

**Township of Washington
Bergen County, New Jersey
Planning Board Minutes
Reorganization Meeting
January 8, 2014**

CALL TO ORDER –

Open Public Meetings Act Statement – In compliance with the Open Public Meetings Act of the State of New Jersey, notification of this meeting has been sent to The Ridgewood News, our official newspaper in the Township of Washington and notice has been posted on the bulletin board at Town Hall.

First Order of Business: Salutation to the Flag

Roll Call Taken:

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

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

Public Portion

Motion to Open: Murphy, Sabino

Ms. Rosa D’Ambra, 423 Colonial Boulevard: stated she was not in attendance at the December 18, 2013 meeting when the real estate home occupation applicant appeared before the Board; stated the house originally had a medical office in it and now the application is for a real estate office.

Vice Chairman Golick: stated an application was made in front of the Planning Board as a permitted home occupation use; submitted a plan that shows the exterior parking and interior portion of the home that will be used for the home occupation.

Ms. D’Ambra: stated the building was mostly for medical offices and now that corner seems to be turning commercial; stated this is not good for the Township.

Vice Chairman Golick: stated the law cannot be fought and there is an ordinance for home occupation; the occupant will be held to the standards that are necessary; stated Ms. D’Ambra has the opportunity to hear the application when it comes in front of the Board again.

Mayor Sobkowicz: stated this is not a real estate office; this is a woman's home occupation; in the ordinance there are several types of businesses which are allowed and real estate is one of them; she believes there would be less cars than with the chiropractor's office; the sign can only be 10 x 18 inches and only the applicant is only allowed to have 1.5 parking spaces and one other employee; no decision has been made yet; the applicant is coming back on 1/29/14 with the information that was asked for; only a certain amount of square feet of the home can be used for the home occupation.

Ms. D'Ambra: stated she did not think a real estate office was a good fit for that corner; Ms. D'Ambra also stated that BP has not shoveled their sidewalks; in addition, Ms. D'Ambra did not feel the Zoning and Planning Boards of the Township were making good decisions.

Mayor Sobkowicz: stated Ms. D'Ambra is being unfair to the Boards; every time an application is submitted it is reviewed extensively; BP was made to come back; will remind them to shovel their property; the Board has been very fair to the residential area.

Ms. D'Ambra: asked if the Board visited all the sites that they receive applications for.

The Board unanimously responded yes.

Motion to Close: Sabino, Pinnick

Vice Chairman Golick: stated the reorganization of the Board needed to be done; positions needed to be filled and oaths of office needed to be taken.

New Business/Reorganization:

Nomination of Secretary: Ms. JoAnn Carroll nominated by Mayor Sobkowicz; seconded by Councilman Sears. Roll Call Taken

Nomination of Attorney: Mr. Robert Wertalik nominated by Vice Chairman Golick, seconded by Mr. Pinnick: Roll Call Taken

Nomination of Chairman: Mr. Gus Calamari nominated by Mr. Sabino, seconded by Mr. Sears. Roll Call Taken

Nomination of Vice Chairman/Board Member: Mr. Bernard Golick nominated by Mayor Sobkowicz, seconded by Mr. Murphy. Roll Call Taken

Mayor Sobkowicz: stated three Planning Board members were reinstated to the Board during the Council meeting held on January 6, 2014.

Ms. JoAnn Carroll, Board Secretary: stated the three Planning Board members reinstated were Mr. Gus Calamari, Mr. Bernard Golick and Mr. Brian Murphy.

Oath of Office, Mr. Brian Murphy/Board Member

Oath of Office, Mr. Bernard Golick/Vice Chairman, Board Member

Mr. Robert Wertalik: stated that Mr. Murphy and Mr. Golick will be taking their oath of office this evening; Mr. Calamari is not in attendance and his swearing in will be held in abeyance. **Mr. Wertalik swore in Mr. Murphy and Mr. Golick.**

Procedure on Vouchers:

Motion that the Mayor and the Planning Board Chairman or Acting Chairman certify receipt of goods sold and delivered to the Planning Board and services rendered and papers or documents necessary or convenient for payment of obligations of the Planning Board from municipal, trust or escrow funds on behalf of the Township of Washington. **Read aloud by Board Secretary.**

Procedure on Minutes:

Motion that acceptance of Board meeting minutes whereby Board members will be furnished copies of the minutes as soon as completed for perusal and approval by the members. A copy of the minutes is also posted on the Municipal Building notice board for public inspection.

Read aloud by Board Secretary.

Procedure on Attorney:

Motion that the Planning Board Attorney will attend all Executive and Regular meetings and any other meeting he is invited to attend. **Read aloud by Board Secretary.**

Resolution of Attorney Services: Read Aloud by Board Secretary

Motion to Approve Resolution: Murphy, Sabino

Roll Call Taken

Schedule of Meeting Dates

Resolution of Meeting Dates:

Motion to Approve Resolution: Sabino, Pinnick

Roll Call Taken

Ongoing Business:

Resolution: BP Products North America, Inc., Property Located at 615 Washington Avenue, Block 3203, Lot 33: approval of site plan modification amendments for change of tenant approval. **Read aloud by Board Secretary.**

Mr. Leonardo Sabino: stated he observed the BP station was open last week; it was Mr. Sabino's understanding that BP wanted to remove the old tanks and put in new tanks and move the pumps; was it proper for BP to open up before this was done.

Mayor Sobkowicz: stated she believed the gas station opened up on Friday.

Mr. Sabino: asked again if it was proper for them to open.

Mayor Sobkowicz: stated BP could open but they could not remove the tanks.

Vice Chairman Golick: stated he believed they could open up and try to do some business.

Mr. Wortalik: stated that based on the prior adopted resolution, BP is free to open and do business, unless they get to the point where the soil movement kicks in and in that regard that ordinance, he felt, after this was passed, would be voted upon at the next meeting; listed on the agenda but it will be done the next meeting; the permit has to be taken and things done in order so we have just the one resolution.

Councilman Sears: asked why demolition was listed in the resolution.

Mayor Sobkowicz: stated the demolition is because of the kiosk.

Motion to Approve Resolution: Sabino, Murphy
Roll Call Taken

Motion to Adjourn: Sears, Pinnick
All Board Members present approve Motion to Adjourn.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
January 16, 2014