

Township of Washington
Bergen County, New Jersey
Planning Board Meeting Minutes
June 3, 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. Golick, Murphy, Pinnick, Councilman Sears, Mayor Sobkowicz, Chairman Calamari.

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

Absent: Messrs. Dumaresq, Sabino.

Nays: None.

Rose D'Ambra, 423 Colonial Boulevard – Mrs. D'Ambra asked if the subdivision for Stagger Lee has been finished. Chairman Calamari replied yes, the subdivision was finished some time ago, but the project not yet complete due to some rearrangement of the fire hydrant. Mrs. D'Ambra read a definition from the International Fire Code and Appendix 6, Section 503. She would like to know how 18 feet arrived at when it should be 20 feet. Councilman Sears stated it is not really an access road. Mayor Sobkowicz stated it is a private driveway. Mrs. D'Ambra further read definitions with regard to an access road, from Appendix Section 503. Councilman Sears stated that the 20 feet is guidance, the property was established with the width of 18 feet. Mrs. D'Ambra asked about the hydrant location. A discussion followed with regard to the hydrant location, the measurement from the front door to the hydrant the length of the hose, which is 1000 feet, and each additional hose is 200 feet. Mr. Azzolina stated that he attended a meeting last Friday at the site location with the Fire Chief, the Administrator, two gentlemen from United Water, the applicant and his attorney. Mr. Azzolina stated the applicant presented his proposal, United Water explained their limitations regarding regulated utilities,

there is a tariff that specifies what they are and are not required to do, which is different in this case for a private driveway than it would be if it was a dedicated roadway, which is what is creating the issue here. Chairman Calamari asked if the applicant is ready to put anything before the board yet. Mr. Azzolina replied no. Mayor Sobkowicz stated the administrator has a call out to United Water for tomorrow otherwise the applicant will have to go through with the hot box situation. Mrs. D'Ambra asked who will pay if the fire hydrant needs to be moved. Mayor Sobkowicz replied the fire hydrant is not being moved.

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

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

Absent: Messrs. Dumaresq, Sabino.

Nays: None.

A motion was made by Councilman Sears, seconded by Mr. Murphy to approve the April 29, 2015 minutes.

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

Abstain: Chairman Calamari.

Absent: Messrs. Dumaresq, Sabino.

Nays: None.

A motion was made by Councilman Sears, seconded by Mr. Pinnick to approve the May 6, 2015 minutes.

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

Absent: Messrs. Dumaresq, Sabino.

Nays: None.

OLD BUSINESS

Denise Huacuz, 37 Julia Court, Block 2501, Lot 4.02; motion required to authorize resolutions of application approved at Planning Board Meeting of May 27, 2015.

Chairman Calamari – stated there are two resolutions, major soil movement and site plan.

The following Resolution (Denise Huacuz Major Soil Moving Resolution) was read into the minutes.

WHEREAS, Denise Huacuz, has made an application to the Township of Washington Planning Board for approval of a major soil movement permit application pursuant to the provisions of Township Ordinance No. 82-36 for the property located at 37 Julia Court in the Township of Washington, being Lot 4.04 in Block 2501 on the Township of Washington Tax Assessment Map

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 April 23, 2015;
- b. Township of Washington Land Development (Zoning) Application, received by the Township of Washington on March 23, 2015;
- c. Township of Washington Application for Soil Movement Permit, date February 10, 2015;
- d. Memo dated February 9, 2015, as prepared by the Township of Washington Tax Collector, stating that the tax payments on the above referenced property were current as of that date;
- e. a drawing entitled "Site Plan for Denise Huacuz, 37 Julia Court 4.02* (*to be corrected) Block 2501, Township of Washington, Bergen County, New Jersey," dated October 21, 2014, as prepared by Lantelme, Kurens & Associates, P.C., of Hillsdale, New Jersey;
- f. a set of architectural drawings entitled "Huacuz Residence, Julia Court, Washington Township, New Jersey," comprised of nine (9) sheets, dated September 2, 2014 and revised through December 17, 2014, as prepared by Perry M. Petrillo Architects of Park Ridge, New Jersey;
- g. the report of the Township Engineer, dated May 6, 2015;
- h. the statements of and/or on behalf of the applicant at the work session and/or public hearing of the Township of Washington Planning Board with respect to the pending application;
- i. the testimony provided and/or the exhibits offered into evidence by and/or on behalf of the applicant during the course of the hearing relative to the pending application held at the Township of Washington Planning Board, as made part of the witness and exhibits lists, and/or comments from the public at the hearing.

NOW, THEREFORE, the Township of Washington Planning Board hereby approves said soil movement permit application, as a major soil movement

application, subject to the following:

1. That the applicant conforms to all details of the plan and information as hereinabove set forth;
2. That the applicant conforms to all of the recommendations set forth in the report of the Township Engineer, dated May 6, 2015;
3. That prior to the beginning of excavation or transportation of any soil upon the site, the name and address of persons in charge of operations and transportation, as well as the place to which any soil will be removed and the truck route by which any soil will be removed, shall be furnished to the Township of Washington Engineer and occur only upon approval of the Township of Washington Police Department;
4. That at least thirty days prior to the beginning of excavation or transportation of any soil upon the site, the applicant will provide a breakdown of the soil movement for each phase of the construction;
5. That the applicant shall inform the Township of Washington Engineer and receive approval with respect to any soil being moved on or off the premises pursuant to the soil movement permit;
6. That the applicant will provide a bi-weekly certification of the quantity of excavation and fill on the site, plus the quantity of any fill imported and exported from the site to the Township of Washington, through the Township of Washington Engineer;
7. That any fill which is imported must first be tested and approved, at the applicant's own expense, by a qualified New Jersey certified laboratory;
8. That the applicant shall erect a five (5) foot buffer fence on the property prior to commencing any work with respect to said soil movement;
9. That the entrance and exit of the applicant removing the soil pursuant to the soil movement permit shall be determined by the Township of Washington Police Department;
10. That the applicant remove residue of soil on the roads of the Township of Washington on a daily basis or in the event fails to remove same, that the Township of Washington shall remove same and applicant shall pay the cost of removal of said residue of soil on the roads of the Township of Washington;
11. That the applicant shall not place stockpiles of soil any higher than seven (7) feet and that the replacement of said soil shall be monitored by the Township of Washington Engineer;

12. That the applicant shall procure a performance guarantee bond in the appropriate amount and post same prior to the commencement of construction with the Township Clerk;
13. That all necessary measures shall be taken to minimize the impact of the soil movement upon area roads, including the possibility of increased frequency of street sweeping as deemed appropriate by the Township Engineer;
14. That during the period when the soil movement is undertaken all precautionary steps shall be taken, as applicable, to protect any downhill neighbor from potential flooding;
15. That the applicant deposit sufficient funds with the Township Treasurer to pay the costs of the Township Engineer and the Township of Washington Planning Board Attorney concerning this application and the necessary monitoring with respect to this approval by the Township Engineer. There shall be no certificate of occupancy or building permit issued until the funds have been deposited with the Treasurer to pay for said costs and the Treasurer has certified same in writing to the Secretary of the Planning Board;

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 applicant and to 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. Pinnick, seconded by Mr. Golick to approve the resolution (Denise Huacuz major soil moving resolution).

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

Absent: Messrs. Dumaresq, Sabino.

Nays: None

The following Resolution (Denise Huacuz Site Plan Resolution) was read into the minutes.

WHEREAS, Denise Huacuz has made an application to the Township of Washington Planning Board for tentative approval of a site plan for premises located at 37 Julia Court, being Lot 4.04 of Block 2501 on the Township of Washington Tax Assessment Map;

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 April 23, 2015;
- b. Township of Washington Land Development (Zoning) Application, received by the Township of Washington on March 23, 2015;
- c. Township of Washington Application for Soil Movement Permit, dated February 10, 2015;
- d. Memo dated February 9, 2015, as prepared by the Township of Washington Tax Collector, stating that the tax payments on the above referenced property were current as of that date;
- e. a drawing entitled "Site Plan for Denise Huacuz, 37 Julia Court 4.02* (*to be corrected) Block 2501, Township of Washington, Bergen County, New Jersey," dated October 21, 2014, as prepared by Lantelme, Kurens & Associates, P.C., of Hillsdale, New Jersey;
- f. a set of architectural drawings entitled "Huacuz Residence, Julia Court, Washington Township, New Jersey," comprised of nine (9) sheets, dated September 2, 2014 and revised through December 17, 2014, as prepared by Perry M. Petrillo Architects of Park Ridge, New Jersey;
- g. the report of the Township Engineer, dated May 6, 2015;
- h. the statements of and/or on behalf of the applicant 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 Denise Huacuz is for a minor site plan.
2. The street frontage deviation is a pre-existing non-conforming condition resulting from the 2008 Tedesco minor subdivision approval.

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 conditional use authorization requested by the applicant 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 conditional use authorization benefits the intent and purpose of the zone plan and the zoning ordinances of the Township of Washington;
3. That the applicant conforms to all details of the plans and information as hereinabove set forth;
4. That the Planning Board reserves the right to inspect and evaluate the completed landscaping work on the subject property to

determine the sufficiency and adequacy of same and to direct what further landscaping work may be necessary.

5. That any addition and installation of a generator by the applicant shall conform to the requirements of the applicable ordinance;

6. That the applicant concurs 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;

7. 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; and

8. 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 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. Golick to approve the Denise Huacuz major soil moving resolution.

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

Absent: Messrs. Dumaresq, Sabino.

Nays: None

Chris Dowd, 728 Eastview Terrace, Block 2209, Lot 3; motion required to authorize resolution of application approved at Planning Board meeting of May 27, 2015.

WHEREAS, Christopher Dowd has made an application to the Township of Washington Planning Board, pursuant to the provisions of Chapter 12 of the Washington Township code, for approval for certain tree removal on property located at 728 Eastview Terrace, being Lot 3 of Block 2209, which application encompasses the removal of seven (7) trees on the subject vacant lot;

WHEREAS, the Township of Washington Planning Board has reviewed the following relating to the applicant's proposal:

a. Application for Tentative Approval of Site Plan, dated May 15, 2015;

- b. Memo of Township of Washington Tax Collector's Office, dated May 8, 2015;
- c. Three (3) photographs of the subject trees;
- d. The statements and/or on behalf of the applicant at the work session and/or public hearing of the Township of Washington Planning Board on May 27, 2015 with respect to said application;
- e. As applicable, the exhibits offered into evident by and/or on behalf of the applicant during the course of the hearing relative to said application held at the Township of Washington Planning Board, as made part of the exhibit list, and/or comments from the public at the hearing.

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

1. The applicant is seeking approval of his plan for the removal of seven (7) trees;
2. The applicant has advised that new plantings are contemplated on his property;
3. The applicant has notified all property owners within 200 feet of the subject property of his application.

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 conforms to all details of the plans and information hereinabove set forth and to any revisions made thereto;
2. That the Planning Board reserves the right to inspect and evaluate the completed landscaping work on the subject property to determine the sufficiency and adequacy of same and to further direct what further landscaping work may be necessary;
3. That the applicant pays the costs of the Township of Washington Engineer and/or Township of Washington Planning Board Attorney associated with this application, and deposit sufficient funds for same with the Township of Washington Treasurer;
4. That the applicants comply with all applicable municipal and governmental regulations affecting the proposed development of said premises.

BE IT FURTHER RESOVLED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicant and/or 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 with ten (10) days of the date hereof and thereafter published according to

A motion was made by Councilman Sears, seconded by Mr. Murphy to approve the resolution (Chris Dowd tree removal).

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

Absent: Messrs. Dumaresq, Sabino.

Nays: None.

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

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

Absent: Messrs. Dumaresq, Sabino.

Nays: None.

Time Noted: 8:04 pm

Respectfully submitted by:



Elaine Erlewein
Acting Planning Board Secretary