

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
 PLANNING BOARD MINUTES
 March 28, 2018 7:30 PM**

CALL TO ORDER

SALUTE TO THE FLAG

OPEN PUBLIC MEETINGS ACT

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.

ROLL CALL: Mr. Golick, Mr. Pinnick, Mr. Sabino, Mr. Sears, Mr. Vinagre, Councilman Cumming, Mayor Calamari, Chairman Murphy

Board Engineer-Paul Azzolina

Board Attorney – Louis Lamatina, Esq.

MOTION TO OPEN THE PUBLIC PORTION:

Member	Motion	Second	Aye	Nay	Abstain	Absent
Mr. Golick			X			
Mr. Pinnick			X			
Mr. Sabino			X			
Mr. Sears			X			
Mr. Vinagre			X			
Mayor Calamari			X			
Councilman Cumming			X			
Chairman Murphy			X			

MOTION TO CLOSE PUBLIC PORTION:

Member	Motion	Second	Aye	Nay	Abstain	Absent
Mr. Golick			X			
Mr. Pinnick			X			
Mr. Sabino			X			
Mr. Sears			X			
Mr. Vinagre			X			
Mayor Calamari			X			
Councilman Cumming			X			
Chairman Murphy			X			

OLD BUSINESS - RESOLUTION

Bethany Community Center/Bethany Church at 605 Pascack Road (Block 3202, Lot 3) for site plan (signage), and intended use. It was noted that this property is Class OR District and this site plan does not comply with the zoning of this district. There is an unauthorized sign on the property and no permit was issued for a portable sign at this address. It was stated that approval had been issued to allow for a sign in connection with Easter services.

It was noted that the Board was given the incorrect resolution and consideration of the resolution was tabled to the next meeting.

Petros and Karolina Psarianos, of 252 West Place (Block 2402, Lot 15) for demolition of existing home and construction of a single family residence.

MOTION TO APPROVE THE RESOLUTION

Member	Motion	Second	Aye	Nay	Abstain	Absent
Mr. Golick			X			
Mr. Pinnick			X			
Mr. Sabino			X			
Mr. Sears			X			
Mr. Vinagre			X			
Mayor Calamari			X			
Councilman Cumming			X			
Chairman Murphy			X			

NEW BUSINESS - APPLICATION

CHUN LEE OF 273 PASCACK ROAD (BLOCK 3402, LOT 18, 19, 20) in Washington Town Center is seeking approval to install a new sign (Wing Lee).

Glen Lanzel of Paramus and Chun Zang, 301 Pascack Road, Washington Twp were sworn. Glen Lanzel testified that the new sign will contain the words Wing Lee. The letters will be 22 inches high with LED lighting. Hanging below will be a box sign saying Chinese Take Out and Delivery also with LED lighting. Signs will be mounted to the façade. Brightness of the sign will be comparable with other signs in the shopping center.

Township Engineer commented that the applicant has provided an accurate description of the sign, which complies with Township ordinances. The sign turns off around midnight and this is controlled by the landlord. Applicant will obtain permits deemed necessary by the Construction Department.

Public portion of the meeting was opened. No one from the public came forward to comment and the meeting was closed to the public.

MOTION TO APPROVE THE APPLICATION:

Member	Motion	Second	Aye	Nay	Abstain	Absent
Mr. Golick			X			
Mr. Pinnick			X			
Mr. Sabino			X			
Mr. Sears			X			
Mr. Vinagre			X			
Mayor Calamari			X			
Councilman Cumming			X			
Chairman Murphy			X			

NEW BUSINESS - APPLICATION

WASHINGTON COMMONS ON PASCACK ROAD (BLOCK 3201) is seeking approval to remove 16 trees surrounding 609 Pascack Road.

Councilman Cumming recused himself from this application. The property manager for Washington Commons Condo Association in Wayne, NJ was sworn. The property manager stated that a violation was issued by Washington Township relative to tree removal. The condo association has approved the expenditure necessary to remove the trees and he hopes to move forward with the project.

The Township Engineer stated he has visited the site and agrees with the number of trees being removed. Several trees are dead or dying. There are also trees that have caused damage to the adjoining property owner. Trees must be replaced in accordance with the Township ordinance; however, the property manager is seeking a waiver from the ordinance and there are no plans to replant any trees at this time. The Board recognized that this is a safety issue and approval was given to remove the sixteen trees as soon as possible.

It was stated that the removal work could be expedited and begin as soon as tomorrow. The Mayor will sign a document to be issued tomorrow stating that fact. The sixteen trees are required to be replaced and the property owner must submit a plan to be approved by the Township Engineer. Trees must be planted within a year from this date.

MOTION TO APPROVE THE APPLICATION:

Member	Motion	Second	Aye	Nay	Abstain	Absent
Mr. Golick			X			
Mr. Pinnick			X			
Mr. Sabino			X			
Mr. Sears			X			
Mr. Vinagre			X			
Mayor Calamari			X			
Councilman Cumming			recused			
Chairman Murphy			X			

**BRAZILIAN JIU JITSU (MARTIAL ARTS) SCHOOL, IN WASHINGTON TOWN CENTER
LOCATED AT 257A PASCACK ROAD (BLOCK 3402, LOT 18/19/20)**

Erick Tavares of Hackensack, N.J., applicant, and David ??? of 631 Lafayette Avenue, Hawthorne, N.J., were sworn. Mr. Tavares said he is a professional fighter who came to the United States ten years ago and works with the New York Giants at their training center. He wants to teach different levels of self-defense to children under the name of Loyalty Jiu Jitsu and Martial Arts with hours varying between the times of 9:00 A.M. to 10:00 P.M. There will also be wrestling classes. Mr. Tavares added that he has an existing business in Emerson.

The Township Engineer stated that Mr. Tavares would have to submit plans for a sign in order to assure compliance with Township ordinances. Mr. Tavares was questioned about the maximum number of students in a class. He said there would be no more than 20 students per class and there is a possibility that he would have to add classes if warranted. Adult classes would be held during daytime hours. The business would be open six days and week and could be expanded to seven depending upon demand. There are also several private classes and Mr. Tavares added that there will be two or three employees.

Mr. Tavares was asked to revise his drawing to show more details on the rear area of the building. He said that this area would include a small office in the back, a changing room, a bathroom, and an equipment area. After some confusion, it was noted that there is not a proper changing room only a room to change equipment relative to the sport.

Public portion of the meeting was opened. No one from the public came forward to comment and the meeting was closed to the public.

Motion was made to accept the application along with approval of the sign as long as it conforms to the ordinance.

MOTION TO APPROVE THE APPLICATION:

Member	Motion	Second	Aye	Nay	Abstain	Absent
Mr. Golick			X			
Mr. Pinnick			X			
Mr. Sabino			X			
Mr. Sears			X			
Mr. Vinagre			X			
Mayor Calamari			X			
Councilman Cumming			X			
Chairman Murphy			X			

REVIEW OF FEES AND APPROVAL PROCESS FOR RETAIL ZONE "C"

Mayor Calamari has been approached by the owner of the shopping center who indicated to him that potential tenants find the fee structure and application process in Washington Township to be out of line with surrounding towns. Tenants think that having to be delayed several weeks to a month for approval to open their businesses is unacceptable even though the shopping center owner has lowered rents to make his building more attractive. The Mayor of Emerson was present and stated that a similar procedure used to be required in Emerson; however, it has been somewhat streamlined. It appears that in other municipalities it is only necessary to answer a series of questions. If the answers indicate that other tenants would not be negatively impacted an approval for the business to open is immediately granted. The landlord is asking the town to streamline the application process and relax the fee structure.

The Planning Board discussed the suggestion. Several members stated that any changes are probably a function of the Mayor and Council and fees are normally set by the Construction Office. Mayor Calamari said that it seems like the issue is the length of time it takes to go through the approval process rather than the fees. He said he wants to do what is best for the town and he wanted some input from the Board. Members said that perhaps these applicants don't need to come before the Planning Board as long as they meet certain criteria. In conclusion, Mayor Calamari said he would continue to do more research and find out how surrounding towns handle this situation.

MOTION TO CLOSE MEETING

Motion: Mr. Sears Second: Mr. Cumming

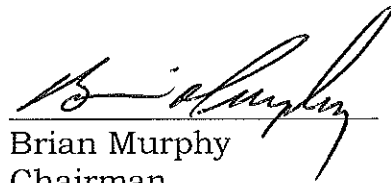
All Ayes: Mr. Golick, Mr. Pinnick, Mr. Sabino, Mr. Sears, Mr. Vinagre, Councilman Cumming, Mayor Calamari, Chairman Murphy

ADJOURNMENT - TIME NOTED: 9:05 P.M.

(AGENDA SUBJECT TO CHANGE)



Barbara Coleman
Secretary



Brian Murphy
Chairman

Approved: July 31, 2019