

**Township of Washington
BERGEN COUNTY, NEW JERSEY
Planning Board Meeting
Minutes
April 2, 2014**

Meeting Called to Order at 7:35PM

Call to Order: Read aloud by the Board Secretary.

First Order of Business: Salutation to the Flag

Roll Call Taken:

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

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

Approval of Minutes: Dumaresq, Sabino
March 26, 2014

Ayes: Dumaresq, Golick, Murphy, Sabino, Sears, Mayor Sobkowicz

Open Public Portion: Sabino, Murphy

Ayes: Dumaresq, Golick, Murphy, Sabino, Sears, Mayor Sobkowicz

No Public Comment

Close Public Portion: Dumaresq, Sabino

Ayes: Dumaresq, Golick, Murphy, Sabino, Sears, Mayor Sobkowicz

Resolution: Mnemotech, Mr. Peter Calamari, 273 Pascack Road, Suite 8, Block 3402, WTC: approval of a computer business located in the Washington Town Center. **Read into the record by the Board Secretary.**

Motion to Approve Resolution: Dumaresq, Golick

Ayes: Dumaresq, Golick, Sears, Mayor Sobkowicz

Abstain: Murphy, Sabino

Resolution: Koexpo, LLC, Hye W. Lee, 273 Pascack Road, Suite 9, Block 3402, Washington Town Center, WTC: approval of a logistics provider business office in the Washington Town Center. **Read into the record by the Board Secretary.**

Motion to Approve Resolution: Dumaresq, Sears

Ayes: Dumaresq, Golick, Sears, Mayor Sobkowicz

Abstain: Murphy, Sabino

Resolution: Foundations, Ms. Lauren Sbarbaro, 273 Pascack Road, Suite 285, Block 3402, WTC: approval of a physical therapy business in the Washington Town Center. **Read into the record by the Board Secretary.**

Motion to Approve Resolution: Dumaresq, Golick
Ayes: Dumaresq, Golick, Sears, Mayor Sobkowicz
Abstain: Murphy, Sabino

Resolution: Hear More LLC (Zounds), Mr. Jerome Gans, 273 Pascack Road, Block 3402, WTC: approval of a hearing aid center in the Washington Town Center. **Read aloud by the Board Secretary.**

Motion to Approve Resolution: Dumaresq, Sears
Ayes: Dumaresq, Golick, Sears, Mayor Sobkowicz
Abstain: Murphy, Sabino

Mr. Keith Leonard Jensen, Fort Lee, NJ, Application for Tentative Approval of Preliminary Minor Subdivision, 1154 Washington Avenue, Block 1102, Lots 7.01 & 8.01: applicant would like to construct houses for sale on side by side lots.

Please note: Vice Chairman Golick has recused himself from this application because he resides within 200' of the subject property; Vice Chairman Golick has left the dais.

Mr. Wortalik: stated that Vice Chairman Golick has recused himself from the work session regarding this matter and Mr. Gene Dumaresq will be the Acting Chairman for this application.

Mr. Wortalik: invited the applicant to come forward; Mr. Richard Eichenlaub, R.L. Engineering, Inc.; Mr. Joe Hernandez, Horizon Forty5, LLC; Mr. Keith Jensen, owner: **Mr. Eichenlaub sworn in by Mr. Wortalik.**

Mr. Eichenlaub: stated two lots presently exist; Lots 7.01 and 8.01 located in Block 1102; Lot 7.01 is landlocked, so to access it, you have to go through Lot 8.01; wants to eliminate the existing lot line and create a new lot line running from Washington Avenue to the back lot line; basically creating two equal lots in size; both lots have the required 100 ft. frontage; far exceeds what is necessary for an AA zone as far as lot area; area of both lots would be 30,987 sq. ft.; proposed 2 new buildings; the existing structure falls where the new proposed lot line would fall; that building would be knocked down; foundation removed; grade backfilled and leveled to existing grade; sheds, garage and walkways would be removed and two new structures would be constructed; each structure would have its own driveway serviced off of Washington Avenue; the dwellings shown have been prepared and the footprint has been developed by an architect; dwellings seen are the actual dwellings to be constructed; presented this way for discussion purposes; when they return for a formal hearing, the lots would have been graded; drainage taken care of; elevations of the dwellings will comply with the requirements of the zone and all of the information will be presented on the plans; looking forward to receiving feedback from the Board.

Mr. Azzolina: stated he has no questions at this time; he concurs with Mr. Eichenlaub's testimony.

Mr. Eichenlaub: stated he will testify further to why the lots are laid out the way they are when they come back; if they had proposed the lots remained the way they are currently, variances would have been needed; would have needed an easement to access the back lot through Lot 8.01; believes this property may have been in front of the Board previously.

Mr. Azzolina: stated this property was the subject of an application in July of 2013; the Board was not in favor of a flagpole lot.

Mayor Sobkowicz: stated the previous developer wanted a lot to drive around the back; this did not go over well with the Board; public safety vehicles needed to be able to turn around and the previous proposal was not conducive to this; the Board preferred side by side lots; asked if the applicant had read the report of the other engineer.

Mr. Eichenlaub: stated that he had read the report; both houses will be located on Washington Avenue.

Mayor Sobkowicz: stated this is preferred for safety reasons and believes it will look better also.

Councilman Sears: stated the Fire Department should review as well; possible placement of fire hydrants.

Mr. Azzolina: stated a formal application needs to be filed and then deemed complete by the Board.

Mr. Azzolina: asked if the applicant would be coming in for a comprehensive approval meaning soil movement as well as the subdivision.

Mr. Eichenlaub: stated he would like to handle everything at once.

Mr. Azzolina: stated a major soil movement permit would be needed.

Mr. Eichenlaub: stated drainage information and a grading plan would be provided.

Mayor Sobkowicz: asked if the current application should be reviewed by the Fire Department.

Mr. Azzolina: stated a copy of the application is sent at the time a formal application is submitted; there was an issue with the fire hydrant on the back lot with the previous application; both proposed lots will be facing Washington Avenue, believes there is a fire hydrant to the west of this location; if it is within 600 ft. that will comply with the RSIS.

Councilman Sears: stated he would have a measurement taken.

Mr. Leonardo Sabino: asked if any of these homes would be owner occupied.

Mr. Jensen: stated yes, and one would be sold.

Mr. Eichenlaub: asked when the next Board meeting would take place.

Mr. Dumaresq: stated the next meeting would be held on April 30th; 10 days is needed before the meeting to submit the application but 14 days is preferable; will have a completeness review within 45 days as required by law and then the schedule can be established.

Mr. Eichenlaub: asked if his application would be scheduled on April 30th for another date.

Mr. Azzolina: stated it is difficult to say without seeing the application.

Mr. Eichenlaub: asked if there were any other points the Board would like to relay at this time.

Mr. Sabino: stated in regards to other subdivisions, this could be a lengthy process; a lot of information would be required.

Mr. Eichenlaub: stated he will make the application as complete as he can; wants to be fully compliant; no variances are sought; the attorney will go through all of the information when their presentation is made.

Mr. Sabino: stated consideration needs to be given in regards to drainage, fire hydrants, landscaping, etc.

Mr. Jensen: stated the aesthetics of the proposed houses will be much different than the ones near the gas station on Washington Avenue; wants the homes to accent the community.

Mayor Sobkowicz: stated the Board reserves the right to look at pictures of the proposed homes.

Mr. Eichenlaub: asked if the Board had any comments regarding the type of homes at this time.

Mayor Sobkowicz: stated a colonial style fits in with the community; a rendering of the homes would be helpful for the next meeting; brick façade.

Please Note: Vice Chairman Golick has returned to the dais at this time.

Motion to Adjourn: Mayor Sobkowicz, Sabino
All Board members present approve motion to adjourn.

Meeting Adjourned at 8:05PM

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
April 9, 2014