responsibility of checking that operation to make sure that they are not walking dogs or having a daycare there. Mayor Sobkowicz stated that the configuration is a little different inside the room to keep the dog, it is a little smaller. Vice-Chairman Golick stated there are only stations for grooming.

A motion was made by Councilman Sears, seconded by Mr. Murphy to close the Public Portion.

Ayes: Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman Sears, Mayor Sobkowicz, Vice-Chairman Golick.

Absent: Chairman Gus Calamari

Nays: None.

#### OLD BUSINESS

Rite-Aid Washington Town Center, 265 Pascack Road, Block 3402, Lots 18-20:  
Applicant seeks an approval to replace existing "Rite Aid Pharmacy" sign with new one.

Michael Lazar, Regional Project Manager, Rite-Aid, Woodbury, NJ

Mr. Lazar – Stated he is the project manager for the remodel of the Rite-Aid store on Pascack Road at the shopping center; he is here regarding the decision on Option 1 versus Option 2 as a final decision tonight, the blue letters versus the white letters that turn white at night.

Councilman Sears – stated that was voted on at the last meeting which would be Option 1; asked if Mr. Lazar is looking for reconfirmation on that.

Mr. Lazar – replied he is here to hear from Mr. Paul Azzolina that the sign permit is set for approval and the board needs to be satisfied with the decision tonight.

Mr. Azzolina – stated for point of clarification the plans that he received had Option 1 and Option 2; the statement was that Option 1 was approved; stated he called the sign fabricator/vendor the day after and stated that looking at the plans the difference he sees is that Option 1 was blue letters and Option 2 is white letters; stated that he was told by the fabricator that Option 1, although not shown on the Option 1 drawing has lettering that will appear blue during the daytime hours but at night they will light up as white; stated that he just would like to make sure that everyone is aware of that; he believes it a minor difference.

Mr. Lazar – stated that he why he is here again; it is LED so when it illuminates at night it turns white.

Mayor Sobkowicz – stated the one that they sent in the packets did show two, Option 1 during the day and Option 2 at night with the white.

Mr. Lazar – stated he would like to know that it is accepted tonight so the permit can be released so the sign can go up.

Mr. Azzolina – stated that can be done.

Mr. Lazar – asked if he needs a signature from Mr. Azzolina.

Mr. Azzolina – replied he believes he will have to sign the original plans; stated he will coordinate with the secretary tomorrow on what the building department will need to release the permits.

Mr. Lazar – Thanked everyone for their time.

A motion was made by Councilman Sears, seconded by Mr. Sabino for a confirmation vote on Option 1 for the Rite-Aid Sign.

Ayes: Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman Sears, Mayor Sobkowicz, Vice-Chairman Golick.

Absent: Chairman Gus Calamari

Nays: None.

Timothy & Elizabeth Leahy, 275 Wilson Avenue, Block 2414, Lot 14:  
Application for 2<sup>nd</sup> floor addition

Vice-Chairman Golick – asked if the homeowners have anything to add relative to the plans.

Mr. Leahy – replied no.

Vice-Chairman Golick – asked if there has been any discussion or objections from any neighbors on what has been done so far?

Mr. Leahy – replied no.

The following Resolution (Leahy Resolution) was read into the minutes:

WHEREAS, Timothy Leahy and Elizabeth Leahy have made an application to the Township of Washington Planning Board for tentative approval of a site plan for premises located at 275 Wilson Avenue, being Lot 14 of Block 2414 on the Township of Washington Tax Assessment Map;

WHEREAS, the Township of Washington Planning Board has reviewed the following:

- a. A set of Architectural Drawings entitled “Proposed Addition for Mr. & Mrs. Leahy, 275 Wilson Avenue, Township of Washington”, containing three sheets, identified and dated as follows:

<u>Dwg.No.</u>	<u>Title</u>	<u>Dated</u>	<u>Revised</u>
A-1	Site Plan, Front Elevation Schedule (Zone B)	3-18-11	3-30-15
A-2	Existing First Floor Plans	3-18-11	no
A-3	Second Floor Plan	3-18-11	3-29-11

as prepared by Edward T. Chudzinski, Jr., AIA, Architect, of Saddle River, New Jersey,

- b. A survey entitled “Location Survey of the Property Known by Street Number 275 Wilson Avenue, Township of Washington, NJ, also known and designated as Lot 14 in Block 2414 on the Tax Map of the Township of Washington, Bergen County, New Jersey”, dated October 17, 2014 and revised through March 3, 2015, as prepared by Michael H. Saperstein, PLS, of Statewide Surveying & Land Development, LLC, of Washington Township, New Jersey;
- c. the Township of Washington Planning Board Application for

- d. Tentative Approval of a Site Plan, undated;
- d. Memo, dated February 26, 2015 as prepared by Mary Clancy of the Tax Office, confirming that the taxes are paid to date on the subject property;
- e. the report of the Township Engineer, dated December 2, 2014;
- f. the report of the Township Engineer, dated April 1, 2015;
- g. the statements of and/or on behalf of the applicants at the public meeting of the Township of Washington Planning Board on April 1, 2015.

NOW, THEREFORE, the Township of Washington Planning Board makes the following findings of fact:

1. The application of Timothy Leahy and Elizabeth Leahy is for a minor site plan.
2. The applicants seek a variance and/or conditional use authorization with respect to the lot area in that the required lot area is 7,500.00 square feet and the existing lot area is 6,019.00 square feet and the proposed lot area is 6,019.00 square feet.
3. The applicants seek a variance and/or conditional use authorization with respect to the sideyard setback in that the required setback is 10.00 feet and the existing setback is 9.3 feet and the proposed setback is 9.3 feet.
4. The applicants seek a variance and/or conditional use authorization with respect to the garage parking requirement in that a one-car garage is required and there is no existing garage, or is a garage proposed.
5. The applicants seek a variance and/or conditional use authorization with respect to impervious lot coverage in that the permitted maximum coverage is 30% and the existing coverage is 35%, and the proposed coverage is 35%.
6. The applicants seek a variance and/or conditional use authorization with respect to accessory building height and area in that one accessory structure, which is less than six feet in height and occupies a surface area of 36 square feet, is permitted and two accessory structures, each approximately nine feet high and occupying a surface area of approximately 74 square feet each are existing, and that the same existing structures are proposed.
7. The applicants seek a variance and/or conditional use authorization with respect to accessory building location in that such location is permitted within a rear yard area with a setback dimension of not less than three feet and two accessory structures within the northerly side yard area,

with the easterly structure being situated 0.2 feet from the property line and the westerly structure being situated at 0 feet from the property line, and the same existing locations are proposed.

8. The applicants seek relief from newly created or existing variance conditions which shall be intensified in that the front yard setback at Wilson Avenue is required to be 20.00 feet and the existing setback is 21.1 feet, and the proposed setback, at the second floor addition, is 14.5 feet.
9. The applicants seek relief from newly created or existing variance conditions which shall be intensified in that the front yard setback, at Hudson Avenue, is required to be 20.00 feet and the existing setback is 20.11 feet, and the proposed setback, at the second floor cantilever, is 18.1 feet.
10. The applicants seek relief from newly created or existing variance conditions which shall be intensified in that the maximum building coverage is 20% and the existing coverage is 17.3%, and the proposed coverage is 21.6%.
11. The applicants seek relief from newly created or existing variance conditions which shall be intensified in that the permitted building height is 25.0 feet and the existing height is 22 feet, and the proposed height is 27.4 feet.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the application of the applicant as submitted subject to the following:

1. That the granting of the variances and/or conditional use authorization requested by the applicants will not cause substantial detriment to the public good and will not impair the intent and purpose of the zone plan and the zoning ordinance;
2. That the granting of the variances and/or conditional use authorization benefits the intent and purpose of the zone plan and the zoning ordinances of the Township of Washington;
3. That the applicants conform to all details of the plans and information as hereinabove set forth;
4. That the applicants acknowledge and concur that certain improvements are situated within Hudson Avenue and Wilson Avenue 50 foot rights-of-way, including the retaining wall along the Hudson Avenue street frontage and the retaining wall originating at Hudson Avenue and running parallel to the street line until its point of termination at Wilson Avenue.
5. That the applicants concur with the recommendations set forth in the reports of the Township Engineer, as well as those made by him during the hearing, and perform accordingly;
6. That the applicants pay the costs of the Township of Washington Engineer and the Township of Washington Planning Board Attorney

associated with this application and deposit sufficient funds for same with the Township of Washington Treasurer; and

7. That the applicants comply with all applicable municipal and governmental regulations affecting the proposed development of said premises.

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board of the Township of Washington is hereby directed to mail a copy of this Resolution to the applicants and/or to the applicants' attorney, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning Board to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

There was a discussion of fees. All fees have been paid.

A motion was made by Councilman Sears seconded by Mr. Sabino to approve the Resolution (Leahy Resolution).

Ayes: Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman Sears, Mayor Sobkowitz, Vice-Chairman Golick.

Absent: Chairman Gus Calamari.

Nays: None.

Robin Meyer NYC, LLC d/b/a Bark Place, 273 Pascack Road, 303A, Block 3402, Lots 18-20 WTC, Washington Town Center: Dog Grooming Salon

Robin Droescher, 170 Larch Avenue, Bogota, New Jersey 07603

Vice-President Golick – stated we have in front of us a resolution that everyone has had a chance to look at; stated there were questions raised relative to the business operation and the dog boarding part of your business has been remised for the shopping center.

Ms. Droescher – replied that is correct; absolutely.

Vice-President Golick – stated it is in the resolution and he does want to enforce that; stated that is a busy corner.

Ms. Droescher – replied she is very happy about that.

Vice-President Golick – stated that parking is very limited in that area; he doesn't believe that will be much of a problem since the dogs will be dropped off.

Ms. Droescher – stated it would be drop-off and pick-up situation.

The following Resolution (Bark Place Dog Grooming Resolution) was read into the minutes:

WHEREAS, Robin Meyer NYC, LLC d/b/a Bark Place Dog Grooming, has made an application to the Township of Washington Planning Board for tentative approval of a site plan for a dog grooming salon upon premises located at 303A Pascack Road in the Township of Washington, being a portion of the Washington Town Center:

WHEREAS, the Township of Washington Planning Board has reviewed the following:

- h. a "Township of Washington Planning Board Application for Tentative Approval of a Site Plan," dated February 13, 2015;
- i. a Rider Document entitled "Application for Washington Town Center: Feb. 11, 2015." Submitted by Robin Meyer NYC, LLC dba Bark Place";
- j. the Signature Page of the Lease Agreement, executed February 12, 2015;
- k. an architectural drawing entitled "Bark Place Dog Grooming, 315 Pascack Rd., Washington, NJ", comprised of a single sheet dated 02/04/15, as prepared by Joel Ives, AIA, of The Ives Architecture Studio, LLC., of Fair Lawn, New Jersey;
- l. a Construction Detail of the proposed business identification signage (undated) as prepared by Signart Graphix of Andover, New Jersey, as e-mailed to this office on March 3, 2015, by the Project Architect, Joel Ives;
- m. the reports of the Township of Washington Engineer, dated March 3, 2015 and March 30, 2015;
- n. the statements of and/or on behalf of the applicant at the work session of the Township of Washington Planning Board on March 4, 2015 and the public hearing on April 1, 2015.

NOW, THEREFORE, the Township of Washington Planning Board makes the following finding of fact:

- 1. That the applicant's plan is for a minor site plan.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the application of the applicant as submitted subject to the following:

- 1. That the applicant execute the applicable lease relative to its tenancy;
- 8. That the drop off and pick up areas for grooming services shall be in the rear parking lot behind the salon;
- 9. That the applicant shall concur and abide by the letter, dated April 1, 2015, of the Health Department of the Township of

Washington;

10. That the applicant conform to all details of the plans and information as hereinabove set forth;

11. That the applicant concur with the recommendations set forth in the reports of the Township Engineer and perform accordingly;

12. That the applicant pay the costs of the Township of Washington Engineer and the Township of Washington Planning Board Attorney associated with this application and deposit sufficient funds for same with the Township of Washington Treasurer;

13. That the applicant complies with all applicable municipal and governmental regulations affecting the proposed development of said premises.

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicant and/or the applicant's attorney, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning Board to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Vice-President Golick - stated a lot of work was done with regard to this application, a type that has not been there before; stated all the standards are set forth in our engineers report and part of the plan of this application.

Ms. Droescher – asked what the next step is.

Mayor Sobkowicz – replied after it is all voted on and approved you can go to the building department to obtain your permits; stated a lot of work was done on this application, even the management company send out letters to the other shopping center store owners; stated it doesn't seem like a lot of work since it is only a small part of the shopping center but it was a lot of work and everyone was very cooperative.

A motion was made by Mr. Sabino, seconded by Mr. Murphy to approve the Resolution (Robin Meyer NYC, LLC d/b/a Bark Place Dog Grooming).

Ayes: Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman Sears, Mayor Sobkowicz, Vice-Chairman Golick.

Absent: Chairman Gus Calamari

Nays: None.

## NEW BUSINESS

Alpine Investment Group, LLC, 935 Closter Dock Road (P.O. Box 837) Alpine, New Jersey 07620 315 Pascack Road, Washington Towne Center, Block 3502,

Lots 18-20; applicant seeks approval for unit 273 to open a Real Estate development/investment group specializing in private equity investments.

Sanjeev Bedi 935 Closter Dock Road, Alpine, New Jersey 07620

Mr. Bedi was sworn in.

Vice-President Golick – stated this particular location is the center of the southern portion of the shopping center; please tell us what you are proposing.

Mr. Bedi – stated we are a real estate investment group.

Vice-President Golick – stated it is basically an office.

Mr. Bedi – replied yes, it is an office; we would be occupying the same layout without making any changes to the existing room structures; currently we have currently 3 employees, we expect to add 2 more employees in the next few months so there would be five.

Vice-President Golick – asked if Mr. Bedi anticipates people coming and going during the day or would it be done via computer.

Mr. Bedi – replied about 80% is done via computer; as far as traffic coming in maybe a couple of people a day.

Vice-President Golick – asked this would be a work office for your operation.

Mr. Bedi – replied yes, that is correct.

Councilman Sears – asked what would be the hours of operation.

Mr. Bedi – replied 8:30 am to 5:00 pm, the latest would be 6:30.

Councilman Sears - asked if Mr. Bedi could give a brief synopsis of what the business actually is.

Mr. Bedi – replied we basically seek out real estate investments; we are developers and we have offices in the City as well; this is more of a local office for us since his partner stays in Upper Saddle River and he is in Alpine and this would be convenient for us; basically developing real estate and two and four family homes and apartments.

Mayor Sobkowitz - asked are there weekend hours.

Mr. Bedi – replied very rarely on Saturdays maybe late morning to early afternoon; we would not work on Sunday.

Vice-President Golick – stated this type of business is for people who would want to invest in some type of real estate.

Mr. Bedi – replied that is correct; we invest ourselves and we also have investors.

Mr. Bedi provided a signed copy of the lease.

Councilman Sears – asked if there would be a sign on the top.

Mr. Bedi – stated there is already a sign for the offices.

Vice-President – asked if there is any electricity or lighting that will be changed inside the office at all.

Mr. Bedi – replied none whatsoever.

Vice-President Golick – asked the facility that is there will be used?

Mr. Bedi – replied that is correct; the cable company looked at it and the wire was already there.

A motion was made by Mr. Sabino, seconded by Councilman Sears to approve Alpine Investment Group, LLC application.

Ayes: Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman Sears, Mayor Sobkowicz, Vice-Chairman Golick.

Absent: Chairman Gus Calamari

Nays: None.

Mayor Sobkowicz – stated to Mr. Bedi that he will have to appear here again next Tuesday for the resolution.

Rocket Fizz, 257 Pascack Road, Washington Towne Center, Block 3402, Lots 18-20: applicant seeks approval for unit 257 to open soda pop and candy store. Rocket Fizz is a national franchise; this store would be the first store in New Jersey.

Stephen Martino, 210 Orchard Street, Elmwood Park, New Jersey 07407

Mr. Martino was sworn in.

Mr. Martino – thanked everyone for expediting this matter; he is a Councilman in Elmwood Park; stated he has done a lot of research on the business; stated

he saw this on Undercover Boss in January; this business was started in 2009 and he would be the 86<sup>th</sup> franchise to open; right now there are about 100 approved in the United States.

Vice-President Golick – asked if there would be a reception area or stool area for people to stay there.

Mr. Martino – replied no, no stools.

Vice-President Golick – asked would parties be held at the location.

Mr. Martino – absolutely not.

Vice-President Golick – asked so it would strictly be a retail facility, cash and carry?

Mr. Martino – replied yes.

Councilman Sears – asked if Mr. Martino could give a brief explanation of what is actually going to be sold at the location.

Mr. Martino – replied it is roughly between 300 and 400 different types of sodas, no Coke, Pepsi or Sprite; all different kinds of sodas that they have come up with; probably a couple of thousand old time candies from 20 or 30 years ago; old time knick knacks, like for example Gumby; that is 99% of the business.

Councilman Sears – asked so this is going to be cans and bottles?

Mr. Martino – replied no cans; it would be only bottles; everything will come pre-packaged; receive it and sell it.

Vice-President Golick – asked does Mr. Martino expect seniors to come in?

Mr. Martino – replied that is for all age groups, and if seniors do come in hopefully they will bring their grandchildren.

Vice-President Golick – asked so this store is an attraction for nostalgia?

Mr. Martino – replied that is correct, 100% correct; if you had a chance to look at the website you can see what it is about; this location will be the first one approved in the State of New Jersey; there are many locations in different parts of the country, but this will be the first one in New Jersey.

Mayor Sobkowicz – asked where is the nearest one?

Mr. Martino – replied that would be Cleveland, Ohio; one was approved in Philadelphia, but it is on hold right now.

Mayor Sobkowicz – asked how does the franchiser evaluate an area that would be a good fit for this type of place; what does the Township of Washington have?

Mr. Martino – replied the owner of the company stated they would not put this store in an area where there is a dollar store because the products are not dollar store products; the demographics within five or six miles of here are going to substantiate this business 100%.

Mayor Sobkowicz – asked at holiday time would you carry special types of items?

Mr. Martino – replied yes that is correct; we also take suggestions from anyone who wants to create a soda they will do that for you.

Mayor Sobkowicz – stated there have been articles with regard to making soda again, a company called Whoopee which is distributor from Garfield, and the grandson is trying to bring it back; there is a lot of that going on in this area which would be good for this type of business.

Mr. Martino – stated he has researched this almost every day for four months; stated he drove many miles in Bergen County trying to find the right location some of them were not available, but this one was and that is why he is here.

Vice-President Golick – asked if Mr. Martino would be producing anything at the site?

Mr. Martino – replied no; nothing produced.

Vice-President Golick – asked if someone wanted a certain flavor type of soda and it was not in Mr. Martino's inventory how would Mr. Martino get it?

Mr. Martino – replied he can get it within 48 hours by ordering it; and if you want to make your own type of soda and the company agrees with it they can put your name on it.

Councilman Sears – asked if there is a sprinkler in the dry storage area?

Mr. Martino – replied he doesn't know; he knows there is a fire extinguisher there but to be honest he didn't look up to see if there was a sprinkler; but if there is not he will make sure there is one.

Mayor Sobkowicz – stated that the Health Department will inspect the premises

also since it involves food.

Mr. Sabino – asked when is Mr. Martino looking to open?

Mr. Martino – replied as soon as possible; everything is done.

Vice-President Golick –asked if Mr. Martino expects any big construction with shelving; is it a module.

Mr. Martino – replied yes, the four stations they are on wheels; it is maybe four coolers plugged in and the rest is shelving; it would be done in a few hours.

Vice-President Golick – asked if Mr. Martino needs anything for drainage or sinks?

Mr. Martino – replied no, nothing at all.

Vice-President Golick – asked will Mr. Martino be making ice cream sodas?

Mr. Martino – replied no.

Vice-President Golick – asked if any promotions will be going in the local papers?

Mr. Martino – replied yes, the minute everything is approved he will be in contact with the paper; stated he is ready to go that is why he is here.

Vice-President Golick – asked with that can we have a motion to approve this application.

A motion was made by Councilman Sears, seconded by Mr. Sabino to approve the Rocket Fizz application.

Ayes: Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman Sears, Mayor Sobkowicz, Vice-Chairman Golick.

Absent: Chairman Gus Calamari

Nays: None.

Mayor Sobkowicz – stated to Mr. Martino that he will have to appear here again next Tuesday for the resolution.

Mr. Martino – replied he understands; thanked everyone for seeing him on such a short notice.

There was a discussion of the signage. Mr. Martino stated it is the same person

that did the signs in the shopping center. Mr. Martino will contact him tomorrow and send Mr. Azzolina the exact sign plans.

A motion was made by Mr. Golick, seconded by Mr. Dumaresq to adjourn.

Ayes: Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman Sears, Mayor Sobkowitz, Vice-Chairman Golick.

Absent: Chairman Gus Calamari

Nays: None.

Time Noted: 8:17 pm

Respectfully submitted by:



Elaine Erlewein

Acting Planning Board Secretary