

**Township of Washington
BERGEN COUNTY, NEW JERSEY
Planning Board Meeting
Minutes
June 5, 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 (Absent), Golick, Murphy (Absent), Pinnick, Sabino, Sears (Absent), Chairman Calamari, Councilman D'Urso (Absent), Mayor Sobkowicz

Approval of Planning Board Meeting Minutes for May 5, 2013: Golick, Sabino

Roll Call Taken: All Board Members present approve minutes.

Motion to Open Public Portion: Mayor Sobkowicz, Sabino

No Public Comment

Motion to Close Public Portion: Mayor Sobkowicz, Sabino

Old Business:

Resolution: Jack and Georgette Youssef, 443 Webster Avenue, Block 4519, Lot 7: approval 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. Resolution read aloud by Board Secretary.

Motion to Approve: Golick, Pinnick

Roll Call Taken. All Board members present approve application.

Discussion:

Chairman Calamari: asked Board Engineer, Paul Azzolina, if the Youssef project was complete.

Mr. Paul Azzolina: stated the Youssef's needed to hand in revised plans, but the Resolution could be memorialized.

Mr. Robert Wertalik, Board Attorney: asked the Board to review the Resolution before it is read.

Mayor Sobkowicz: stated that this home has been a problem for some time. The Mayor further stated that she wants to make sure the Youssef's will have to abide by all items in the Resolution and she does not want the neighbors to have to put up with anymore problems on the property.

Mr. Azzolina: stated this was the first step in that direction and the Board needs to proceed with the approval.

Chairman Calamari: stated that the Planning Board cannot control all aspects of the property.

Resolution: BP Products North America, Inc., Property Located at: 615 Washington Avenue, Block 3203, Lot 33: approval, as amended, of application to change signage to BP brand and paint the building. Site layout is to remain the same. Resolution read aloud by Board Secretary.

Motion to Approve: Sabino, Golick

Roll Call Taken. All Board members present approve application.

Discussion:

Mayor Sobkowicz: wants to make sure the fences on the property at this time are replaced with 8 foot fences.

Chairman Calamari: asked if the attorney was advised of this request.

Mr. Wertalik: stated that the issue was discussed after the last meeting with BP's counsel.

Chairman Calamari: asked the Board members to take a moment to review the Resolution.

Mayor Sobkowicz: asked if the members of the Board present were in agreement with the installation of an 8 foot fence on the property to replace the 6 foot fence which is currently there.

Chairman Calamari: stated that the applicant agreed to the 8 ft. fence and all the Board members present were also in agreement. Chairman Calamari

further stated that he would like to include in the Resolution that there will be no retail sales on the property.

Mr. Wortalik: stated he would add that stipulation.

Mayor Sobkowicz: asked that the hours of operation be added to the Resolution.

Mr. Azzolina: stated this issue was addressed by BP's engineer and the hours are from 7:00AM to 10:00PM.

Mr. Wortalik: stated he would add the operating hours to the Resolution.

Vice Chairman Golick: asked, since the property is preexisting, non-conforming, can it be stated that the use be the same as it was prior so as to ban the sale of lotto tickets. Vice Chairman Golick further stated that he has seen lotto machines at other establishments such as BP and would not want them to be present at the one proposed in the Township.

Mr. Wortalik: stated that the sale of lotto tickets is covered under the "no retail" stipulation, but will include the wording "including, but not limited to the sale of lottery tickets" to the Resolution.

Chairman Calamari: all Board members agreed with this stipulation.

Mr. Wortalik: summarized the additions to the Resolution which include the banning of retail activity, specifically lottery tickets sales, and the hours of operation. Mr. Wortalik further stated that he would send the amended Resolution to the Planning Board Secretary the next day.

Ms. Rosa D'Ambra, 423 Colonial Boulevard: asked if car items will be for sale.

Vice Chairman Golick: stated that car specific items will be for sale and are allowable because they are part of the car servicing business.

Chairman Calamari: asked if there were any further items from the public and/or the Board. There were no additional comments and/or questions.

Motion to Adjourn: Pinnick, Sabino

All Board Members present approve motion to adjourn.

Respectfully submitted by:
JoAnn Carroll
Planning Board Secretary
June 6, 2013