

**Township of Washington
BERGEN COUNTY, NEW JERSEY
Planning Board Meeting
Minutes
April 30, 2014**

Meeting Called to Order at 7:30PM

Open Public Meetings Act: Read aloud by the Board Secretary.

First Order of Business: Salutation to the Flag

Roll Call Taken:

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

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

Approval of Minutes: Sears, Sabino

April 2, 2014

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

Abstain: Chairman Calamari

Open Public Portion: Pinnick, Dumaresq

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

No Public Comment

Close Public Portion: Sears, Sabino

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

Development Ordinance No. 14-05: review of ordinance as per N.J.S.A
40:55D-26 by the Planning Board.

Chairman Calamari: stated the only item on the agenda this evening is an
upgrade to a definition and an ordinance; is certain the Board has reviewed
and studied it carefully and compared it to the current ordinance and has seen

the difference; to enhance the understanding of the upgrade, Chairman Calamari asked Mr. Azzolina to give some details.

Mr. Azzolina: stated the primary difference between Ordinance 14-05 and what exists at this time is the definition of a major development; a major development is currently defined as 1 acre or more of land disturbance; the proposed ordinance looks to reduce that to a lesser threshold of .5 acre of disturbance in order to gain a greater control of projects which will be required to adhere to the stormwater management regulations for quantity reduction, water quality and recharge; so typically larger projects would be under that requirement anyway; this brings smaller projects into that same regulation; something that is advanced in the Master Plan; speaks of enhanced stormwater management; with the implementation of this ordinance, these objectives will be achieved.

Chairman Calamari: asked if the proposed changes are in keeping with the DEP regulations.

Mr. Azzolina: stated, “yes,” the DEP regulations that came out in 2004 established the 1 acre threshold for municipalities but did allow municipalities to adhere to a lesser threshold; some towns went down to a .25 acre; .5 acre is a nice compromise considering the existing zoning within the Township; believes the .5 acre is a more appropriate limitation for a town with the lot sizes that the Township has.

Chairman Calamari: asked if the Board had any questions of Mr. Azzolina.

Mr. Golick: asked, relative to any development with this kind of work, if a house is demolished and substandard materials are found, does anything have to be in the ordinance to make sure those standards are met when an existing structure is demolished that has been up a while.

Mr. Azzolina: stated, no, those situations are already addressed within the uniform construction code and these aspects are under the purview of our Construction Official when he issues a demolition permit.

Chairman Calamari: asked if there were any further questions from the Board.

Motion to approve the changes to Ordinance #14-05: Dumaresq, Pinnick

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

Chairman Calamari: stated the Council sent the changes to the Board for the Board's approval; what will constitute the Board's approval is the resolution which is in front of the members of the Board at this time.

Resolution of Ordinance #14-05: read into the record by the Board Secretary.

Motion to Approve Resolution of Ordinance #14-05 entitled "An Ordinance Amending and Supplementing Chapter 239, Land Development, and Chapter 243, Stormwater Management, of the Township of Washington Code": Golick, Sabino

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

Mr. Wertalik swore in Chairman Calamari as the Chairman of the Planning Board for the year 2014.

Chairman Calamari: thanked the Board for their continued confidence in him as Chairman of the Board.

Motion to Adjourn: Sears, Murphy

All Board members present approve motion to adjourn.

Meeting Adjourned at 7:50PM

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
May 5, 2014