

**Township of Washington  
BERGEN COUNTY, NEW JERSEY  
Planning Board Meeting  
Minutes  
October 29, 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, Sabino, 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, Dumaresq  
October 1, 2014

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

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

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

**No Public Comment**

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

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

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**New Business: Laurie & John Andrisano, 315 S. Chestnut Street, Block 4401, Lot 1:** applicant seeks approval to construct a second level to a Cape Cod style residential dwelling; Chapter 245, Article XV, Conditional Use.

**Chairman Calamari:** asked the applicants if they had received a copy of Mr. Azzolina's report.

**Mr. Andrisano:** stated yes.

**Chairman Calamari:** stated he wanted to start by asking the applicants if they would agree to reduce the height of their addition by 6 inches per Mr. Azzolina's report; if they do not agree to reduce the height, the Board has no authority in respect to this application.

**Mr. & Mrs. Andrisano:** stated they both agreed to reduce the height of their addition by 6 inches.

**Mayor Sobkowicz:** confirmed that Mr. Azzolina stated in his report that 25 ft. is the height in a B Zone.

**Mr. Azzolina:** stated that was correct.

**Mayor Sobkowicz:** confirmed that the applicant's property is smaller than a B Zone.

**Mr. Azzolina:** stated that was also correct.

**Mayor Sobkowicz:** asked if this application had to follow the rule where you have to take an average; asked what the average of the roofs were in the area.

**Mr. Azzolina:** stated it is not that rule; it is the rule where you take a percentage based on the frontage of the lot so it is a 50 ft. frontage in a 75 ft. zone; the math is as follows: the permitted height is 25 ft. in the zone; so 75% of that is 16.67 ft.; so 16 ft. 8 inches is the theoretically maximum permitted height in the zone; given the Conditional Use standard; the existing home is currently at 19.19 ft.; already higher than what is theoretically permitted under the ordinance.

**Mayor Sobkowicz:** asked Mr. Azzolina to continue with his explanation.

**Mr. Azzolina:** stated it means the existing home is already above what is permitted and the applicants are currently seeking a height of 27 ½ ft. which is 2 ½ ft. above the maximum height permitted within the B zone.

**Mayor Sobkowicz:** asked for an explanation of the difference of the 50% of the front yard.

**Mr. Azzolina:** stated the required frontage in a B zone is 75 ft.; the applicant has a 50 ft. frontage; [Mr. Azzolina read aloud Chapter 245-85 (c)]; in this case it would be 50 over 75 or 2/3 of 25 which is the 16.67; when you look at the neighbor's house by observation it is higher than 16.67 ft.; it is higher than their current house which is approximately 19 ft.; I would estimate the neighbor's ridge to be around 25; the plan does not specifically state it but that is his guesstimate of what the height is of the neighboring property; the other side is a street so there is no contiguous to the south.

**Mayor Sobkowicz:** asked why Mr. Azzolina was asking the applicant to lower the height of their addition by 6 inches.

**Mr. Azzolina:** state the MLUL would require that any deviation by more than 10% of the maximum permitted height in the zone which is 2 ½ ft.; 10% of 25; they would be at 28 ft. which is theoretically 3 ft. above the maximum permitted height which is not the purview of this Board; the applicant would have to appear before the Zoning Board; they would also require a super majority of the voting members.

**Chairman Calamari:** stated while we are on this topic, and as a practical matter for the rest of the Board, asked how much higher is the requested height when you reduce it by 6 inches; is it higher than the neighbor's house.

**Mr. Azzolina:** stated once again it is a guesstimate that it is probably about a foot higher.

**Chairman Calamari:** stated we are looking at a foot; this is the difference in the only house that is close to them.

**Mr. Azzolina:** stated yes.

**Mayor Sobkowicz:** stated the applicant does not have many houses around them.

**Chairman Calamari:** asked the applicant's to explain their application.

**John and Laurie Andrisano sworn in by Mr. Wortalik.**

**Ms. Andrisano:** stated their home at this time is a fairly small 1.5 story Cape Cod; two very small rooms upstairs with low ceilings and slanted roofs; no bathroom upstairs; would like to have a bathroom upstairs; like to add what she and her husband feel is a fairly small addition; not going the whole length of the home; would like to have three bedrooms upstairs and have two bathrooms in total in the house; make it more functional; love the home and the neighborhood and want to stay in this house.

**Chairman Calamari:** stated that it is noted in Mr. Azzolina's report that he suggests that the Board get an opinion from the Board Attorney regarding the right of way encroachment; before this opinion is asked for, Chairman Calamari asked how long the easement has been there.

**Ms. Andrisano:** stated it is earlier than 1998; the house was purchased in 2009; the original survey was dated 1998 and the easement was on it.

**Mr. Wortalik:** stated it is not a concern for the Board giving the age of it; the house was purchased with the easement in place.

**Mr. Golick:** asked about a small lot ordinance.

**Mr. Azzolina:** stated he did not know of a small lot ordinance; this Conditional Use is that ordinance which pertains to this application.

**Chairman Calamari:** stated nothing on the ground is changing; applicant is looking to add up above.

**Brief discussion was held regarding the placement of a garage on the property.**

**Motion to Approve application subject to the amendment of the height:**  
Councilman Sears, Pinnick

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

**Chairman Calamari:** stated a resolution would be adopted at the next Planning Board meeting.

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**Resolution: Bethany Church, 399 Pascack Road, Block 3301, Lot 15:** approval for applicant to erect a monument sign. **Read into the record by the Board Secretary.**

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

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

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**A brief discussion regarding the 2015 Reorganization meeting date and the 2015 regular meeting dates took place at this time. The date of January 7, 2015 was agreed upon for the 2015 Reorganization meeting date.**

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**Motion to Adjourn:** Councilman Sears, Dumaresq  
**All Board Members present approve motion to adjourn.**

**Meeting adjourned at 8:00PM**

Respectfully submitted by:  
JoAnn Carroll  
Planning Board Secretary  
November 3, 2014