

**Township of Washington  
BERGEN COUNTY, NEW JERSEY  
Planning Board Meeting  
Minutes  
October 1, 2014**

**Meeting Called to Order at 7:35PM**

**First Order of Business:** Salutation to the Flag

**Open Public Meetings Act:** Read into the record by the Board Secretary.

**Roll Call Taken:**

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

**Also in Attendance:** Board Attorney Robert Wertalik; Board Engineer Paul Azzolina; Board Secretary JoAnn Carroll

**Approval of Minutes:** Councilman Sears, Golick  
September 3, 2014

**Ayes:** Dumaresq, Golick, Councilman Sears, Mayor Sobkowicz, Chairman Calamari

**Motion to Open Public Portion:** Dumaresq, Golick

**Ayes:** Dumaresq, Golick, Councilman Sears, Mayor Sobkowicz, Chairman Calamari

**No Public Comment**

**Motion to Close Public Portion:** Dumaresq, Councilman Sears

**Ayes:** Dumaresq, Golick, Councilman Sears, Mayor Sobkowicz, Chairman Calamari

**Completeness Review**

**Estate of Florence Konnor, 67 Salem Road, Block 1401.01, Lot 10:** minor subdivision application; 3 lots.

**Chairman Calamari:** stated there was no one present from the estate of Florence Konner; asked Mr. Azzolina if the applicant received a copy of his report.

**Mr. Azzolina:** stated he emailed the engineer a copy of his report on Tuesday, September 30; report will also be mailed.

**Chairman Calamari:** asked, depending on when the applicant wants to get on the agenda, when Mr. Azzolina needed to receive a plan that covers all the deficiencies listed in his report.

**Mr. Azzolina:** stated, minimally, they would need to submit it ten days in advance of the next meeting, preferably before; Mr. Azzolina will reach out to Mr. Weissman the next day to see what his anticipated schedule is.

**Chairman Calamari:** stated we need to make sure that Mr. Azzolina receives it in time, and if not, they can't be heard.

**Mr. Azzolina:** asked, if he is satisfied with the amendments sometime between now and the next meeting, would they be able to appear.

**Chairman Calamari:** stated, if Mr. Azzolina has enough to move forward, that is fine and the applicant can appear.

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### **Ongoing Business**

**Bethany Church, 399 Pascack Road, Block 3301, Lot 15:** applicant seeks approval to erect a monument sign with illumination/continuation.

**Chairman Calamari:** stated he notes that the Pastor submitted plans for a new sign; it is hard to judge the size of the sign; he has driven Pascack Road many times to try to get the feeling of its size; it seems to be in line with the size of the other signs along Pascack Road; the Pastor did what the Board suggested which was to place flood lights for illumination; believes the sign is now the brightest in the area; stated he is not quite sure how to resolve the brightness of the luminescence of the sign; in his opinion, the sign at this time is too bright; Councilman Sears had commented that the aiming of the lights shines towards the drivers; easy problem to solve; open to suggestions from the Board but mostly from the engineer on how to resolve the brightness issue; for lack of anything else, how do we bring it in line with the Oritani sign across the street or the other commercial property up the street; you can see both signs but they do not have the harsh white light.

**Mr. Azzolina:** stated the lights on the Bethany Church sign currently are LED lights; there are three types of LED lights; this one is described as a "cool" light; similar to a fluorescent light bulb; different style light; Mr. Azzolina did research on the particular manufacturer; they offer three basic ranges; the

light right now is in the middle range; it is a 41 watt fixture; they have a 13 watt spotlight type fixture that he thought would be more appropriate, but on the wattage only it would not meet the needs of the Church in regards to illumination; the other option is too bright which is a 78 watt fixture which would be unacceptable; thought the manufacturer might offer a shield; they do not; the only option in maintaining the fixture would be to have some sort of a custom fabricated shield to direct all the light towards the sign; there is a spill at this time, which is evident peripherally when you are driving north and south on Pascack Road; if there is a shield on the side of the fixture that would focus it on the sign which might be the way to proceed; there is no off the shelf item available.

**Chairman Calamari:** confirmed this is not just a floodlight screwed into a fixture; this is a self-contained fixture with the LED light in it.

**Mr. Azzolina:** stated it is installed temporarily via a plug in; it is not hard wired; it does have the ability to be hard wired; asked if the applicant owned the floodlights.

**Pastor James:** stated the lights were purchased; after the bushes were cut back the lights that were on the sign were quite a bit brighter than he had first thought; started looking into the concept of LED lighting; what they have upgraded to is more of a white light, but not much brighter than what was there before; the lights that are seen when driving up and down Pascack will go away because of the proposed monument sign; there will be no holes in the sign; there will be a straight monument sign off the ground; the hot spot will dissipate.

**Mayor Sobkowicz:** stated she has driven by the sign; the piece there at this time, to the left of the sign, what you see first is the light not the sign; if the sign was left the way it is now it would have to be moved over a little; the light is misdirected and needs to be focused on the sign, not the roadway; the light seems to have two pieces; the bottom piece should be deeper in the ground and then there wouldn't be this problem.; asked why the bright light is needed at night.

**Pastor James:** stated the Church has activities at nighttime; one reason he applied for the new sign is for name recognition; the front of the building was very dark; there is no light when people are coming in and out of the parking lot; trying to make a difference in regards to safety.

**Mayor Sobkowicz:** stated, if the lighting was to be toned down as suggested this evening, she is not sure if that would help the front of the building for people who are exiting the Church; asked about parking in the rear of the Church.

**Pastor James:** stated there are eight parking spots in the front; the front is the main entrance; their parking lot is a major cut through; if there is an activity at the Church, it is not a safe environment; all lights are temporary; he has also put two floodlights on the building itself to light it up; the sign proposed will take care of the hot spots; lights not overwhelming on the building.

**Mayor Sobkowicz:** stated she appreciates the Pastor's cooperation; asked if the truck in the back of the Church has been removed since it is not allowed; received complaints about the truck since the last meeting.

**Pastor James:** stated the neighbor who is using the parking lot is a member of the community; understands the truck needs to be removed and will take the advice given and the truck will be removed.

**Chairman Calamari:** stated, for the record, the Planning Board has nothing to do with the parking of the truck; this is a zoning issue and the Board can't rule on it; not a Planning Board function.

**Chairman Calamari:** asked what time the lights on the sign will be turned off.

**Pastor James:** stated 10:30PM across the whole building.

**Chairman Calamari:** asked if the Board and the applicant were in agreement that the monument sign should solve the problem of the lights glaring onto oncoming traffic.

**Mayor Sobkowicz:** asked Mr. Azzolina if he felt the sign should be moved more to the center.

**Mr. Azzolina:** stated the sign will be installed and if it needs tweaking, the Board can address it.

**Mr. Dumaresq:** stated the Board can view the sign after it has been installed.

**Mr. Azzolina:** asked if the lighting will be permanent.

**Pastor James:** stated a licensed electrician will hook up the lights to their system; appreciates the help of the Board.

**Motion to Approve Application:** Councilman Sears, Dumaresq

**Ayes:** Dumaresq, Golick, Councilman Sears, Mayor Sobkowicz, Chairman Calamari

**Chairman Calamari:** stated the Board Attorney will draft a resolution for the next meeting and the wording will stipulate that the Board Engineer can address any issues that may arise with the sign; informed the Pastor that he

will have to wait for the resolution to be adopted before proceeding with the installation of the sign; the sign can be fabricated but not installed at this time; the Building Dept. may not allow the installation of the sign before they receive the resolution from the Board.

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**Resolution: Mr. Vincent Lanza, 653 Beech Street, Block 3117, Lot 5:**

approval for applicant to remove 60 trees from the lot for construction of a single family dwelling: **Read into the record by the Board Secretary.**

**Motion to Approve:** Dumaresq, Golick

**Ayes:** Dumaresq, Golick, Councilman Sears, Mayor Sobkowicz, Chairman Calamari

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**Resolution: Mr. Paul Imbarrato, 195 Linwood Avenue, Block 2501.01, Lots 16 & 17:** approval of amended minor subdivision application. **Read into the record by the Board Secretary.**

**Mayor Sobkowicz:** asked if the issue of the fire hydrant responsibility was resolved.

**Chairman Calamari:** stated the location of the fire hydrant is on the site plan.

**Mayor Sobkowicz:** asked who installs it and pays the yearly fee; stated the fire hydrant is on private property; this issue has to be clarified; a lot of money is paid every year for fire hydrants; doesn't feel it should be paid by the Township.

**Chairman Calamari:** stated he didn't recall the last time the Board had an application with a private driveway; asked if Mr. Azzolina had any input.

**Mr. Azzolina:** stated the Board hasn't had a private driveway like this in a while; stated the applicant had raised the question of how the Township handles the fire hydrants in the townhouse developments.

**Mayor Sobkowicz:** stated the Township only pays for the one that is a common hydrant because of the Kelly Bill; stated she doesn't know if the Homeowner's Association will be applicable to the Kelly Bill.

**Mr. Azzolina:** stated it is a very grey area; believes the Board can state their wishes and the applicant can always challenge us.

**Mayor Sobkowicz:** stated it needs to be resolved.

**Chairman Calamari:** stated then the fire hydrant issue needs to be in the resolution; asked what the maintenance of a fire hydrant is per year.

**Councilman Sears:** stated the yearly cost of the maintenance of the hydrants in the Township is \$168,000.00.

**Chairman Calamari:** asked how much does the maintenance for one hydrant costs.

**Mayor Sobkowicz:** stated it is \$68/month.

**Mr. Dumaresq:** stated the fire hydrant issue was discussed at a prior meeting.

**Chairman Calamari:** asked if there is reference to the Homeowner's Agreement in the resolution.

**Mr. Wertalik:** stated there is.

**Chairman Calamari:** stated the Homeowner's Agreement has to satisfy Mr. Wertalik and Mr. Poller, Borough Attorney.

**Mayor Sobkowicz:** stated the townhouses have the Kelly Bill; some townhouses we pay for lighting and possibly other items; it is not the same with every one; she doesn't know if the Homeowner's Agreement would be relevant.

**Chairman Calamari:** asked if it is reasonable for the taxes that those three houses are going to pay to ask them to pay for the fire hydrant.

**Mayor Sobkowicz:** stated those houses will hook up to Paramus and the Township will have to pay Paramus for the sewer; the Township has to give out a lot of money in relation to the money that the Township receives; paying Paramus for sewer is very expensive.

**Chairman Calamari:** stated he understands but that is not a grey area; that is what needs to be done no matter what; Chairman Calamari is speaking only of the \$68/month which is a gray area.

**Mayor Sobkowicz:** stated she wants to know definitively who is responsible for the fire hydrant that will be on private property.

**Chairman Calamari:** asked if it was a legal issue as to who is responsible.

**Councilman Sears:** stated United Water comes once a year to do a flush, paint, etc.; if a hydrant breaks, and the Township owns it, then we are responsible to keep trucks on the site to get water up there; a water tanker would need to be rented while the hydrant is being repaired; the Township will be responsible; if the Homeowner's Association is paying the monthly fees, they have a better chance of calling United Water to maintain the hydrant and get yearly reports.

**Mayor Sobkowicz:** stated she could ask Mr. Cavallo, Township Administrator, about this issue; the Board can add the ownership of the hydrant in the resolution.

**Chairman Calamari:** stated it is better that it is added and if the Administration and the Mayor decides that it should be taken out, it will be easier to take it out than to add it later.

**Councilman Sears:** stated he had a question regarding Item #23; he believed there was going to be no parking on the new road; in the resolution it states one side of the street parking shall be approved by ordinance.

**Chairman Calamari:** stated one side parking was agreed to.

**Mr. Wortalik:** stated one side of the street parking was in the prior resolution.

**Councilman Sears:** stated the applicant stated there would be no parking because the Township would not be able to manipulate emergency vehicles on the street.

**Mr. Dumaresq:** agreed with Councilman Sears that there would be no parking on the new road.

**Councilman Sears:** stated that both the applicant and his attorney stated they would make arrangements if the applicant had visitors.

**Mr. Wortalik:** stated the language is directly from the first resolution.

**Chairman Calamari:** stated there was no parking on Linwood; asked where people would park that were visiting homes on the new road.

**Mr. Azzolina:** stated that any guests would park on Parkway Court.

**Councilman Sears:** stated the driveways are big enough to accommodate more than one car.

**Chairman Calamari:** stated the same issue arose on Ridgewood Boulevard North; there was no parking and people were up in arms because neither guests, nor anyone else could park there; that was on a wide street.

**Mayor Sobkowicz:** asked how wide the proposed road was.

**Mr. Azzolina:** stated the standard roadway width is 30 ft.; the new road is 18 ft.

**Mr. Golick:** asked if the meeting minutes could be reviewed; believes there was a resident that posed that question and the applicant answered no parking on that street; believes the minutes may reveal the answer.

**Chairman Calamari:** stated that no parking on the new roadway should be added to the resolution subject to the Board Secretary checking the minutes to see what was said; asked if the first resolution was incorporated into this one.

**Mr. Wortalik:** stated largely it is but this can be dealt with as a single item because, if in fact he said that, the applicant has taken out what was agreed to in the first resolution; would like the Board Secretary to let him know what was said at the meetings.

**Councilman Sears:** asked for information from the minutes/tape regarding the fire hydrant as well.

**Mr. Wortalik:** asked if the Board wanted him to direct that the Homeowner's Association would be responsible for the payment and let them fight it, or should it say it is conditioned on whatever decisions essentially are reached.



**Mr. Dumaresq:** stated the Homeowner's Association should pay for the fire hydrant.

**Mr. Golick:** stated it is the homeowner's responsibility.

**Mayor Sobkowicz:** stated if the Homeowner's Association needs to come to the Township because of the Kelly Bill then the Township will deal with it.

**Motion to approve the resolution as amended:** Dumaresq, Golick

**Ayes:** Dumaresq, Golick, Councilman Sears, Mayor Sobkowicz, Chairman Calamari

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**Resolution: Mr. Paul Imbarrato, 195 Linwood Avenue, Block 2502.01, Lots 16 & 17:** approval of amended major soil movement application. **Read into the record by the Board Secretary.**

**Motion to approve resolution:** Councilman Sears, Dumaresq

**Ayes:** Dumaresq, Golick, Councilman Sears, Mayor Sobkowicz, Chairman Calamari

**Councilman Sears:** referred to line 13; asked if the applicant would be responsible to pay for the street sweeping or does it fall on the Township.

**Mr. Azzolina:** stated it is the applicant's burden.

**Motion to Adjourn:** Golick, Councilman Sears

**All Board Members present approve Motion to Adjourn.**

**Meeting adjourned at 8:20PM**

Respectfully submitted by:

JoAnn Carroll

Planning Board Secretary

October 7, 2014