

**Township of Washington  
BERGEN COUNTY, NEW JERSEY  
Planning Board Meeting  
Minutes  
September 11, 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 (absent), Pinnick, Sabino, Sears, Chairman Calamari, Councilman D’Urso (absent), Mayor Sobkowicz

**Approval of Planning Board Minutes:** Golick, Dumaresq

**August 7, 2013**

**August 28, 2013**

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

**September 5, 2012**

**September 19, 2012**

**October 3, 2012**

**November 7, 2012**

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

**Abstain:** Sears

**Roll Call Taken**

**Please note: the Public Portion of the meeting was not held due to the fact there was no public in attendance.**

**Ongoing Business:**

**Resolution: Fidelity Cemetery Association of Bergen County, NJ, Beth El Cemetery-Garden of Memories-Building 8, Pascack/Soldier Hill Road, Block 3702, Lot 1:** approval of application for an addition to the existing

mausoleum buildings; two story additions; 1<sup>st</sup> level: 23,317 sq. ft.; 2<sup>nd</sup> level: 23,567 sq. ft.; Total: 46,884, sq. ft. **Please note: Resolution read aloud by Board Secretary at Planning Board meeting held on August 28, 2013.**

**Chairman Calamari:** stated the Board was in receipt of Mr. Sweatlock's comprehensive letter; Mr. Sears and the Fire Department are in agreement with the letter; the Resolution was read at the last meeting so it is already on the record.

**Motion to Approve:** Dumaresq, Sabino

**Roll Call Taken**

**Resolution: Sky Trading LLC, 700 Washington Avenue, Block 3104, Lot 1:** Resolution of major soil movement application. **Resolution read aloud by Board Secretary.**

**(Mr. Whitaker was provided a copy of the Resolution at this point in the meeting.)**

**Chairman Calamari:** stated the Township's Road Department needs to be aware that if soil is spilt, it needs to be returned to the site immediately.

**Mr. Thomas Sears:** stated that if the Town picks up the dirt, we then own it.

**Mayor Sobkowicz:** stated the contaminated soil cannot be placed in any of the Township's trucks; the Resolution needs to be changed to indicate this fact and that the responsibility of clean-up of any spilt soil is that of the applicant.

**Chairman Calamari:** stated the applicant's site resolution personnel will have to make sure that no contaminated soil is spilt on any of the Town's roadways and/or sidewalks.

**Mr. Bruce Whitaker, Applicant Attorney:** stated the company hired to remove the contaminated soil is fully licensed, are regulated by the DEP, and they have worked extensively on other sites in Bergen County; in addition, if they do not perform their job appropriately, they will lose their license. Mr. Whitaker stated that he will provide a copy of the Resolution to the soil removal company on Thursday morning.

**Mayor Sobkowicz:** asked if a contact can be given in case of an accidental spill.

**Mr. Whitaker:** stated a name and address has to be provided to the Town.

**Mr. Wortalik:** stated the Resolution will be amended as discussed.

**Mr. Whitaker:** spoke regarding paragraph 1 and stated that notification is done through the Township Engineer, and the Township Engineer will furnish notice of where the routes are to the Mayor and Council and to the Police Department; the only approval for the route will be through the Police Department.

**Mayor Sobkowicz:** asked if this is what the Ordinance states.

**Mr. Whitaker:** stated the Ordinance does not provide for route approval through either the Police Department or any other entity in the Town, but Mr. Whitaker did stipulate in his testimony that he always coordinates in any town with the Police Department regarding routes and times.

**Mr. Michael Ritchie, Azzolina and Feury:** stated that route approval is not in the Ordinance.

**Motion to Approve Resolution as Amended:** Sabino, Golick  
**Roll Call Taken**

**Mr. Whitaker:** stated his applicant looks forward to working with the Township of Washington.

**BTC Holdings 417 LLC, Washington Town Center, 249 Pascack Road, Block 3402, Lot 18, 19, 20:** change of ownership application; continuing business as a movie theater.

**Mr. Shannon Wingquan, General Manager BTC in Washington Township,** sworn in by Mr. Wortalik.

**Chairman Calamari:** stated this application is for a simple change of ownership; asked if this is a new business or does the company have other theaters that it owns in the area.

**Mr. Wingquan:** stated the company is located in Connecticut and they own theaters in other states , but have acquired Clearview Theaters which are mainly located in NY, NJ and CT.

**Mayor Sobkowicz:** asked if any structural changes are planning to be made.

**Mr. Wingquan:** stated “no”, but they will be upgrading the electronics and projectors.

**Mr. Leonardo Sabino:** asked in what capacity does Mr. Wingquan work at BTC.

**Mr. Wingquan:** stated he is the General Manager and runs the day to day operations for the theater located in the Township of Washington.

**Mr. Sears:** stated the Fire Prevention Bureau has met with Mr. Wingquan and they are working on both the Life Hazard Use and re-inspection of the building; all is going well.

**Motion to Approve Application:** Pinnick, Sabino  
**Roll Call Taken**

**Motion to Adjourn:** Golick, Dumaresq  
**All members in attendance approve Motion to Adjourn.**

Respectfully submitted by:

JoAnn Carroll  
Planning Board Secretary  
September 16, 2013