

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD MEETING MINUTES
November 7, 2018**

CALL TO ORDER**SALUTE TO THE FLAG****OPEN PUBLIC MEETING ACT**

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: Mr. Golick (Absent), Mr. Pinnick, Mr. Sabino, Mr. Scudieri, Mr. Sears (Absent), Mr. Vinagre, Mayor Calamari, Councilman Cumming, Chairman Murphy

Board Engineer- Paul Azzolina

Board Attorney- Louis Lamatina, Esq.

MOTION TO OPEN THE PUBLIC PORTION:

MOTION		SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick	Mr. Golick				X
Mr. Pinnick	x	Mr. Pinnick	Mr. Pinnick				
Mr. Sabino		Mr. Sabino	x Mr. Sabino	x			
Mr. Scudieri		Mr. Scudieri	Mr. Scudieri	x			
Mr. Sears		Mr. Sears	Mr. Sears				X
Mr. Vinagre		Mr. Vinagre	Mr. Vinagre	x			
Mayor Calamari		Mayor Calamari	Mayor Calamari	x			
Councilman Cumming		Councilman Cumming	Councilman Cumming	x			
Chairman Murphy		Chairman Murphy	Chairman Murphy	x			

MOTION TO CLOSE PUBLIC PORTION

MOTION		SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick		Mr. Golick			X
Mr. Pinnick	x	Mr. Pinnick		Mr. Pinnick			
Mr. Sabino		Mr. Sabino	x	Mr. Sabino	x		
Mr. Scudieri		Mr. Scudieri		Mr. Scudieri	x		
Mr. Sears		Mr. Sears		Mr. Sears			x
Mr. Vinagre		Mr. Vinagre		Mr. Vinagre	x		
Mayor Calamari		Mayor Calamari		Mayor Calamari	x		
Councilman Cumming		Councilman Cumming		Councilman Cumming	x		
Chairman Murphy		Chairman Murphy		Chairman Murphy	x		

NEW BUSINESS:**DIBLASI SITE PLAN APPLICATION:** 731 White Birch Road, Block 2210, Lot 4

Applicant seeks to demolish the existing dwelling and construct a new 4,950 Sq. foot 2-Story single-family dwelling. Applicant seeks preliminary and final site plan approval; front yard variance (School St.); side yard variance; and any other variance, waiver or other relief, if necessary from the requirements of the Township of Washington Zoning Code.

Robert Mancinelli Esq, Attorney for the Applicant stated that the Application was before the Planning Board seeking Minor Site Plan Approval/Major Soil Removal Permit and associated Bulk Variance relief to construction in the "Class AA" Residential Zoning District of the dwelling located at 731 White Birch Road. This is currently a single family dwelling. Applicant intends to demolish the existing structure and construct a 2.5 single story dwelling, with ancillary site improvement, removal/replacement by tree replacement plan to be presented this evening.

Swearing in of Sean McClellaf – Mr. McClellaf is qualified as a professional expert in his field. Mr. McClellaf prepared the original Engineer's site plan dated Jan 31, 2018, and the revisions dated Oct 5, 2018. Mr. McClellaf testified he is familiar with the site and the Township Ordinances. He gave an Overview of the plan and the property.

Mr. Mancinelli- asked that Engineers Plan be marked as Exhibit A-1.

Mr. McClellaf- described the variances needed for this site. Variance for front yard which currently is at 50' and will be expanded to 28.7' to improve the non-conformity, and side yard needs 17.5' according to code. Overview of the proposed development is to construct new dwelling which will front on School Street; driveway will remain on White Birch Road side; removal /replacement of trees. Drainage will provide a much bigger capacity than required and will improve overall drainage. Existing electric and sewer to be inspected to determine if these can be used. Some of the property required filling to level it. All other items are standard.

Review of Mr. Azzolina's Engineer Report

Mr. Azzolina- Site Plan Comments included the Tree Preservation/Landscaping, Storm water Management, Building Sewer Connection, Other Utility Service Connections. Noted that a new service connection may be required for the new house depending on the size which may be impacted by the three-year ban on road openings on White Birch. Suggested this be investigated. Additionally, noted that there was no standby emergency generator proposed. Soil Movement Application was accurately stated by the Engineer. Also noted that the revised plan shows drainage improvement but details not shown on the map. Mr. McClellaf will be adding this.

Mr. Scudieri-Noted that there may be an increased safety hazard to residents during school drop off / pick up. It was agreed this would be a Police issue, and contractors could be asked to work around the school schedule.

Mr. Murphy inquired about what impact the soil filling would have on neighbors. Mr. McClellaf Stated it would have a positive impact as the retaining wall will level the property. Mr. Azzolina stated there would be less water runoff to the east and north of the property.

Mr. Mancinelli- stated Applicant proposes the removal of 11 trees and replacing with 22 trees.

Mr. Cumming- Inquired about the noise level of the four air conditioners so close to the next door property.

Mr. Peter Diblasi – Sworn in as the owner and Applicant. Described the proposed tree placement as depicted in Exhibit A-2. Detailed the requirements of the Ordinance to replace trees, no species specified. Selected the Walnut Cherry tree which will be planted to keep a natural look on a property. Most on the front perimeter and two in the backyard. Mr. Azzolina asked him to clarify that the 22 trees would all be the same species. Mr. Diblasi stated they were, but he would be open to other suggestions. Mr. Cumming warned against "mono cultural" effect on all the same type of trees to avoid disease spreading. Mr. Sabino asked how it was determined that specific trees would be removed in front of the property and echoed concerns about traffic during school hours. Mr. Diblasi was not sure why specific trees were selected but conceded some might not have to be removed. Will also take into consideration the hours of operation of the school and try and work around that.

Mr. Mancinelli stated that there was no reason why the specific trees were selected and when Applicants resubmits may be able to preserve some trees.

Mr. Jordan Rosenberg, project Architect, sworn in and qualified as an expert in his field. Mr. Rosenberg prepared architectural plans dated Nov 2, 2016. Mr. Rosenberg gave an overview of the proposed plan which will be an English Manor style four bedroom home. Stated because of the shape of the property and the two setbacks the house is linear in shape. To comply with the minimum of 500 square footage of garage; it is larger than what is considered a typical two-car garage and is sticking out. Placement of the house on the site requires setbacks.

Mr. Mancinelli- Asked for Board's opinion on the garage setback and bringing house closer to the street.

Discussion ensued on the placement of the house and whether they wanted to move house forward 2.5' or diminish the size of the garage; and how the neighboring homes setback compare. It was noted that there is no consistency in the set back of most of the homes.

Mr. Sabino-Asked how the house would look from the front to the right as there is no conformity in the setback of these homes on the area.

Mr. Azzolina- stated there are variance conditions as the garage would be less than 500' this would eliminate the setback variance.

Mr. Mancinelli stated all of the neighbors had been properly Noticed and no complaints have been logged. Stated options would be to shorten the garage or move entire house closer to School Street creating a larger buffer between neighbors behind.

Mr. Diblasi stated he would be agreeable to moving the house forward to appease any neighbors.

Planning Board agreed to permit the house to be moved forward 2.5' in consideration of the neighbor, and amended the Application to eliminate the side yard setback and instead seek a variance approval.

.Mr. Rosenberg- continued with his description of the proposed home

Mr. Mancinelli- address the statutory criteria C-1 Analysis under Physical Features Test, the Board can grant relief based on when the applicant can demonstrate the non-compy condition is caused by unique conditions of the property. Corner lot, in this case, makes this property unique and justifies granting of relief.

Mr. Murphy stated testimony is complete.

MOTION TO APPROVE THE APPLICATION- with the condition of the setback and submission of revised plan and details, and if utilities need to be replaced approval to open the road must be granted by the Mayor and Council.

MOTION		SECOND			AYES	NAYES	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick		Mr. Golick				X
Mr. Pinnick		Mr. Pinnick	x	Mr. Pinnick				
Mr. Sabino		Mr. Sabino		Mr. Sabino	x			
Mr. Scudieri		Mr. Scudieri		Mr. Scudieri	x			
Mr. Sears		Mr. Sears		Mr. Sears				x
Mr. Vinagre		Mr. Vinagre		Mr. Vinagre	x			
Mayor Calamari		Mayor Calamari		Mayor Calamari	x			
Councilman Cumming	x	Councilman Cumming		Councilman Cumming	x			
Chairman Murphy		Chairman Murphy		Chairman Murphy	x			

SO MOVED

RESOLUTION FOR: Appointment of New Planning Board Secretary Barbara Coleman

MOTION TO APPROVE THE RESOLUTION:

MOTION		SECOND			AYES	NAYES	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick		Mr. Golick				X
Mr. Pinnick		Mr. Pinnick	x	Mr. Pinnick				
Mr. Sabino		Mr. Sabino		Mr. Sabino	x			
Mr. Scudieri		Mr. Scudieri		Mr. Scudieri	x			
Mr. Sears		Mr. Sears		Mr. Sears				x
Mr. Vinagre		Mr. Vinagre		Mr. Vinagre	x			
Mayor Calamari		Mayor Calamari		Mayor Calamari	x			
Councilman Cumming	x	Councilman Cumming		Councilman Cumming	x			
Chairman Murphy		Chairman Murphy		Chairman Murphy	x			

SO MOVED.

MOTION TO APPROVE THE MINUTES:

MOTION TO APPROVE THE MINUTES OF SEPTEMBER 26, 2018 PLANNING BOARD MEETING

MOTION		SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick		Mr. Golick			X
Mr. Pinnick		Mr. Pinnick	x	Mr. Pinnick			
Mr. Sabino		Mr. Sabino		Mr. Sabino	x		
Mr. Scudieri		Mr. Scudieri		Mr. Scudieri	x		
Mr. Sears		Mr. Sears		Mr. Sears			x
Mr. Vinagre		Mr. Vinagre		Mr. Vinagre	x		
Mayor Calamari		Mayor Calamari		Mayor Calamari	x		
Councilman Cumming	x	Councilman Cumming		Councilman Cumming	x		
Chairman Murphy		Chairman Murphy		Chairman Murphy	x		

SO MOVED

MOTION TO APPROVE THE MINUTES OF OCTOBER 3, 2018 PLANNING BOARD MEETING

MOTION		SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick		Mr. Golick			X
Mr. Pinnick		Mr. Pinnick	x	Mr. Pinnick			
Mr. Sabino		Mr. Sabino		Mr. Sabino	x		
Mr. Scudieri		Mr. Scudieri		Mr. Scudieri	x		
Mr. Sears		Mr. Sears		Mr. Sears			X
Mr. Vinagre		Mr. Vinagre		Mr. Vinagre	x		
Mayor Calamari		Mayor Calamari		Mayor Calamari	x		
Councilman Cumming	x	Councilman Cumming		Councilman Cumming	x		

Chairman Murphy		Chairman Murphy		Chairman Murphy	x			
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SO MOVED

DISCUSSION OF THE 2019 PLANNING BOARD MEETING DATES:

Discussion ensued regarding the meeting dates on the first and the fourth of the month. Mr. Murphy noted that there had been some discussion about the monthly meeting dates being so spread out causing a hardship for some applicants.

Board discussed moving dates to the first and the third of the month. Mr. Azzolina stated he would be available on newly proposed meeting dates, but noted that the shortened time between meeting would give applicants less time to comply with Board requirements.

Mayor Calamari - requested the Planning Board go into Closed Session.

MOTION TO AMEND THE AGENDA TO GO INTO CLOSED SESSION FOR A DISCUSSION OF POSSIBLE AND CURRENT LITIGATION:

MOTION		SECOND			AYES	NAYES	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick		Mr. Golick				X
Mr. Pinnick		Mr. Pinnick		Mr. Pinnick				
Mr. Sabino		Mr. Sabino		Mr. Sabino	x			
Mr. Scudieri		Mr. Scudieri		Mr. Scudieri	x			
Mr. Sears		Mr. Sears		Mr. Sears				x
Mr. Vinagre		Mr. Vinagre		Mr. Vinagre	x			
Mayor Calamari		Mayor Calamari	x	Mayor Calamari	x			
Councilman Cumming	x	Councilman Cumming		Councilman Cumming	x			
Chairman Murphy		Chairman Murphy		Chairman Murphy	x			

SO MOVED

MOTION TO GO INTO CLOSED SESSION:

MOTION		SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick	Mr. Golick				X
Mr. Pinnick		Mr. Pinnick	Mr. Pinnick				
Mr. Sabino		Mr. Sabino	Mr. Sabino	x			
Mr. Scudieri		Mr. Scudieri	Mr. Scudieri	x			
Mr. Sears		Mr. Sears	Mr. Sears				x
Mr. Vinagre		Mr. Vinagre	Mr. Vinagre	x			
Mayor Calamari		Mayor Calamari	x Mayor Calamari	x			
Councilman Cumming	x	Councilman Cumming	Councilman Cumming	x			
Chairman Murphy		Chairman Murphy	Chairman Murphy	x			

SO MOVED.

Planning Board in Closed Session

Planning Board out of Closed Session

MOTION TO ADJOURN:

MOTION		SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick	Mr. Golick				X
Mr. Pinnick		Mr. Pinnick	Mr. Pinnick				
Mr. Sabino	x	Mr. Sabino	Mr. Sabino	x			
Mr. Scudieri		Mr. Scudieri	Mr. Scudieri	x			
Mr. Sears		Mr. Sears	Mr. Sears				x
Mr. Vinagre		Mr. Vinagre	Mr. Vinagre	x			
Mayor Calamari		Mayor	Mayor	x			

	Calamari		Calamari				
Councilman Cumming	Councilman Cumming	x	Councilman Cumming	x			
Chairman Murphy	Chairman Murphy		Chairman Murphy	x			

SO MOVED