

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
Zoning Board of Adjustment
Minutes
February 28, 2012**

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:

Messrs. Asfar, Gerhard, Ms. Merkle, Messrs. Miras, Sonntag, Ullman, Johnson

Absent: O'Connell, Werfel

Mr. Johnson: scheduled special Board meeting for CVS on March 27 at 7:30PM

Ongoing Business:

Resolution: Stone Mill Gardens, 767 Ridgewood Road, Block 3405, Lot 1 –

Approval of variance to use part of property for landscaping business, which use consists of parking vehicles on site. Read aloud by Board Secretary.

Resolution: John Chuck, 98 President Road, Block 4501.03, Lot 12 – Approval of a second garage in front of the southerly side of the home. Read aloud by Board Secretary.

Both Resolutions adopted by the Board. (Mr. Ullman abstained/Stone Mill Gardens Resolution)

(Please Note: Mr. Werfel joined the meeting at this point)

Sky Trading, LLC Appeal

Seeking to demolish an existing gas station facility located at Washington Avenue and Pascack Road, Block 3104 Lot 1, and construct a 1,955 square foot building which will be utilized as a convenience store, install service islands for 4 fuel pumps covered by a 54' x 44' canopy, 18.5 feet high, and to complete additional site improvements.

Mr. Whitaker: discussed wells off site and the location of the storage tanks. Public comment regarding inability of an applicant to install dry wells on this site based on stormwater management requirements and venting and how that would take place on this site. He took into consideration issues that had been raised by members of the public as it pertains to the proximity of the building to the rear lot lines. They have

reduced the size of the building to accommodate larger back and side yards. By reducing the size of the building they have come into conformity with the parking. The variance for parking is no longer an issue. Vents were originally located on rear of building are now along the roof of the canopy.

Mr. Ullman: asked if there was anything in the rear of the building

Mr. Whitaker: responded there was nothing at this point but can supply landscaping

Mr. Miras: regarding letter from Town Fire Department regarding several concerns about the plans; 5 ft. setback, not enough room between structure and property line, collapse zone would intrude neighboring properties.

Mr. Whitaker: new plans will be sent to the Town Fire Department

Mr. Azzolina: confirmed this is not a major development; will provide the Board with the Town's statutory references.

Mr. Slachetka: reiterated what Mr. Azzolina stated. Would like to take a look at the revised plans

Mr. Klein: questioned if there would be lighting in the rear of the building

Mr. Whitaker: responded "no"

Mr. Azzolina: stated that the Police Department recommended some low level lighting and he concurs with this recommendation

Mr. Whitaker: the use of the building will be the same with less product

Mr. Ullman: questioned the height of the physical building

Mr. Whitaker: stated it would stay the same

Mr. Miras: asked if there will be parking in the back on the gravel for the employees

Mr. Bertin: stated this is not being proposed

Mr. Miras: in the past, there were many vehicles parked around building

Mr. Slachetka: stated a problem would be caused by allowing parking in the back

Mr. Werfel: asked if the reduction of the size change the beneficial use of the convenience store

Mr. Slachetka: stated that the change in plans would not change the beneficial use of the project

Mr. Miras: asked what the existing square footage is and what it will be

Mr. Bertin: stated the square footage would change from 1,162 to 1,400 sq. ft.

Mr. Johnson: asked if there were any questions from the public in regards to this application

Ms. Grace Hogan, 898 Washington Avenue – had a question regarding an emergency exit

Ms. Linda Murphy, 675 McKinley Avenue- wanted to know the placement of the exhaust pipe on plan

Mr. Bertin: they would be located on the NW Island

Ms. Linda Murphy: had questions regarding dry wells and down spouts

Mr. Bertin: have a drainage plan in place

Ms. Murphy: asked if permission was given from the DEP for the dry wells

Mr. Whitaker: stated DEP permission was not needed because this is not a major development

Ms. Murphy: regarding stormwater management practices for the property

Ms. Rosa D'Ambra, 423 Colonial Boulevard - questioned where the garbage receptacle would be located

Mr. Bertin: building has been reduced by 8' on each rear side; trash area is located on the west side of the building/ north side of the building

Ms. D'Ambra: asked if the garbage truck would hit the canopy

Mr. Bertin: responded "no"

Ms. Donna McGinnis, 680 Washington Ave.- had a question regarding the side of the building

Mr. Bertin: responded that there are 5 sides to the building and explained the changes made

Ms. Sharon Tammen, 667 McKinley Avenue: asked if the garbage receptacle could be placed somewhere else

Mr. Whitaker: will take this under advisement

Mr. Johnson: asked Town's professionals to look over plans and submit questions at next meeting

Mr. Sonntag: asked if the existing building was to be demolished and a new building erected, there would be a 13 ft. setback on side and rear. Asked if any thought given to a 10ft. setback on either side.

Mr. Whitaker: responded that it can be done; but making the changes was a balancing act, felt this was the best option giving all the concerns of the Fire Department and the residents

Mr. Ullman: stated that if the building was moved, "slided", it would give the residents more space

Mr. Klein: agreed with Mr. Ullman

Ms. Baboulis: suggested the experts discuss this prior to meetings so new sets of plans do not have to continually be presented

Mr. Ullman: asked that the heights be listed on the final set of plans

Mr. Slachetka: spoke regarding the overall use and the master plan

Mr. Miras: spoke regarding the garbage and possible rat problem; believes the garbage will be at a minimum because there will not be a lot of food sold

Mr. Whitaker: asked if he could contact the Town Fire Department directly.

Mr. Johnson: responded "yes"

Meeting Adjourned: all Board member in favor of adjournment

Respectfully Submitted by:

JoAnn Carroll

Zoning Board Secretary

April 3, 2012

