

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT
December 16, 2014
Minutes**

Meeting Called to Order at 8:05PM

Salutation to the Flag

Open Public Meetings Act Statement –Read into the record by the Board Secretary

Roll Call:

Messrs. Asfar, Mouravieff, Kenny, Rappa, Cumming, Smith, O’Connell,
Chairman Miras

Approval of Minutes: Asfar, Kenny

November 18, 2014

Ayes: Asfar, Mouravieff, Rappa, Cumming, Smith, Chairman Miras

Abstain: Kenny, O’Connell

Also in Attendance: Donna Baboulis, Esq., Board Attorney; JoAnn Carroll,
Board Secretary

Motion to Open Public Portion: Kenny, Rappa

Roll Call Taken

Mr. Pankowski, 184 Fern Street: wanted to discuss a Township ordinance/
shed on his property.

Ms. Baboulis: informed Mr. Pankowski he would have to file an application
with the Zoning Board.

Motion to Close Public Portion: Kenny, Cumming

Roll Call Taken

Knights of Columbus, 79 Pascack Road, Block 3502, Lot 9: applicant seeks
a variance to construct a deck; expansion of a pre-existing non-conforming
use.

**Mr. John Pimpinella, President, Knights of Columbus, 105 Honeysuckle
Drive:** sworn in by Ms. Baboulis.

Mr. John Brunelli, Knights of Columbus, 472 Hickory Street: sworn in by Ms. Baboulis.

Ms. Baboulis: asked the applicants to present their application; this application is the expansion of a pre-existing non-conforming use; D2 variance.

Mr. Pimpinella: stated the Knights of Columbus is used as a banquet facility; small atrium for many years; slowly deteriorating; need to repair and replace atrium; needed another means of egress in case of emergency; architect integrated a means of egress with construction of atrium; deck and staircase added to plans; the atrium is being constructed at this time; all approvals and permits for the atrium have been received/issued.

Ms. Baboulis: asked if the deck would increase the capacity of the Knights of Columbus.

Mr. Pimpinella: stated no.

Mr. Brunelli: stated it is a good design aesthetically.

Chairman Miras: stated when you exit onto the deck through the doorway, you would turn and the stairs would be right there in front of you; views it as more of a landing than a deck; understands the safety concern.

Ms. Baboulis: stated, for the record, both Mr. Smith and Mr. O'Connell are recused from this application due to the fact they are both members of the Knights of Columbus.

Mr. Cumming: asked what the closest property was to the Knights of Columbus which had a second floor occupancy.

Mr. Pimpinella: stated the deck is an equal distance to both property lines; looking at apartments on the right from Pascack; one family residence to the left; the deck is in the middle of the Knights of Columbus property; it will be tucked back within the corner of the building; cannot see the condos on the south side; doesn't believe it will be seen from the north either.

Mr. Cumming: asked if the deck area would be used as a gathering spot/smoking spot.

Mr. Pimpinella: stated no; strictly for emergency exit use only.

Mr. Cumming: asked about lighting on the deck.

Mr. Pimpinella: stated there will be one fixture by the door.

Mr. Cumming: asked if it would be directed toward the deck.

Mr. Pimpinella: stated yes.

Mr. Cumming: asked regarding the setbacks required.

Ms. Baboulis: stated the Board had in front of them the engineer's report; the information not provided by the applicant has been provided by Mr. Ritchie in his report. (the Board took a moment to review); minimum rear yard, existing and proposed is given.

Chairman Miras: stated there is a lot of room in the back of the property.

Mr. Cumming: stated he visited the property this same day; noticed very high trees and hedges on the north side which block the property on the north side; single family residence; on the south side the deck would not be visible because it will be tucked back in behind the new sunroom; will not be visible to the townhouses.

Mr. Brunelli: stated the deck and stairs would be tucked back in by the atrium.

Mr. Cumming: stated the deck will be used for food service as well; appears it will be hidden from the residential properties which was his main concern.

Motion to Approve application: Kenny, Asfar

Ayes: Asfar, Mouravieff, Kenny, Rappa, Cumming, Chairman Miras

Ms. Baboulis: explained to the applicant that a resolution would be prepared and read at the next meeting; there is a 45-day appeal period from the date the resolution is published in the newspaper.

Chairman Miras: stated the next meeting of the Zoning Board will take place on January 27, 2015, Municipal Building, 350 Hudson Avenue, 8:00PM, in the Courtroom; this is also the Board's Reorganization meeting date.

Motion to Adjourn: Kenny, Asfar

All Board Members present approve motion to adjourn.

Meeting adjourned at 8:25PM.

Respectfully submitted by:
JoAnn Carroll
Zoning Board Secretary
December 17, 2014