

Township of Washington  
Bergen County, New Jersey  
Planning Board Meeting Minutes  
May 6, 2015

Meeting called to Order at 7:34 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, Golick, Murphy, Pinnick, Councilman Sears, Mayor Sobkowicz, Chairman Calamari.

Absent: Mr. Sabino.

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

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

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

Absent: Mr. Sabino.

Nays: None.

Rose D'Ambra, 423 Colonial Boulevard – Mrs. D'Ambra spoke of the history of Bark Place coming before the board for an application. She would like to know why they are at 303A Pascack Road right next to the Dunkin Donuts and the bagel store. Mr. Dumaresq stated there were no objections from the Dunkin Donuts or the bagel store. Mr. Golick stated there were many exceptions to Bark Place being at the 261B location with the grooming plus the daycare. Mr. Golick further stated a big "No" was received from the tenant next door so the location was moved to 303A with the assumption and premise there be no daycare, strictly grooming and the sales of merchandise. Mr. Golick stated he did ask the realtor and the applicant if the storeowners were notified and they stated no one objected to being next to a salon which catered to dogs. Mr. Golick further stated the floor plan has changed internally, there are only stations, there is no holding area for the dogs. Mayor Sobkowicz stated the previous location was next to the Body Empathy Spa and their business depends on quiet and relaxation and that is why the owner of Bark Place seeked another location in the shopping center and all other businesses were sent letters to give comments on how they feel about it. It was also

suggested that the animals come through the back. Mrs. D'Ambra asked if the owner of Bark Place notified or spoke to anyone. Mr. Golick stated that he did speak to the owner and the owner did indicated that everyone was notified that the location was moving from 261B to 303A and no negative comments were received. Mrs. D'Ambra stated she herself asked the Dunkin Donuts and the bagel shop and both of them indicated to her they knew nothing about it. Mr. Dumaresq stated there is a big sign in the window and both of the owners of those locations are absentee owners. Mrs. D'Ambra is concerned about the dogs reliving themselves in the back or on Township property, since the area back there is already filthy. Mrs. D'Ambra believes the board should think about this and have someone check in the back. Mr. Dumaresq stated when a dog is taken to a dog groomer the duties are taken care of beforehand and the reality is the dog is not going to be at the location more than 3 hours. Mrs. D'Ambra stated she understands that but would like the board to think about the health and welfare. Mrs. D'Ambra believes that it wasn't a good idea on management's part and they should have given them a location further down.

A motion was made by Mr. Dumaresq, seconded by Mr. Golick to close the Public Portion.

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

Absent: Mr. Sabino.

Nays: None.

## OLD BUSINESS

Prime Steakhouse, Washington Towne Center, 251 Pascack Road, Block 3402, Lots 18-20: applicant requests approval for 5 outside tables at side entrance. Applicant seeks direct approval from the Planning Board members without review from Planning Board Engineer.

Durim Mustafa, 251 Pascack Road, Township of Washington, New Jersey

Mr. Mustafa was sworn in.

Chairman Calamari – asked if Mr. Mustafa would like to make a statement.

Mr. Mustafa – stated we have been in business for 6 or 7 months; stated he has a plan for the flowers and the tables; the previous restaurant Vincent's had 8 tables for 32 people; we are asking for four tables that can sit 20 people so the noise will not be loud, so there are no complaints from the neighbors.

Chairman Calamari – asked if the outside tables are allowed in your lease?

Mr. Mustafa – replied yes it is part of the lease and part of the restaurant site.

Chairman Calamari – asked does the lease allow for you to have those tables outside specifically?

Mr. Mustafa – replied yes it does.

Chairman Calamari – asked does Mr. Mustafa know about the previous complaints when the restaurant before you had outside tables?

Mr. Mustafa – replied yes people did tell him; some neighbors across the street complained; prior it was 8 tables that is why we went down to 4.

Councilman Sears – asked if the 4 tables are going to be along the window?

Mr. Mustafa – replied yes.

Councilman Sears – asked the lines on the drawing are going to be flowers?

Mr. Mustafa – replied yes, flowers.

A discussion followed with regard to the diagram.

Chairman Calamari – asked if Mr. Azzolina would like to comment?

Mr. Azzolina – replied he has nothing to offer.

Mr. Golick – asked were the previous complaints with the former restaurant due to egress into the theatre and the sidewalk area?

Councilman Sears – replied there were a couple of complaints since the previous restaurant put the tables up to the door which would block the egress; looking at the current plans the tables are nowhere near the door.

Mayor Sobkowicz – stated the other issue was the noise from the residents along Pink Lake Drive but now there will be a buffer there.

There are two drawings the first with 5 tables and the second with 4 tables. The drawing indicating the 4 tables is the one that is being discussed.

Chairman Calamari – stated Mr. Mustafa should check on your allowability for alcohol outside the premises; he would like Mr. Mustafa to make sure he is in compliance with that.

Mr. Golick – stated the alcohol is bringing your own so Mr. Mustafa would supervise the use; Mr. Mustafa would not be selling it.

Chairman Calamari – stated that is why he would like Mr. Mustafa to check the ordinance since it is kind of lengthy and not so straight forward.

Mr. Mustafa – stated that his insurance covers for inside and outside seating with the alcohol and everything.

Mr. Azzolina – asked what would be the duration, October 31 or September 1.

Mr. Mustafa – replied the end of September is fine.

A motion was made by Councilman Sears, seconded by Mr. Dumaresq to approve the outside seating of four tables for Prime Steakhouse.

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

Absent: Mr. Sabino.

Nays: None.

Rocket Fizz, 257 Pascack Road, Washington Towne Center, Block 3402, Lots 18-20: motion to approve resolution approved at the Planning Board Meeting of April 29, 2015.

The following Resolution (Rocket Fizz) was read into the minutes:

WHEREAS, Stephen Martino, d//b/a “Rocket Fizz” Soda Pop and Candy Shop, has made an application to the Township of Washington Planning Board for tentative approval of a site plan for a store upon premises located at 257-A Pascack Road, in and being a portion of the Washington Town Center:

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

- a. a “Township of Washington Planning Board Application for Tentative Approval of a Site Plan,” dated April 17, 2015;
- b. a narrative describing the operations of the proposed “Rocket Fizz, Soda Pop & Candy Shop”;
- c. a preliminary architectural drawing entitled “Rocket Fizz, Paramus, NJ, Floor Plan & Finish Schedule, Drawing Number A-1.0”, lacking standard Title Block information such as the name and address of the individual or firm responsible for the preparation of the same and the date on which the drawing was prepared and/or revised;
- d. the report of the Township of Washington Engineer, dated April 27, 2015;
- e. the statements of and/or on behalf of the applicants at the work session of the Township of Washington Planning Board on April 29, 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 applicants as submitted subject to the following:

1. That the applicant execute the applicable lease relative to its tenancy;
2. That the applicant conforms to all details of the plans and information as hereinabove set forth;
3. That the applicant shall specifically submit the details of all signage attendant to the store for approval;
4. That the applicant concur with the recommendations set forth in the report of the Township Engineer and perform accordingly;
5. 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;
6. 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.

A motion was made by Councilman Sears seconded by Mr. Murphy to approve the Resolution (Rocket Fizz).

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

Absent: Mr. Sabino.

Nays: None.

Mayor Sobkowicz asked Mr. Martino of Rocket Fizz when he plans on opening. Mr. Martino indicated somewhere on or before Memorial Day. He will notify every one of that.

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; motion to approve resolution approved at Planning Board Meeting of April 29, 2015.

The following Resolution (Alpine Investment Group, LLC) was read into the minutes:

WHEREAS, Sanjeev Bedi d//b/a Alpine Investment Group, L.L.C., has made an application to the Township of Washington Planning Board for tentative approval of a site plan for an investment company upon premises located at 285 Pascack Road, Suite 7, in and being a portion of the Washington Town Center:

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

- a. "Township of Washington Planning Board Application for Tentative Approval of a Site Plan," dated March 23, 2015;
- b. a narrative containing a description of the applicant's business profile;
- c. a free hand sketch (without dimensions) of the proposed Floor Plan, undated;
- d. a Key Map, depicting the location of the subject office suite within the Washington Town Center Complex;
- e. a partial copy of the executed Lease Agreement, dated March 18, 2015;
- f. the report of the Township of Washington Engineer, dated April 27, 2015;
- g. the statements of and/or on behalf of the applicants at the work session of the Township of Washington Planning Board on April 29, 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 applicants as submitted subject to the following:

1. That the applicant execute the applicable lease relative to its tenancy;
2. That the applicant conforms to all details of the plans and information as hereinabove set forth;
3. That the applicant shall specifically submit the details of all signage attendant to the investment company for approval;
4. That the applicant concur with the recommendations set forth in the report of the Township Engineer and perform accordingly;
5. 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;

6. 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 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.

A motion was made by Mr. Golick seconded by Councilman Sears to approve the Resolution (Alpine Investment Group, LLC).

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

Absent: Mr. Sabino.

Nays: None.

Stagger Lee, 195 Linwood Avenue, Block 2502.01, Lot 16: Planning Board to approve the board's waiver for fire hydrant not to be moved in this subdivision.

Michel Darcy, representing Stagger Lee

Chairman Calamari – stated there has been a recent development on the application; stated the agenda reads “Planning Board to approve the board's waiver for fire hydrant in this subdivision”. Stated quite a while ago the applicant approached the board to eliminate one fire hydrant in this subdivision; the board based on reliable testimony at the time granted that waiver to eliminate one fire hydrant; since then that fire hydrant has been put back onto the site plan; so there is no waiver necessary any longer because the fire hydrant is back in the site plan; Chairman Calamari stated he would like to call on the boards engineer to just explain in a little detail what caused the switch from no hydrant back to having a fire hydrant.

Mr. Golick – stated there was a lot of concern between Hackensack Water and the applicant relative to the water pressure, flow rate of a hydrant being there and he asked for an exception based on Hackensack Water or United Water stating the work of putting a fire hydrant there regarding the size of the line and the volume and the loss of pressure, it was an engineering reason and we

offered an opinion since it can't be done maybe there is a hydrant close enough to the application that we can use instead; that is where it was left and we thought it was okay at the time.

Mr. Azzolina – stated the real issue with the hydrant six inch main from United Water perspective was that it was to be used for two purposes fire service as well as potable water; stated the problem United Water had based on conversations was there was not enough demand in the six inch line with only four houses connected to it; the second aspect so that the applicant was directed with a couple of options one which was a private service line which would be six inches, the standard size of United Water of hydrant system, but in order to do that he would have needed to have a hot box enclosure, which was going to be substantial in size and quite costly; then he proposed to eliminate that system in order to reduce his costs with the understanding there was a hydrant at Linwood Avenue and the distance was 498 feet as opposed to 400 feet as required by the Residential Site Improvement Standards; the board considered that based on some testimony offered by Councilman Sears relative to the pressures and hose lengths that we have; Mr. Azzolina stated he recommended to the applicant that they prepare the requisite paperwork for what is called a De Minimis Exception, but recommended that we have written supporting documentation which was received today and it was to the contrary; the Fire Chief doesn't recommend that the De Minimis Exception be granted to the applicant; the compromise solution that had existed from the very beginning was for the six inch main and hydrant to be installed and accepted by the Municipality as part of its fire protection system whereas the original discussions on the application were that everything that was installed on this road was going to be a private facility, owned and maintained by the homeowners association; the current proposal, as Mr. Azzolina understands it, he will ask Ms. Darcy to confirm, is that subject to the Mayor and Council's acceptance of this hydrant, ultimately, that the applicant will be installing a six inch ductile iron water main, one hydrant somewhere within the private driveway area; the Fire Chief has recommended that it be placed at the terminus of the cul de sac; Mr. Azzolina believes that it started somewhere in the middle of the roadway, he believes that minor detail can be ironed out; stated furthermore to address the potable water issues of United Water the applicant will be still proposing the two inch copper tubing that was proposed with the delineation of the hydrant; the two inch water service will once again be a private water service that will have a hot box, but a smaller structure that will service the four dwellings; Mr. Azzolina stated that this is his understanding.

Mayor Sobkowicz – asked the hydrant Mr. Azzolina is referring as a terminus is only going to be for fire purposes.

Mr. Azzolina – replied that is correct; that would be the Township's quota of hydrants.

Mayor Sobkowicz – stated not for installation but for annual.

Mr. Azzolina – replied that is correct; the applicant would be required to install it, pay for the installation costs, but there is an annual fee for hydrants; stated he spoke to the administrator today there are two different rate structures, this would be similar to the rate that we pay for hydrants that exist in the Townhouse Developments in town; there are private easements to United Water within those developments; this applicants driveway would be analogist to that; stated as long as the Mayor and Council is okay with one additional hydrant, he believes that satisfies the requirements of the Fire Department and is a reasonable solution.

Councilman Sears – asked did the Fire Chief give any data to support why he moved it to the cul de sac, the circle, since the original proposal was to put it in the middle of the block; stated the Fire Chief has no data supporting any statement that was made; stated he also has a problem with the Fire Chief stating that he spoke on behalf of the Fire Department; stated he didn't speak on behalf on the Fire Department; stated he spoke on water flow, the position of the hydrant and the amount of hose that it takes; stated he finds exception to the Fire Chief's letter which stated that he spoke on behalf of the Fire Department; stated he thinks the Fire Chief should know his job before sending a letter to council stating that he spoke on behalf of the fire department and moves the fire hydrant to the top of the cul de sac when he believes the previous chief moved it to the middle of the block; stated the Fire Chief has no supporting data of why he moved it up to the cul de sac circle.

Mayor Sobkowicz – asked the position of where the hydrant is going to be has to be determined yet?

Councilman Sears – replied that he has no idea what is in the Fire Chief's mind except a letter was written by the Fire Chief stating he spoke on behalf of the Fire Department which he stated he did not.

Mr. Azzolina – stated just so Councilman Sears is clear he has had zero conversations with the Chief; this is the first communication he has had.

Councilman Sears – stated the chief should be a professional and if he does have an opinion to come before the board instead of writing a letter and hiding behind an inter-office memo to addressing an issue that might cost this client a lot of money; stated this is all he has to say.

Chairman Calamari – asked if there are any other questions or comments from the Board? If not this is now a moot point for the board; as far as he knows or can determine there is now nothing for the board to vote on because we are back to the original site plan with the exception of the new two inch main.

Ms. Darcy – stated that after today probably about ten to five Paul Imbarrato and herself spoke to a representative of United Water to try to get some sort of opinion and figure out other solutions based on a conversation that was had with Mr. Azzolina to find out if there was anything else we could do; stated that perhaps now if the Fire Officials opinions on the matter as well as Mr. Azzolina's and United Water's it seems like everyone has different opinions on the matter; stated perhaps we should have a meeting on site about this.

Chairman Calamari – stated that he thought all the opinions had come together.

Mr. Darcy – stated now United Water is actually brought up a different point about the possibility of relocating the existing fire hydrant on Linwood Avenue and that it would possibly provide better services as long as it didn't adversely affect other customers that would be on that same line that if we could find some sort of better location where it would fit that it could partially onto the property.

Chairman Calamari – asked Mr. Azzolina if he is aware of this.

Mr. Azzolina - replied this is news to him.

Councilman Sears – asked if Ms. Darcy is suggesting that they take the existing hydrant that is on Linwood Avenue and move it up into your driveway?

Ms. Darcy – replied to relocate it about 40 feet.

Councilman Sears – replied that is never going to work.

Chairman Calamari – asked what is that in lieu of, an additional hydrant?

Ms. Darcy – replied yes.

Chairman Calamari – stated it doesn't sound like our Fire Chief, who wrote the letter --

Ms. Darcy – replied she hasn't seen the letter so she doesn't know what was stated in the letter; stated this is an alternate.

Councilman Sears – stated that hydrant would be used to support the rest of that main street; even if you are dropping a hose length you would have to come up back down the driveway and run the hose back up; stated he doesn't believe that is feasible.

Chairman Calamari – asked if they are proposing to do that in lieu of the two inch line or is the two inch line a given at this point?

Ms. Darcy – stated she believes they are not interested in the two inch line.

Chairman Calamari – asked Mr. Imbarrato has no problem installing that two inch line?

Ms. Darcy – replied this is also to remedy to not having the hot box there.

Chairman Calamari – replied he doesn't believe he can get technical enough for that; he doesn't know that 40 feet is going to do it; stated we will have to get together again; we will have to wait and see what they are actually proposing.

Mayor Sobkowicz – stated if that hydrant is moved from Linwood we would have to check the cost.

Ms. Darcy – stated she believes what United Water was saying is that the developer or the applicant would bear the cost of relocating.

Mayor Sobkowicz – stated she understands that but there is also the annual fee section of it we would have to look at.

Ms. Darcy – stated Let It Grow did a survey of the fire hydrants in the area to check the distances between the existing fire hydrant on Linwood and how close they were to the next one in the area; stated there is the one that is in front of the Charlie Brown's which is approximately 635 feet away from the existing fire hydrant; stated there is another one on Linwood Avenue that is about 465 feet ---

Chairman Calamari – stated he doesn't mean to cut Ms. Darcy off; nothing of what she is saying means anything to the board until the board has had a complete review and recommendation again from our Fire Chief and from our engineer.

Ms. Darcy – asked if there is some sort of way that we can get the Fire Department and United Water to meet to discuss this issue.

Chairman Calamari – replied he cannot speak for the Fire Chief, but he is sure our engineer would be available.

Mayor Sobkowicz – stated also the administrator.

Chairman Calamari – stated and can put forth a proposal that is acceptable and somewhere along the line before it is finalized to have it reviewed again by the Fire Chief.

Ms. Darcy – stated on behalf of the applicant she stated when we were here on March 25<sup>th</sup> discussing this issue and it only came up this morning that this was an issue for the Fire Department; stated respectfully I didn't directly go to the Fire Department because this might be my mistake, but when she had contacted Councilman Sears about documentation about the information that he provided at the last meeting for the RSIS exception she didn't want to go around him; stated it is now May 6<sup>th</sup> and it was March 25<sup>th</sup> and this now only coming up this morning.

Chairman Calamari – stated except for what you brought tonight; stated it sounds like United Water never cleared the deal because otherwise it was set to go.

Mayor Sobkowicz – stated the new solution is not a bad idea; stated someone has to get together and figure it out.

Ms. Darcy – stated what is being proposing is still not a great solution.

Chairman Calamari - asked Ms. Darcy does she have any idea why United Water changed their minds and Mr. Imbaratto agreed to install that fire hydrant.

Ms. Darcy – asked which one?

Chairman Calamari – replied the second fire hydrant that was in the original site plan.

Ms. Darcy – stated the original site plan that our engineer came up with was prior to us going before United Water to actually apply for the utilities.

Chairman Calamari – stated Ms. Darcy stated that United Water came to her today.

Ms. Darcy – replied no, this issue about the fire official.

Councilman Sears – asked who reached out to United Water?

Ms. Darcy – replied we did back in February; we also reached back out to them today because we found out that the fire officials were not going to approve what we thought was going to be approved.

Councilman Sears – stated it is his understanding that the fire official said this is an engineering problem and that is why he did not respond to Ms. Darcy's request for a letter/documentation about the water flow and things of that nature; that would be the Township Fire Official, not the Fire Chief.

Mayor Sobkowicz - stated that United Water is looking to do something different now; stated they were not originally.

Chairman Calamari – stated originally United Water turned it down..

Ms. Darcy – stated this was an alternative solution; stated an alternative stating that if the board doesn't want to do this, this and that this is another alternative.

Chairman Calamari – stated to speed it along; precipitate the meeting as soon as Ms. Darcy can and we will then see if it needs an amended site plan and the board's approval; stated the board is ready to move as quickly as she is.

Mr. Azzolina – asked who has she spoken to at United Water?

Ms. Darcy – stated she spoke Doug Reiger and Jim Schneider.

Mr. Azzolina – replied that he has spoken to Jim Schneider; he has not spoken to Doug Reiger about this matter; the only thing he can say if the board looks at the minutes he recommended to the applicant when the applicant was here to years ago to coordinate with the respective utility companies since there were a lot of utility issues.

Ms. Darcy – stated it began in February and in March we wrote the original letter.

Mr. Azzolina – stated that the recommendation was even before Ms. Darcy was involved with the project to do some investigation with the utilities, not only with United Water but also Public Service; stated the ball is in the applicant's court and he recommends that the applicant schedule a meeting and he will attend the meeting if the board would like him to do so; stated whatever we can do to expedite the application on your behalf we will do; stated the burden is on the applicant.

#### NEW BUSINESS

Denise Huacuz, 37 Julia Court, Block 2501, Lot 4.02; applicant seeks construction approval on new home, blue prints, survey, site plan, copy of resolution of subdivision provided. Zoning board application, applicable fees for Zoning and Planning Board were paid.

Denise Huacuz, 120 Willowbook Court, Paramus, New Jersey

Igal Azulay, 120 Sussex Road, Township of Washington, New Jersey (Builder)

Ms. Huacuz and Mr. Azulay were both sworn in.

Chairman Calamari – asked if Ms. Huacuz has received the report from the engineer?

Ms. Huacuz – replied yes she has.

Chairman Calamari – stated there are many items in the report; stated we can try to address as many as we can tonight; stated he doesn't know if they all can be completed tonight because a lot of the issues will be up to Ms. Huacuz to solve them.

Councilman Sears – asked who did the drawings and the design?

Mr. Azulay – replied he did not.

Chairman Calamari – stated he doesn't see the name of the engineer on the plans.

Mr. Azzolina – stated Chris Lantelme is their engineering surveyor, he has been up here before the board on other applications; the architect is Perry Petrillo.

Councilman Sears – stated in reading the documentation, he believes they should be here to maybe answer some of our concerns.

Chairman Calamari – stated that he doesn't know if Ms. Huacuz can answer some of the questions the board may have regarding the engineers report; stated it is very in depth and covers a lot of technical issues that need to be addressed; stated the architect is not here and he proposed a garage that is larger than the code allows; stated a variance needs to be seeked or he needs to reconfigure to bring the size of the garage down; stated the board has no desire to delay what is going to be done, it will be a great addition to the town; stated you may want to give your engineer time to look at it and it is going to require a drawing for modification of the site plan.

Mr. Azzolina – replied the site plan defiantly requires revision, the garage issue.

Chairman Calamari - stated in addition to storm water management, landscaping, waste water management, digging up street, the generator; stated there are a lot of things here that their engineer will have to address; stated the board would like to give permission tonight but the engineer does need to address certain issues; stated their engineer would have to communicate with the township engineer and get these issues resolved so maybe at the next

meeting we will have enough information to give approval; stated as it stands now we could possibly not do that.

Ms. Huacuz – replied thank you.

Councilman Sears – stated that it is a good decision.

Chairman Calamari – replied there is too much there; stated this lot was approved in 2008 and it has been empty since.

Robert Rayve, 32 Julia Court, Township of Washington, New Jersey

Chairman Calamari – asked would Mr. Rayve be a neighbor?

Mr. Rayve – replied yes.

Mr. Azzolina – stated Mr. Rayve is one of the comments that he has with regard to landscaping which needs to be addressed; stated he recommends that whatever steps are necessary to be taken are taken so you give the opportunity to relocate them so his sprinkler system is not damaged and that you have the opportunity to move the plants that you like.

Mr. Rayve – stated he is actually across the street.

There was a discussion with regard to property locations, landscaping locations and sprinkler locations. There was also a discussion of the lots, the size of the homes and the tree at the location, which is over a 100 feet tall. Mr. Azzolina stated that that tree is shown to remain and any comments should be addressed during the public hearing, which would be discussed by the board and the applicant. Mayor Sobkowicz stated if a neighbor doesn't notify the owner of the property in writing and something happens they are not responsible if it falls on your property, and neither is the town responsible. Mayor Sobkowicz stated if a tree falls from your neighbor's property onto your property you are responsible once it is on your property, unless you had sent them a letter in writing. A lengthy discussion followed with regard to the tree. Mayor Sobkowicz stated the township doesn't own any trees in the easement area, none, all of those trees belong to the homeowner. There was a discussion of the road and if there are any plans to repair the road. Mayor Sobkowicz there is, the specs have not been prepared, and it would be probably by July.

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

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

Absent: Mr. Sabino.

Nays: None.

Time Noted: 8:34 pm

Respectfully submitted by:



Elaine Erlewein

Acting Planning Board Secretary