

Township of Washington
Bergen County, New Jersey
Planning Board Meeting Minutes
March 25, 2015

Meeting called to Order at 7:32 pm

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.

First Order of Business: Salutation to the Flag

Roll Call Taken:

Messrs. Dumaresq, Murphy, Pinnick (absent), Sabino (absent), Chairman Calamari (absent), Councilman Sears, Mayor Sobkowicz, Vice-Chairman Golick.

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

A motion was made by Councilman Sears, seconded by Mr. Murphy to approve the March 4, 2015 minutes.

Ayes: Messrs. Murphy, Sabino, Sears, Sobkowicz, Golick.

Abstain. Mr. Dumaresq.

Absent: Messrs. Pinnick, Sabino, Calamari.

Nays: None.

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

Ayes: Messrs. Dumaresq, Murphy, Sabino, Sears, Sobkowicz, Golick.

Absent: Messrs. Pinnick, Sabino, Calamari.

Nays: None.

No Public Comment

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

Ayes: Messrs. Dumaresq, Murphy, Sabino, Sears, Sobkowicz, Golick.

Absent: Messrs. Pinnick, Sabino, Calamari.

Nays: None.

NEW 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.

Dennis Herman, DCI Signs & Awnings, 221 Highfield Lane, Nutley, NJ (Local Installer)

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

Joseph Kennedy, Chandler Sign Company, San Diego, California (Sign Vendor)

Messrs. Herman, Lazar & Kennedy were sworn in

Mr. Lazar: stated Rite-Aid just finished a 7 week remodel of the store, investing \$500,000 into the store; our corporate office in Harrisburg looked at the existing signage and making recommendations; asking permission to change what is existing into the logo of the Rite-Aid sign; what is there now is not Rite-Aid accepted, it is within the square footage allowance and the font was squeezed into that one little section; would like to do block lettering in three separate words on the façade that the landlord is more than willing to let Rite- Aid have; the sign is actually blue letters that turn white at night, they are LED.

Councilman Sears: stated he thought it would be red lettering since when the manager was here he suggested that the letters be red since it is more visible from the road.

Vice-President Golick: stated the owner of the shopping center wanted blue lettering with no one's logo or colors; that was changed a few years ago; the current manager of the facility suggested red.

Mr. Lazar: stated every tenant in the shopping center has a different color.

Mayor Sobkowicz: stated a few years ago applicants stated if they had a national logo on the sign it was helpful to identify what was there, nothing had to be read; the blue coloring at night blended from one to another; the council

did make a recommendation to change the ordinance so a tenant could put a national logo or a different color; understands that the Rite-Aid is looking for a larger sign; stated the sign does look a little large; asked if this is the sign that is being put on every Rite-Aid.

Mr. Lazar: stated it is the style.

Mayor Sobkowicz: asked what is the size of the Rite-Aid sign in Waldwick.

Mr. Lazar: replied he doesn't know that off hand.

Mayor Sobkowicz: asked that is a stand-alone building?

Mr. Lazar: replied the signs are proportioned to the façade; they range from 24 inches which are being proposed here.

Mayor Sobkowicz: stated the Rite-Aid section of the building is long.

Mr. Lazar: stated the shopping center is built on three elevations the façade steps in three times; you can this logo on one and Rite-Aid Pharmacy and the shield too; we just want to get the correct sign-age and get the visual from the street; you cannot read the sign from the street.

Mr. Kennedy: stated he worked with the branding program at Rite-Aid; the fool brand Rite-Aid Shield the Rite-Aid Pharmacy; when we can't get the shield so the secondary trade-mark font and word is Rite-Aid Pharmacy those are the minimum we can go since we have to trademark it is a pharmacy.

Vice-President Golick: asked is there anything that can be done with the location of the sign to show where the entrance of the store is?

Mr. Lazar: replied you can see where the door is.

Mr. Sears: asked how big the letters are are they letters larger than the mall; since they seem to be larger.

Mr. Lazar: replied it is 24 inches.

Mr. Kennedy: replied it is both, it is larger than some and smaller than others; Pharmacy is 18 inches Rite-Aid is 24 inches; when you have a certain amount

of façade you need a certain amount of white space to clearly read any kind of sign; there is mathematical formula that is utilized; in this capacity you can read on this; we have a very large expanse, the letters that were up there before really in a sense not complimenting the building or the architecture.

Councilman Sears: asked would the logo be up there?

Mr. Kennedy: replied we would like to have it up; the logo would go on the left side; to the left of Rite-Aid.

Mr. Lazar: stated if the Board allows us to fill the band we would do that.

Mr. Kennedy: stated we have had the opening; we are only asking for the minimum; maximum would be to use more space and utilize the shield logo;

Vice-President Golick: stated you should consider a logo.

Mr. Kennedy: stated the issue we wanted to try to do something that helps both sides; the logo was left out purposely.

Mr. Lazar: stated it is brand identification; not many stores have it, it is a little different.

Mr. Azzolina: stated he recognizes the façade; would like to center the sign within the 91 feet.

Mr. Herman: stated the 91 is in three steps; doesn't know where the center lines would fall or the raceways would end up; we have planned on the two step approach where we would build up the Rite-Aid raceway so it would be on the same plain.

Mr. Murphy: stated the two words Rite-Aid can be on the same plain and pharmacy can be set back.

Mr. Azzolina: asked if the sign could be centered within that 91 foot space?

Mr. Herman: replied we could try and do that; the one structural issue based on the sign raceway thickness we can make it so it is on the same plane; shim it out through the raceway structure.

Mr. Lazar: stated there are two separate setouts in the area, the one that would center the signage is a much larger step out; cannot speak as to how that would be centered or how deep the raceway would be.

There was a discussion of where the sign would be located on the plans and balancing the sign in the center, Rite-Aid being over the doors and the word Pharmacy a way over.

Mr. Kennedy: stated that moving Pharmacy to the left band would increase the white space and the word "Pharmacy" would look a lot smaller; where it is now meets the criteria for that particular component.

The engineer report was given to the Planning Board dated March 25, 2015.

Mr. Azzolina: stated the first plan which is entitled Site Plan shows two site proposals, A was on the free standing sign, which they advised our office they have abandoned; strictly talking about location "B", 3 is the Zoning detail, 4 is a description of the sign; the overall length would be 21 feet 9 inches, with a two foot maximum letter height; under item #6 that is not in conformance with the amended ordinance which allows for an overall length of 12 feet 6 inches long and the maximum height of 4 feet; they are at 21 feet 9 inches which is greater; they would theoretically need a waiver in order to construct the sign of this length; looked at the original tenant application which shows an approximate store front length of 91 feet; typically the stores in the Washington Town Center are approximately 15 feet wide, this location is approximately six times greater than the standard store front so it seems appropriate they would be entitled to a larger signage length; that is his finding the board would have to concur or offer the applicants some other finding.

Mayor Sobkowicz: stated the best thing to do is to have a mock sign so we can see what it looks like; that has done with other places in town, putting up a cardboard sign to see how it looks before money is spent.

Mr. Hermann: stated they can make a banner a vinyl banner that would hang.

Mayor Sobkowicz: stated it would be feedback from people; spoke of the time when the previous management company put a sign up and the calls she received on that; spoke of other signs that came before the board.

Mr. Lazar: stated Rite-Aid does have a commitment to the community and signed a 20 year lease.

Mr. Murphy: stated the only problem he has is the centering of the sign; spoke of the photo it looks overpowering; would the board be opposed to seeing what corporate logo would like in shifting everything over.

Mr. Lazar: stated it is centered.

Mr. Kennedy: stated the issue is Rite-Aid has five times, six times the amount of space; there is an adequate resolution for some sort of a variance in the sense that when the original terms were written they were not written to accommodate this kind of a situation they were written only to accommodate a length of a sign which doesn't really make sense if you understand all of the things discussed this evening; if he understands everything correctly the board wants to see a rendering that would show the logo plus the Rite-Aid in the best proportion that we can adequately allow it to be; he stated Rite-Aid Pharmacy to some extent cannot shrink too much because at some point that the Rite-Aid Pharmacy letters as they are now, the logo is a little bit larger than the Rite-Aid; it actually in some sent may make it longer.

Mr. Murphy: asked if the design would be centered within the 91 feet?

Mr. Kennedy: replied it would better have a better appeal and we would like to bring some renderings; everything is drawn to scale.

Councilman Sears: stated the board is giving you an opportunity to put the national logo.

There was a discussion of when the Rite-Aid would come back and the logo being included in the sign.

There was also a discussion on looking at the current ordinance.

Mr. Kennedy: stated he would like it tabled to the next meeting and Rite-Aid put on the agenda; if the board deems to have a waiver he suggests that it is written in a language that this situation would only happen when you have this much frontage.

Mr. Lazar: stated Rite-Aid was given permission by the landlord to put a sign on the pile-on; the landlord doesn't have any structural plan on how this pile-on is built; the next step would be to go the building department; that is a piece that Rite-Aid would like to have.

Mayor Sobkowitz: stated the only people allowed on that sign are by the owner.

Mr. Lazar: stated we are one of the larger anchor tenants and would like to be there.

Vice-President Golick: stated that Rite-Aid does belong there; you would have to check the site plan and what was submitted by the landlord to the town.

Mr. Herman: stated he did some of the investigatory work and checked with the architect and landlord doesn't have the plans; the architect has no way of researching where those plans would be; stated he would like to petition the building department for a permit to add a cabinet onto that sign, but without knowing the structure support itself he cannot do the calculations.

Mayor Sobkowitz: stated she will check with the building department.

CURRENT BUSINESS:

Stagger Lee, 195 Linwood Avenue, Block 2502.01, Lot 16; application for an Amended Minor Subdivision.

Correspondence from attorney representing Stagger Lee is attached.

Michel Darcy, representing Stagger Lee

Mr. Paul Imbarrato, 191 Linwood Avenue, Township of Washington, New Jersey

Mr. Imbarrato was sworn in.

Ms. Darcy: stated she wrote to the Board on March 5th with regard to the issue of the fire hydrant for the private driveway this came up while applying for service to the subdivision; stated Mr. Imbarrato is going to do most of the talking with regard to the specifics of what we are asking; stated we have had

numerous conversations and discussion since the letter was written so we can try to come up with a better solution.

Mr. Imbarrato: stated the original design had a six inch main line running down the middle of the road that would accommodate the three homes and the fire hydrant; stated United Water will not allow a six inch line because the water will become stagnant with only 3 homes; United Water stated they are not interested in putting a six inch water line because the water will create bacteria and they would rather see a two inch line that would adequately feed the homes; stated putting a two inch line cannot house the fire hydrant and United Water will not go on to a private driveway; United Water has no problem with him installing the two inch line, but they will not come onto the private residence driveway the way the developers agreement was set up and amended with the association, they will only work within the town parameter; stated the RSIS Ordinance states that the fire hydrant needs to be within 400 feet of the façade of the home; stated if he was to put the fire hydrant onto the property and maintain it a hot box will have to put at the beginning of the installation which would be 18 feet long, 7 feet high and 8 feet wide pretty much similar to the hot box that is in front of Pascack Valley Hospital; stated United Water will have to have a meter there and they will have to have a backflow preventer; stated for him to put the fire hydrant on the property it would be a six inch pipe within the allocation of the 400 feet; stated originally the fire hydrant was proposed at the end of the six inch line which would be housing all of the houses; stated Michel proposed in the letter to put the fire hydrant (pointing to the area) in which there were discussion with United Water about; stated it was very back and forth and had to go to engineering, that is why the letter was presented to the Board asking for permission that in fact we could put that fire hydrant there; stated United Water came back and stated we will not go on to the residential area, it has to be within the town property; stated the this purple (pointing to the area) is within the town easement which is 445 feet from the edge of this home, which is 45 feet beyond the approved RSIS; stated there is an existing fire hydrant right here (pointing to the area) which is 475 feet from the façade of this home; stated we are talking about an additional 45 feet to install a fire hydrant which would be on the road or not installing anything and utilizing this fire hydrant which is 475 feet from the home; stated we are requesting some assistance from the town and the Planning Board; stated a hot box of that size is extremely costly, extremely unsightly and has to be installed within this right of way up here (pointing to the area); stated he doesn't want to go that route; stated he has been working very hard with the town going through the sewer agreements with Paramus and Washington Township; stated

we are looking to break ground at the end of June; stated we are almost through the DEP and also have been working with Paul Azzolina and Mr. Wortalik with the Developer's Agreement; stated he is looking for assistance from Mr. Sears and whatever the Board can do for us.

Councilman Sears: stated he did look at the area and took the measurement from the fire hydrant to where the front of the house is going to be, the back one, the furthest in distance; stated he calculated the length of hose that is carried on first truck, which would more than suffice to reach of the cul-de-sac to get to the house; stated he actually calculated past the house to get to the rear of the house, and also did a water flow calculation on the pump, the hydrant is connected to a 12 inch main; stated he calculated a water flow out of a 12 compared to what our first pumper can handle, it is more than enough that we would need to put out a fire in that area; stated even with a second vehicle at the next hydrant down the street, still more than enough to handle any fire in that area; stated this is a flat area and we can maintain a 175 pounds of water pressure at the pumper to the end of the nozzle with that length.

Mayor Sobkowicz: asked if there are two fire hydrants in that area.

Mr. Imbarrato: stated the ideal situation would allow us to use this hydrant, the 12 inch and not put a fire hydrant in whatsoever.

Councilman Sears: stated that is the one he was calculating from.

Mayor Sobkowicz: asked if it can be done with the hydrant that is there.

Councilman Sears: replied yes; stated the fire department carries over a 1000 feet of hose; stated we have more than enough hose to reach the end of the cul-de-sac and then supply 175 pounds of pressure out of the pump, which is normal 150-175 without any drawer, what they call sucking the hydrant dry, we would not have that problem here at all; stated there is another hydrant down the road if all 3 houses are on fire we can also connect to that one, and also behind the property there is a hydrant on that street (pointing to the area) back there if we have to go behind that; stated calculating and looking at that property a fire hydrant is not needed there at all.

Vice-President Golick: asked if there is going to be enough volume and pressure with a 12 inch pipe?

Councilman Sears: replied the property is basically flat going straight across, it is not an incline.

Mayor Sobkowicz: asked would a hydrant being that far away, would it have any impact on their homeowners insurance.

Councilman Sears: replied no, the fire hydrant is basically on the corner, it is an ideal shot; stated there are homes that are over 1000 feet from fire hydrant.

Mr. Imbaratto: stated with the radius of the curb the access would be quite easy; appreciates what the Board can do; asked if there needs to be a vote on this.

Vice-President Golick: stated it would be an amendment.

There was a discussion if the plans need to be amended or the resolution.

Mayor Sobkowicz: stated as-built plans need to be on file.

Mr. Imbaratto: stated with regard to the as-built, first it needs to be built, and then the as-built are created.

Mr. Azzolina: stated that the subdivision plan needs to be amended to reflect the delineation of the six inch water main that is currently on there and show the two inch service; asked if United Water would need a hot box for the two inch service.

Mr. Imbaratto: replied yes for the two inch they will; stated that hot box would be much smaller, half the size of this table.

Mr. Azzolina: stated that would have to be schematically shown and detailed on the plan.

Mr. Imbaratto: stated there will be landscape around it.

Mr. Azzolina: asked if Mr. Imbaratto will be removing the hydrant that is currently on the plans.

Mr. Imbaratto: replied yes.

Mr. Azzolina: asked we are not requiring the additional hydrant 15 feet away from the existing hydrant, correct?

Vice-President Golick: replied that is correct.

Mr. Azzolina: stated with that it would be deviating from the RSIS standards; there is a procedure outlined in the regulations that Mr. Imbarrato is looking for a waiver from that this Board is apparently consenting to; stated Mr. Imbarrato needs to prepare paperwork that is specified in the RSIS, Chapter 2, that would tell Mr. Imbarrato the steps that he would have to do, such as sending paperwork down to the State of New Jersey so there is a record of it; stated the first step in the process amend just that sheet, that detail needs to be removed from the plans.

Mr. Imbarrato: replied yes, that can be done; asked if we can continue the process since this did hold us up in getting the Developer's Agreement going.

Mr. Azzolina: stated with this direction he can pretty much finalize what was discussed.

There was a discussion of how long it would take to amend the page. Five original plans need to be provided.

Ms. Darcy: stated Mr. Wertalik and she would also work on the homeowner's agreement.

Mr. Imbarrato: stated Public Service is going to require an easement for the gas line, the electrical line, which are all going to be underground; stated the drawing will be fixed to show the electric will be underground, no poles; stated they would also like to put a sidewalk going up to Parkway Court with the handicap access; stated people can then walk from Parkway Court, passed Charlie Browns down to Ridgewood Road.

Councilman Sears: asked there will be no parking on that road, correct?

Mr. Imbarrato: replied that is correct; he thanked the Board.

There was discussion of the easement and sidewalks. Sidewalks being on the main road do need to be maintained.

Vice-President Golick: stated there were two applications from the shopping center that were withdrawn, the first one being 261B which was going to be a dog grooming and daycare for dogs, that application was withdrawn for consideration of another location in the shopping center, without the daycare portion of it; it will be to groom dogs and sell trinkets and dog treats; that application would like to move to 303A, which is the old location for the Tae Kwon Do, right in between the Dunkin Donuts and the dry cleaners;

Mr. Dummaresq: asked if those tenants are aware of this?

Vice-President Golick: replied that is the responsibly of the rental agent; there was an objection of a tenant that didn't like the idea that there would be dogs housed for the day on the premises, next to Body Empathy; stated there was also an application for Sushi/Japanese restaurant and he requested to come of the agenda, also didn't sign the agreement.

Mrs. Rose D'Ambra: asked if she could ask a question.

Vice-President Golick: replied yes, Mrs. D'Ambra can make a statement.

Mrs. D'Ambra: asked is it advisable to have a dog grooming place between food stores? Stated she doesn't believe it is a good idea; stated a lot of people wouldn't want to go to Dunkin Donuts or the bagel shop knowing that people are bringing dogs in; some people are afraid of dogs.

Vice-President Golick: stated that Mrs. D'Ambra will have a chance to give her opinion when that application comes in front of the Board; right now it is the notice of intention to move to that location; everyone needs to be listened to.

Mayor Sobkowicz: stated when they came before the Board the first time we did ask them the landlord to please notify the tenants in that area; stated a letter was received specify the type of business they have there now would be interrupted with this, and they did offer to move it to another spot.

Vice-President Golick: stated the site plan ordinance relative to the shopping center use doesn't say you can and doesn't say you can't; stated that everyone needs to get heard.

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

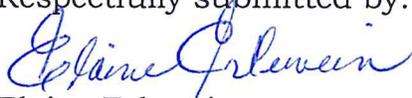
Ayes: Messrs. Dumaresq, Murphy, Sabino, Sears, Sobkowicz, Golick.

Absent: Messrs. Pinnick, Sabino, Calamari.

Nays: None.

Time Noted: 8:37 pm

Respectfully submitted by:



Elaine Erlewein

Acting Planning Board Secretary