

**Township of Washington
BERGEN COUNTY, NEW JERSEY
Planning Board Meeting
Minutes
March 26, 2014**

Call to Order: In compliance with the Open Public Meetings Act of the State of New Jersey, notification of this meeting has been published in the Ridgewood News, our official newspaper in the Township of Washington, notice has been advertised on the official Township of Washington website, and posted on the bulletin board at Town Hall.

Meeting Called to Order at 7:30PM

First Order of Business: Salutation to the Flag

Roll Call Taken:

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

Also in Attendance: Board Attorney Robert Wortalik, Board Engineer Paul Azzolina and Board Secretary JoAnn Carroll

Approval of Minutes: Sears, Dumaresq
February 26, 2014

Roll Call Taken; All Board Members Approve

Open Public Portion: Dumaresq, Sears

Roll Call Taken

No Public Comment

Close Public Portion: Sears, Mayor Sobkowicz

Roll Call Taken

Mnemotech, Mr. Peter Calamari, 273 Pascack Road, Suite 8, Block 3402, WTC: computer business located in the Washington Town Center.

Vice Chairman Golick: asked Mr. Calamari for a description of his business.

Mr. Peter Calamari: stated that as part of full disclosure, he is a Councilman in the Township; his business concerns the writing of software for businesses that can't find software off the shelf; business was founded in 1968; the office

is not in the retail part of the shopping center, but in the corridor of offices; he is a full time employee; there will also be two part time employees in the office.

Vice Chairman Golick: asked if clients will visit his office and would they visit from the rear or the front of the shopping center.

Mr. Calamari: stated generally he does not have clients visiting him; he visits all his clients.

Vice Chairman Golick: confirmed that what Mr. Calamari requires is office space.

Mr. Calamari: stated Vice Chairman Golick was correct.

There were no questions from the Board.

Vice Chairman Golick: wished Mr. Calamari good luck with his business.

Motion to approve Mnemotech application: Sears, Dumaresq

Ayes: Dumaresq, Vice Chairman Golick, Pinnick, Councilman Sears, Mayor Sobkowicz

Koexpo, LLC, Hye W. Lee, 273 Pascack Road, Suite 9, Block 3402, Washington Town Center, WTC: logistics provider business office in the Washington Town Center.

Vice Chairman Golick: introduced the application and asked for a brief description of the business.

Ms. Hye W. Lee: stated the business is for internet shipping solutions with clients overseas; has a program that their clients can access from their website; works with USPS for prepaid postage labels; works with programmers and tech companies; they do not have any physical packages to move; they just provide the solutions; they need space; no walk in customers.

Vice Chairman Golick: asked if their business is mostly done through computers.

Ms. Lee: stated packages are picked up from the airport to the USPS location so they do not have any physical contact with the packages; they just provide the solutions.

Vice Chairman Golick: asked what the expected hours of the business would be.

Ms. Lee: stated the hours would be Monday through Friday, 9AM-5PM; no Saturdays or Sundays.

Councilman Sears: asked how many employees would be working at the office.

Ms. Lee: stated the only employees would be Ms. Lee and her husband.

Councilman Sears: asked what type of deliveries would be made to the office.

Ms. Lee: stated no bulk deliveries; just regular mail.

Vice Chairman Golick: asked if any renovations would be done to the suite.

Ms. Lee: stated, no, just two desks are needed.

Motion to approve Koexpo application: Sears, Dumaresq

Ayes: Dumaresq, Vice Chairman Golick, Pinnick, Councilman Sears, Mayor Sobkowicz

Foundations, Ms. Lauren Sbarbaro, 273 Pascack Road, Suite 285, Block 3402, WTC: physical therapy business in the Washington Town Center.

Vice Chairman Golick: introduced the Foundations application; asked for a brief description of the business.

Ms. Lauren Sbarbaro: stated the business is a medically approved practice; physical therapy practice; Ms. Sbarbaro would be the sole practitioner at the beginning; hopes to expand; would provide orthopedic rehabilitation for injuries, trauma and after surgery; primarily orthopedic in nature.

Vice Chairman Golick: asked if the business would deal with artificial limbs.

Ms. Sbarbaro: stated they do see quite a bit of artificial limbs; joint replacement surgery is part of what they do.

Mayor Sobkowicz: asked if doctors and or hospitals would refer patients to her.

Ms. Sbarbaro: stated yes, though there are no direct affiliations; doctors do refer patients to practitioners in the area where their patients are; she would like to serve this community since she would be the only physical therapy business in the Township of Washington.

Mayor Sobkowicz: asked if there are any chemicals involved with her therapy.

Ms. Sbarbaro: stated cold packs, hot pack and ultrasound gel is used; nothing used is toxic.

Councilman Sears: asked if patients would have to be dropped off at the curb.

Ms. Sbarbaro: stated no, there are handicapped spots in the lot which are directly in front of the facility; very convenient; ramp is there as well; doesn't see an issue with drop offs.

Councilman Sears: asked if patients would be received through a type of ambulance service.

Ms. Sbarbaro: stated, no; patients would need to be ambulatory in order to come to the office; possible use of a car service if they are not able to drive.

Councilman Sears: asked if they will be dropping off at the curb.

Ms. Sbarbaro: stated she will enforce the fact that no patients can be dropped off at the curb.

Mayor Sobkowicz: stated there have been complaints lately about people being dropped off in the fire zone; unrelated to Ms. Sbarbaro's proposed business.

Councilman Sears: spoke regarding the modifications to the floor plan and fire code regulations.

Mr. Anthony Malara, Earth Architecture: introduced himself to the Board; stated there will be relatively minor construction done to the space; some demising of the space; not unlike the present condition of the space; employee and private areas closed off by a series of doors; towards the back of the unit; the second means of egress and the means of the bathroom, which are off of the corridor, there would be full access to the bathrooms in that area; any kind of building permit application would be certain to conform with any kind of demising requirements with respect to fire construction.

Vice Chairman Golick: asked if any construction done would be done within the standards of the construction code.

Mr. Malara: stated yes; all NJ currently adopted codes would be satisfied.

Councilman Sears: stated a knox-box is required for emergency services.

Mr. Malara: stated he is aware of the knox-box requirement; the location is posted on the front façade of the door; located at height based on standards that the knox-box presented; the model selected is a swing door key operated model; will supply Township with appropriate keys.

Councilman Sears: stated the knox-box needs to come through the fire prevention bureau.

Mr. Malara: stated, if it is pleasing to the Board, they will provide the appropriate knox-box involved by obtaining through the municipality to remain compliant.

Vice Chairman Golick: asked what the typical work day hours would be.

Ms. Sbarbaro: stated in the early stages the facility would be opened from 8AM-8PM, Monday, Wednesday and Friday; as the business picks up, they would be open 5 days a week.

Vice Chairman Golick: asked if it is expected that all patients will be prescribed patients from a doctor or anyone who wants to improve their quality of life.

Ms. Sbarbaro: stated that from her past experience, 90% of her patients are referred by doctors; there are some walk-ins.

Vice Chairman Golick: asked if Ms. Sbarbaro felt her business would be competitive with other facilities that patients have to travel to.

Ms. Sbarbaro: stated she believes so; hopes the therapy she provides will be exemplary; one-on-one individualized care.

Vice Chairman Golick: asked if there will be a retail side of the business.

Ms. Sbarbaro: stated certain items would be for sale such as bands, physio balls which would be used for use in the home as prescribed by her; sometimes items are given such as neck braces.

Councilman Sears: asked what the normal length of a session was.

Ms. Sbarbaro: stated one hour.

Councilman Sears: asked how many tables there would be.

Ms. Sbarbaro: stated six.

Vice Chairman Golick: asked how many operators would be in the facility.

Ms. Sbarbaro: stated that at the beginning, she would be the only practitioner; schedule every 20 minutes; 3 patients per hour; as the business grows, maybe

there would be two therapists on at one time; maximum of 6 patients in the facility; maybe two support staff members.

Vice Chairman Golick: spoke in regards to the handicapped parking; the place lends itself for people who would need to be transported there and if someone was to pull in and attempt to help someone into the place, not saying it would be unethical; if the car was there for 5 or 10 minutes, it would be an inconvenience for someone wanting to use that space.

Ms. Sbarbaro: stated she would be very mindful of that.

Vice Chairman Golick: welcomed the business into the area.

No further Board comments.

Motion to approve Foundations application: Sears, Dumaresq
Ayes: Dumaresq, Vice Chairman Golick, Pinnick, Councilman Sears, Mayor Sobkowicz.

Hear More LLC (Zounds), Mr. Jerome Gans, 273 Pascack Road, Block 3402, WTC: hearing aid center in the Washington Town Center.

Vice Chairman Golick: introduced the application; asked for a brief description of the business.

Mr. Jerome Gans: stated his business is selling hearing aids; stated he believes his business offers a better product; better pricing; has exciting ideas to work with businesses in the community; people wait too long to get help with their hearing; will sell hearing aids but also wants to do seminars to educate the community.

Vice Chairman Golick: asked if he is connected with any other facility.

Mr. Gans: stated no; his business is stand alone.

Vice Chairman Golick: stated a lot of direct mail is received regarding hearing aids; asked if Mr. Gans' business was parallel to these types of businesses; asked how the business would be run.

Mr. Gans: stated the business would include advertising via the internet, newspapers and seminars; he wants to be a valued member of the community.

Mayor Sobkowicz: asked about licensing.

Mr. Gans: stated the audiologist needs to be licensed but the business itself does not.

Councilman Sears: asked what the hours of operation would be.

Mr. Gans: stated Monday through Friday, 9AM-5PM; if a customer requested an evening or weekend appointment, they would be accommodated.

Councilman Sears: asked about the amount of staff at the business.

Mr. Gans: stated there would be 2 staff members.

Councilman Sears: asked if Mr. Gans would be present.

Mr. Gans: stated he would mostly not be present; the individual appointments are 1.5 hours; most of the business is done on an appointment basis.

Councilman Sears: asked who would be in the building.

Mr. Gans: stated the receptionist and the audiologist.

Mayor Sobkowicz: asked if there would be hearing testing and the prescribing of hearing aids.

Mr. Gans: stated yes to both.

Councilman Sears: asked if anything would be manufactured on premise; just doing the audio test and placing of the hearing aid.

Mr. Gans: stated nothing is manufactured on the premises and hearing tests and the placing of the hearing aid is done.

Mr. Gene Dumaresq: asked if Mr. Gans owned another store.

Mr. Gans: stated, no, this would be his first store, but he is looking to open up another location in either Teaneck or Englewood in about six months.

Councilman Sears: asked if there were any chemicals involved.

Mr. Gans: stated no.

Vice Chairman Golick: asked if patients would be fitted with the hearing aids at the center.

Mr. Gans: stated patients can walk out of their appointment with the hearing aid.

Vice Chairman Golick: asked if Mr. Gans had any pictures of what the product looks like.

Mr. Gans: brought a sample ad and passed out flyers to the Board; standard behind the ear hearing aid.

Councilman Sears: asked if the company ships the correct hearing aid to the store after the patient is evaluated.

Mr. Gans: stated inventory would be kept in stock at the store so the patient can leave with the hearing aid after their evaluation.

Councilman Sears: asked about shipments received.

Mr. Gans: stated there would be one shipment received a week from UPS.

Mr. Robert Wertalik: asked what the status of the lease was at this time.

Mr. Gans: stated the broker is away on vacation and his broker had surgery and was not available; there is an agreement on all points; no final draft of the lease at this time; will have before the resolution is adopted.

Vice Chairman Golick: recommended the application be tied to the supplying of the final signed lease to make it legal; should be made a part of the resolution.

Mr. Azzolina: stated the Board may want to have the applicant comment on the signage.

Mr. Gans: stated a picture was submitted which is within the guidelines of the Township.

Mr. Azzolina: stated the guidelines are correct; dimensionally correct; stated the name of the company is different from the name of the business.

Vice Chairman Golick: asked if the business was geared towards seniors or to younger persons as well.

Mr. Gans: stated that statistically seniors make up the majority of patients but that younger people lose their hearing as well.

Motion to approve Zounds application: Sears, Dumaresq

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

Motion to Adjourn: Sears, Mayor Sobkowicz

All Board members present approve motion to adjourn.

Meeting Adjourned: 8:10PM

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
March 31, 2014