

BERGEN COUNTY, NEW JERSEY
Planning Board Meeting
Minutes
March 27, 2013

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.

First Order of Business: Salutation to the Flag

Roll Call Taken:

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

Approval of Planning Board Meeting Minutes for March 6, 2013:

Dumaresq, Pinnick

Roll Call Taken:

Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Sears, Chairman
Calamari

Motion to Open Public Portion: Pinnick, Murphy

Roll Call Taken:

Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Sears, Chairman
Calamari

No Comments

Motion to Close Public Portion: Golick, Pinnick

Roll Call Taken:

Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Sears, Chairman
Calamari

Ongoing Business:

Resolution: Verizon Wireless and New Cingular Wireless, 350 Hudson Avenue, Twp. Of Washington, (aka the Cell Tower): approval for applicant to erect a cell tower on the north quadrant of Municipal property located at Town Hall. Resolution read aloud by Board Secretary.

Motion to Approve: Dumaresq, Golick

Roll Call Taken:

Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Sears, Chairman Calamari

New Business:

Jack and Georgette Youssef, 443 Webster Avenue, Block 4519, Lot 7: applicant is asking to permit a variation from the requirements to allow premises known as Block 4519, Lot 7 to have an addition/renovation project on the existing house. The addition will be according to all approved drawings and plans and is basically adding/expanding the second floor of the house, as well as, adding a second car garage.

Chairman Calamari: asked if Chris Blake, Architect for applicants, received Paul Azzolina's letter regarding proposed project and if he had any issues with the changes proposed, and Mr. Blake responded that he did not have any issues with the proposed changes in Mr. Azzolina's letter.

Chairman Calamari: asked if Mr. Blake will change the cover page of the plans to reflect the variances.

Mr. Blake: stated that the plans will be amended (set back frontage, both side yards)

Chairman Calamari: asked the Board if they had any questions regarding Paul's report and/or the application

Mr. Paul Azzolina, Board Engineer: stated it would be useful for the Board and the public if the applicant's architect presented the plan and showed everyone what is being done

Mr. Bob Wortalik, Board Attorney: swore in Mr. Chris Blake, Chris Blake Architects

Mr. Chris Blake: stated they are renovating and adding an addition to an existing single family house. Reason we are here is because of the existing non-conforming variance. He is proposing a three foot bump out for the front porch. At this time the house is in disrepair. The bulk of the work is to bring the house up to modern amenities Variances seeking frontage and seeking to continue the non- conforming side yard setbacks. They are adding footage to the first floor. In the past there has been haphazard construction on the home. There is an existing 1 car garage, at the end of which there is a carport. He is proposing to make this lean-to structure a 2-car garage. Large rear deck will remain. Adding a 3ft covered porch. Second floor layout will extend the width of the house; composing of 4 bedrooms, 3 bathrooms. It is an improvement to the neighborhood and to the home itself. Believes it will look modern and will be functional. Not increasing any of the non-conforming setbacks except for the front. Does not feel the front yard setback would cause a hardship.

No Comments from Board

Ms. Mary Servit, 433 Webster Avenue: spoke regarding Youssef letter and deck in back of the house, and viewing of plans. In addition, she stated that she should have complained in the past regarding the deck in the rear of the home and that the home itself has been a problem for many years.

Ms. Tammy Sullivan, 465 Webster Avenue: spoke regarding the side yard because that is the side her property is on

No Questions from the Board

Chairman Calamari: asked the architect if he could have the revisions in by Monday, April 1, 2013 for Paul to review. Architect stated yes. Chairman Calamari stated the Board can vote this evening and avoid delay. With vote, the Board will be able to approve project by Resolution next Wednesday night, the date of which being April 3, 2013.

Motion to Approve Application: Golick, Dumaresq

Roll Call Taken:

Messrs. Dumaresq, Golick, Murphy (recused himself), Pinnick, Sabino, Sears,
Chairman Calamari

Motion to Adjourn: Murphy, Dumaresq

All in Favor of Adjournment

Respectfully submitted by:
JoAnn Carroll
Planning Board Secretary
April 1, 2013