

Township of Washington  
Bergen County, New Jersey  
Planning Board Meeting Minutes  
April 1, 2015

Meeting called to Order at 7:39 pm

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, Murphy, Pinnick, Sabino, Councilman Sears, Mayor Sobkowicz, Vice-Chairman Golick, Chairman Calamari.

Also in Attendance: Board Attorney Mr. Robert Wertalik, Board Engineer Paul Azzolina.

Oath of Office, Mr. Gus Calamari, Chairman, Board Member

A motion was made by Councilman Sears, seconded by Mr. Sabino to open the Public Portion.

Ayes: Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Sears, Sobkowicz, Calamari.

Nays: None.

No Public Comment

A motion was made by Councilman Sears, seconded by Mr. Golick to close the Public Portion.

Ayes: Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Sears, Sobkowicz, Calamari.

Nays: None.

Rite-Aid Washington Town Center, 265 Pascack Road, Block 3402, Lots 18-20: Applicant seeks a for Option 1 of the Rite Aid Sign.

Dennis Herman, DCI Signs & Awnings, 221 Highfield Lane, Nutley, NJ (Local Installer)

Michael Lazar, Regional Project Manager, Rite-Aid, Woodbury, NJ

Joseph Kennedy, Chandler Sign Company, San Diego, California (Sign Vendor)  
Rite-Aid Washington Town Center, 265 Pascack Road, Block 3402, Lots 18-20.

A revision (Option 1) was presented to the Board as per the Planning Board instructions of the meeting of March 25, 2015. There was also a discussion with regard to the pile-on. Mayor Sobkowicz will contact the building department to see if the drawings can be located for the pile-on sign.

A motion was made by Councilman Sears, seconded by Mr. Murphy to approve Option 1 of the Rite Aid Sign.

Ayes: Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Sears, Sobkowicz, Calamari.

Nays: None.

#### NEW BUSINESS

Timothy Leahy, 275 Wilson Avenue, Block 2414, Lot 14: Application for 2<sup>nd</sup> floor addition, blue prints, letter informing homeowners within 200 feet of residence, copy of public notice filed by applicant, letter sent to the Building Department.

Mr. Leahy: stated he found out 2 days ago about the \$2,750 fee; he thought the fee was only \$1100; he was told the \$2,750 fee was for a new home built from scratch.

Mr. Azzolina: stated he understands the confusion; asks the Board if the applicant can post the difference.

Mayor Sobkowicz: stated the Board has no authority to reduce fees; the application is not clear cut use; the applicant will get back the money that is not used.

Chairman Calamari: stated the Board will move forward at this point.

Mr. Leahy: stated his family has outgrown the home; would like 3 bedrooms on the second floor; at this time it is impossible to accommodate his family.

Mr. Azzolina: stated the lot is triangular in shape; two front yards and a single back yard in conjunction of the two streets; it is a uniquely shaped property; there are two sheds on the property.

Councilman Sears: asked how long the Leahy's have lived in the home and have there been any complaints from neighbors?

Mr. Leahy: replied they have lived in the home for ten years and there have been no complaints.

Councilman Sears: stated considering the uniqueness of the property, the request is minor.

Mr. Azzolina: stated the proposed home is going to be approximately 3 feet higher than the neighbor's home; the homes are approximately 50 feet apart; under the code the requirement for separation it is 25 feet, so the separation is double the requirement; encroachments are low on the traffic road; there will be a total of five new variances.

There was a discussion among the Board members.

A motion was made by Chairman Calamari, seconded by Councilman Sears to move forward with the application of 275 Wilson Avenue, Block 2414, and Lot 14.

Ayes: Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Sears, Sobkowicz, Calamari.

Nays: None.

Chairman Calamari advises Mr. Leahy to bring the \$2,750 and a resolution will be prepared for the next Planning Board meeting.

Robin Meyer NYC, LLC d/b/a Bark Place, 273 Pascack Road, 261B, Block 3402, Lots 18-20 WTC, Washington Town Center: Dog Grooming Salon

Joel Ives, Architect, 1425 Plaza Road, Fair Lawn, New Jersey 07410

Robin Droescher, 170 Larch Avenue, Bogota, New Jersey 07603

Ms. Droescher: stated being next door to Body Empathy the neighbor was upset; she worked with the management and found another location on the opposite end; also spoke with the tenants at that location and they were okay

with the new presentation; there will be fewer dogs on the premises and no doggy day care.

Chairman Calamari: stated that the previous location there are three empty stores and the space is easier to work with; believes that this location is a more difficult area since it is across from handicap parking and the customers will have to park in other spaces; the stationary store is a high volume store; believes that the parking is not good in that area.

Ms. Droescher: stated she has been there nine times and hasn't had a problem at the location; financially she does not need 1800 square feet and this unit is only 1400 square feet; she does not want to go back to another set of drawings.

Chairman Calamari: asked if she would consider a rear door for drop off and pick up.

Ms. Droescher: replied the dogs come for two hours and generally do not have waste issues.

Mayor Sobkowicz: stated that the traffic is more difficult on the north end versus the southern end; asked how many dogs would come in at one time?

Ms. Droescher: replied 3 dogs at a time; the owner would be advised 20 minutes prior for pick up; she likes the rear entrance idea, when appointments are made she can tell clients to go to the rear door.

Chairman Calamari: asked what would happen if someone doesn't pick up their dog?

Ms. Droescher: stated she would then reach out to the Bergen Ramapo Shelter for help; they also work with a veterinarian.

Chairman Calamari: asked how many dogs would be groomed on a weekly basis?

Ms. Droescher: replied 36 dogs in a week are planned but they would probably do 72 dogs; this is an estimate for this area; it would be by appointment so everything is manageable.

Councilman Sears: stated as Fire Prevention Chief there are rules and regulations on what chemicals can be used; he will note them when he does his inspection.

Mr. Azzolina: stated the sign will read Dog Grooming with and Pet Accessories; they will be red single letters with white underneath.

Mr. Golick: asked if the shopping center manager emailed the tenants on the northern end?

Ms. Droescher: replied yes he did.

Mr. Murphy: stated he will approve the application on the condition of a rear door being installed.

Mr. Dumaresq: stated suggests that the manager be contacted and asked.

Chairman Calamari: stated strongly suggests there should be certain wording in the resolution.

A discussion followed with regard to the Health Department and Building Department being contacted.

A motion was made by Chairman Calamari, seconded by Councilman Sears to move forward with the application of Robin Meyer NYC, LLC d/b/a Bark Place, 273 Pascack Road, 261B, Block 3402, Lots 18-20 WTC, Washington Town Center.

Ayes: Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Sears, Sobkowicz, Calamari.

Nays: None.

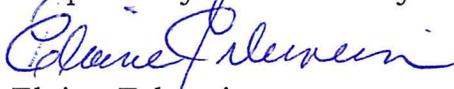
A motion was made by Mr. Dumaresq, seconded by Councilman Sears to adjourn.

Ayes: Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Sears, Sobkowicz, Calamari.

Nays: None.

Time Noted: 8:37 pm

Respectfully submitted by:



Elaine Erlewein

Acting Planning Board Secretary