

Township of Washington  
Bergen County, New Jersey  
Planning Board Meeting Minutes  
May 27, 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 Mr. Dumaresq, seconded by Councilman Sears to open the Public Portion.

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

Absent: Mr. Sabino.

Nays: None.

Keith Jansen, 1154 Washington Avenue – Mr. Jansen would like to know why they are not on the agenda, since he was told he was and all the letters went out. Chairman Calamari stated he understands that Mr. Jansen sent out the letters, but no one indicated to him to send out the letters because we don't know what the status of the application is, complete or incomplete. Mr. Jansen stated he would like to bring Joe Hernandez up also, 45 Horizon Court Washington Township, he is his father-in-law. Mr. Jansen stated they both sent out the letters two different times on the same project, it is a family house. Mr. Jansen would like to know if they can be added to the agenda now. Chairman Calamari stated if it is not on the agenda this week we have another meeting this Wednesday. Chairman Calamari asked was everything filed that was needed and did the secretary or the engineer indicate that Mr. Jansen was complete enough to send out the notices that he sent. Mr. Jansen stated that yes, the Acting Secretary. There was a discussion of who Mr. Jansen spoke to. Mayor Sobkowicz asked when was the last time Mr. Jansen submitted anything to the engineer to be reviewed. Mr. Jansen replied on year ago, he doesn't recall the date. Mayor Sobkowicz asked if anything has been received with regard to

this project. Mr. Jansen replied there have been no changes. Mayor Sobkowicz asked how did Mr. Jansen take it upon himself to send letters out. Mr. Jansen stated he didn't decide himself to do it, Bernadette stated the letters could be sent out. She called Mr. Azzolina's office said this is going to go on. Mr. Jansen stated he didn't receive a confirmation from Mr. Azzolina, but the town secretary stated that yes, and he can do it on this date. Mr. Azzolina stated that Bernadette did not call him. Mr. Azzolina stated he has everything from a year ago, but the board doesn't. Mr. Jansen asked why doesn't the board have it. Mr. Azzolina stated the ownership has to be updated based on the deed. Mr. Jansen stated that has been done. Mr. Azzolina stated all the application documents say Keith Jansen, but according to the deed is now a family owned LLC. Mr. Jansen stated yes, that is me. Mr. Azzolina the paperwork needs to be revised and the board needs to have copies unless they all say they have the plans from one year ago today, which he doubts they do. Mr. Azzolina stated that Mr. Jansen needs to provide a complete application. Mr. Jansen stated a year ago unanimously stated yes and the Mayor had given a lot of input on how it should look or not look. Mr. Jansen stated that it was conditionally approved. Mayor Sobkowicz replies no, you didn't own the property, conditional approval cannot be given. Mr. Jansen stated he agrees, it was conditionally approved until he owns the property. Mr. Jansen stated the title was in Germany for the longest time and it cleared. Mr. Azzolina stated that is incorrect, no approval was given. Mr. Azzolina stated a concept plan was presented, and the board agreed with the concept. Mr. Azzolina stated it is up to Mr. Jansen to present the complete application which could not be done because at the time Mr. Jansen didn't own the land and was unable to obtain consent. Mr. Azzolina stated the then owner could have consented to the filing of the application. Mr. Jansen stated he was told by the board that he could not do this until title was in his name. Chairman Calamari replied yes, that is correct. Mr. Jansen stated for 10 months it was translated from German, probate all of these issues, finally received it two months ago. Mr. Jansen stated the board stated the only thing needed was the title, get the title and come back. Mayor Sobkowicz stated we are a board and we are responsible for having the correct paperwork. Mayor Sobkowicz stated Mr. Jansen has to come back and reapply and resubmit since a year has gone by. Mayor Sobkowicz stated each board member has to have that plan 10 days ahead of time so we can review it as we have reviewed the plans for the other people that are here. Mr. Jansen stated if nothing changed from last year. Mayor Sobkowicz stated the paperwork needs to be revised with the name of the people who really own the property at this time. Mr. Azzolina stated he was provided a copy of the deed that indicated that Mr. Jansen now owns the property with the new name, now Mr. Jansen needs to revise the application that was submitted year ago which stated Keith Jansen, now it should properly say Family Owned LLC. Mr. Azzolina stated that Mr. Jansen needs to have an engineer present to present the plan. Mr. Jansen stated that was done. Mr. Azzolina replied no that is not correct, a concept plan was presented, and a public hearing was not had on that application, that is the next step. Mr. Azzolina stated in order to have a

hearing you need to own the property outright or have consent of the debt owner. Mr. Azzolina stated now that Mr. Jansen owns it, the drawings and the application both need to be corrected to reflect the new ownership. Chairman Calamari asked if Mr. Jansen has an attorney. Mr. Jansen replied yes. Mr. Azzolina stated since it is an LLC now, his understanding of the law is that Mr. Jansen needs to be represented by a court attorney. Mr. Jansen stated there are two properties one he is not going to keep and one he is moving into. Mr. Wertalik stated it would be in Mr. Jansen's best interest to be represented by an attorney. Mr. Jansen stated he doesn't want to spend the money, it is just a house that is being built. Chairman Calamari stated if Mr. Jansen wants to get this done quickly, he would need to start over again with all the right papers, with all the copies to the board, with an attorney, with everything the engineer's needs. Mr. Jansen asked if he were to put it back into his name, would it make it easier. Chairman Calamari asked who owns the property. There was a discussion of who owns the property and the LLC. Mr. Azzolina stated it is two lots, but they are configured the way they need to be configured, you need a subdivision to create the two lots, you also a major soil movement to develop the two properties with a minor site plan, and permission to demolish the existing homes. Mr. Azzolina stated the lots that Mr. Jansen is proposing to develop do not presently exist, the 100 foot wide by how many feet deep configuration that is going to allow Mr. Jansen to develop the properties. Mr. Jansen stated initially he wanted to just move into the first house, fix it up and the board said no. Councilman Sears asked if anything has been taken down on the property. Mr. Jansen replies no. Chairman Calamari stated the board is trying to help and tell you everything your attorney should have told you after a year, we would like you go forward, you are going to be a resident in town and we are not your adversaries. Mr. Jansen stated he is trying to do it right, he did get a survey person and an engineer. Mayor Sobkowicz stated those are the things that he needs to do, the board can't do them for him, and you are presenting the case. Mayor Sobkowicz stated the planning board attorney can't give you the advice. Mayor Sobkowicz stated it is in the best interest to get your own attorney. Mayor Sobkowicz stated that there is a procedure that needs to be followed and the board is trying to help you, we want to help and get the project going. Mr. Jansen asked who is the person to go to. Mayor Sobkowicz stated that is the administrator and there is a sign on the door stating go to him. Mr. Jansen asked why did Bernadette take responsibility and tell him to be here tonight. Mayor Sobkowicz stated that the Town Clerk Elaine is officially in charge of the agenda. Chairman Calamari stated it doesn't make any difference. Chairman Calamari recommends that if Mr. Jansen wants to do it correctly, hire an attorney to tell him what to do. Mayor Sobkowicz stated that there is a lot of stuff that needs to get done and it needs to get done soon and correctly so the board can see it. Mr. Wertalik stated Mr. Jansen may lose more money if it is not done right the first time. Mr. Jansen asked Mr. Azzolina are there any issues that he needs to change on the plans. Mr. Azzolina anticipated that Mr. Jansen to be here tonight and he did review the file. Mr. Azzolina stated the way it was left one year ago was the

plans were substantially complete, that it could be heard once he owns the property. Mr. Azzolina stated there are no major plan revisions requirements, maybe a tweak here or there it all depends on the comments of the board and the public. Mr. Azzolina stated he assumes Mr. Jansen is proposing the same dwelling. Mr. Jansen stated nothing has changed. There was a lengthy conversation with regard to the resubmittal of the application and a resubmission fee. Mayor Sobkowicz stated that Mr. Jansen should see Administrator Matthew Cavallo to see what needs to be done. Mayor Sobkowicz stated the board can't act on anything if we don't have the paperwork.

William McAuliffe, 1166 Washington Avenue – Mr. Williams stated he came because of the notice and a lot was covered. Mr. Williams is concerned about the soil movement since he is right next door. Chairman Calamari stated that Mr. William should come the night of the application, which will probably be the end of June.

There was a lengthy discussion with Mr. Jansen with regard to the resubmittal of the plans and the title being in an LLC.

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

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

Absent: Mr. Sabino.

Nays: None.

## OLD 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

Chris Lantelme Engineer of Lantelme Kurens & Associates, 101 West Street, Hillsdale, New Jersey

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

Chairman Calamari – asked if Mr. Lantelme would like to give a brief presentation.

Mr. Lantelme – stated he has been in front of this board before, it has been a few years; he is a licensed engineer and a land surveyor in the State of New Jersey. Stated the property is 37 Julia Court, Lot 4.02, Block 2501, Zone AA; this property was part of a subdivision that was approved a few years ago and site plans were also approved at that time; it is still an empty lot and the application is to build a single family dwelling; there have been provisions, the date of the plan is October 21<sup>st</sup> and above that are a couple of revision dates, the last revision being May 15<sup>th</sup>; the dwelling is around 2,700 square feet has a side loading garage, a driveway, a walkway for the driveway up to the front door and a patio in the rear; with regard to drainage on the plans it shows 3 seeded pits, two of them to service the dwelling and one will service the driveway; there is also a trench drain along the southern and eastern property lines, that was part of the original approval process; what is not shown on the plans is two additional seepage pits that will be connected to the those trench drains, that is something that we are proposing, it is not on the drawings now and we will be adding those two pits.

Councilman Sears – asked why are they being added?

Mr. Lantelme – replied they were part of the approved initial subdivision plan; it is a feature that was requested at that time, I assume people showed up with water problems; this adds more capacity to the drains.

Mayor Sobkowicz – asked how many seepage pits will there be?

Mr. Lantelme - replied we are showing three and adding two.

Chairman Calamari – asked Mr. Azzolina if this all now conforms to his letter?

Mr. Azzolina – replied yes the two additional comply with the design; the two seepage pits will serve as the out call for the trench drain collection system; rather than relying upon the percolation of the native soils, that viable water will drain into the pits and be discharged.

Mr. Lantelme – stated as far as trees this plan is a little different than the original site plan that was approved; stated we are proposing to remove nine trees, believes the original plan had ten or eleven; some of the trees are dead or close to it; just to go back to the original plan, there was a stipulation that they were going to put in 16 pine trees for the number of trees that were going to

come down; we are agreeing to that also, mostly the trees will be on the north side; stated our plans show more trees than the subdivision plan we did go down six inches; most of the pine trees will be on the north side and a little bit east of the corner, we do agree to replacing the trees with 16 additional trees; there are no variances being sought; this lot does not conform for lot frontage and with a cull de sac it does happen and it was part of the original approval from the subdivision; stated everything else conforms to code; state he would like to point out a couple of things that were in Mr. Azzolina's letter.

Councilman Sears – asked if the size of the garages were addressed, and there being three garages?

Mr. Lantelme – stated it does conform; stated for a house this size a three car garage is not unusual; the garages are 745 square feet; that side of the house is 33 ½ feet with 11 feet width; the architect is not here and he cannot speak for him but he believes the architect looked at the code and quite frankly he maxed out the size of the garage for the size of the house.

Mayor Sobkowicz – stated that previously 25 feet more was asked.

Chairman Calamari – replied that has been removed from the plans.

Mr. Lantelme – stated there were a couple of details that were taken care of with the utilities but there are a couple of more details that will be part of this plan.

Councilman Sears – asked if Mr. Lantelme has proposed a stand by generator.

Mr. Lantelme - replied we haven't proposed a stand by generator.

Ms. Huacuz – replied no, we don't have anything for a generator.

Chairman Calamari - asked don't you think it is wise while you are building to have a generator wired.

Councilman Sears – stated you have the street open, before it is paved curb to curb; you may want to think about getting the generator in now or at least the foundation for it.

Mayor Sobkowitz – stated there is project on Julia Court and once that is done you cannot open the street for ten years.

Councilman Sears – stated you may want to consider this since you are doing all of this work.

Mayor Sobkowitz – asked under letter C waste water management, the lateral connection is not constructed does the applicant puts that in?

Mr. Azzolina - replied yes.

Mr. Lantelme – stated a line is shown to the sewer line, we do realize we have to break into the street.

Mr. Azzolina – stated that Mr. Lantelme correctly stated that a majority of the comments in appendix A have been addressed with this current plan submitted, there are a couple of additional pieces of information relative to the landscaping, generator, sanitary sewer items will be added to the plan; the one item that we didn't cover that is in the report is the existing neighbors landscape improvements that are along the frontage of the property.

Mr. Lantelme – stated he spoke to his client about that he was at the site.

Mr. Azzolina – stated it was property owners to the east based on the statements that they made at the last meeting, but they are not here tonight.

Councilman Sears – stated four other property owners that were here.

Mr. Lantelme – stated yes it concerns the sprinkler system.

Chairman Calamari – asked if there are any questions from the public or comments.

There was a discussion with regard to 1154 Washington Avenue and residents getting re-noticed.

There was also a discussion with regard to the generator being added to the property of 37 Julia Court and the opening of the street.

A motion was made by Councilman Sears, seconded by Mr. Dumaresq, to approve the Denise Huacuz, 37 Julia Court, Block 2501, Lot 4.02 application.  
Ayes: Messrs. Dumaresq, Golick, Murphy, Pinnick, Councilman Sears, Mayor Sobkowicz, Chairman Calamari.

Absent: Mr. Sabino.

Nays: None.

## NEW BUSINESS

Chris Dowd, 728 Eastview Terrace, Block 2209, Lot 3; applicant seeks approval to remove 7 small Hemlock trees on side of house that are dead/dying. Applications and applicable fees for Planning Board were paid.

Chris Dowd, 278 Eastview Terrace, Township of Washington, New Jersey

Mr. Dowd – stated looking to remove 7 small Hemlock, some of which are classified as trees under the Township’s classification due to the diameter.

Supplied photos to each board member.

Chairman Calamari – asked are the pine trees in the back being removed?

Mr. Dowd – replied no, they are not; stated those pine trees are not his trees, they belong to his neighbor they are staying put; stated that an arborist came out the beginning of April; the vines are basically choking out the trees; stated one of the trees has actually fallen but is being held up by one of the stronger trees; stated he would like to take them down, one way or another they are going to fall down.

Chairman Calamari – asked what is being planned for the space?

Mr. Dowd – replied it is being determined; stated most likely they will be flattening out the ground and opening up the backyard, maybe a swing set.

Mayor Sobkowicz – asked if Mr. Dowd will be putting additional trees someplace else on the property?

Mr. Dowd – replied he has not thought about that yet.

Mayor Sobkowicz – stated according to the ordinance you are to replace two trees for every one that is taken down; stated she doesn’t know if she would want trees to put there.

Mr. Dowd – stated that he has no plans on what is going to be done with the area; stated most likely he will level out the ground, add a fence and will probably add some smaller trees, nothing of this sort; stated he doesn't know what the board classifies as a tree; stated on the website it states what the Township classifies as a tree is something with a trunk that is at least six inches in diameter.

Chairman Calamari – stated that is not as a replacement.

Councilman Sears – asked are these trees on your property?

Mr. Dowd – replied yes, they are right next to my house.

Councilman Sears – asked is Mr. Dowd going to put a fence across this?

Mr. Dowd – replied it is an idea, a smaller fence, just to close off the backyard; stated according to the arborist whoever planted these trees planted them way too close together and that is another reason why they are overgrown; stated he has only been living in town for two years and he can see the trees rotting.

Chairman Calamari – asked the Mayor is there another area in town that she can think of that may need a tree or two?

Mr. Dowd – replied he would be glad to donate.

Mayor Sobkowicz – replied maybe Town Hall; stated when it is determined we may contact Mr. Dowd.

Mr. Dowd – replied he would be happy to donate.

A motion was made by Councilman Sears, seconded by Mr. Dumaresq, to approve the Chris Dowd, 728 Eastview Terrace, Block 2209, Lot 3 application.

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

Absent: Mr. Sabino.

Nays: None.

Chairman Calamari – stated he would like to compliment Mr. Dowd on behalf of the board as a citizen who made this application; believes too many of the residents in town just assume they can take down trees.

Mr. Dowd – stated it was a lengthy process, but he is glad he did it.

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

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

Absent: Mr. Sabino.

Nays: None.

Time Noted: 8:27 pm

Respectfully submitted by:



Elaine Erlewein

Acting Planning Board Secretary