

Approved 2/27/13

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
Planning Board Reorganization Meeting
Minutes
February 6, 2013**

Call to Order: In compliance with the Open Public Meetings Act of the State of New Jersey, notification of this meeting was advertised in the Ridgewood News, 48 hour notification was sent to the Bergen Record, 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:

Messrs. Dumaresq (not present), Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso, Mayor Sobkowicz, Sears

New Business:

Reorganization

Nomination of Chairman

Motion to Approve Mr. Calamari: Messrs. Golick, Pinnick

Councilman D'Urso: discussed procedure of choosing Chairman of Planning Board, in addition to the replacing of Board attorney.

Mr. Golick: Noted Mr. Wortalik is a returning attorney to the Board

Nomination Vice Chairman:

Motion to approve Mr. Golick: Chairman Calamari, Mr. Pinnick

Chairman Calamari and Vice Chairman Bernard Golick are sworn into office by Mr. Bob Wortalik, Board Attorney

Voucher and Minutes Procedures are postponed until next meeting

Mayor Sobkowicz: New member to Board, Tom Sears, Class II member, Fire Department member

Mr. Sears is sworn in as Planning Board member by Mr. Wortalik, Board Attorney

Resolution of Attorney

Board Secretary read aloud the Resolution of Attorney

Motion of Attorney Resolution: Golick, Calamari

Roll Call:

Messrs Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso (nay), Mayor Sobkowitz, Sears

Mr. Bob Wertalik sworn in as Board Attorney by Mayor Sobkowitz

Public Portion

Motion to open Public Portion: Mayor Sobkowitz, Mr. Golick

Roll Call

Messrs Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso, Mayor Sobkowitz, Sears

No comments

Motion to close Public Portion: Mayor Sobkowitz, Mr. Golick

Roll Call

Messrs Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso, Mayor Sobkowitz, Sears

New Business

Youssef 443 Webster Avenue letter (copy attached) read aloud by Board Secretary

Letter asking for an exception to not come before the Planning Board

Chairman Calamari stated it is not within the scope of the Board's authority to waive ordinances. No need to vote. Board has no authority to waive appearance before the Board. Chairman Calamari directed Secretary to advise the Youssef's of the above decision.

Dunkin' Donuts

Taken off agenda

Original Pizza

Taken off agenda

Mr. & Mrs. Jeff Picinic, 4 Colonial Boulevard, Block 3109 Lot 3

Demolition of single family residence and construction of single family residence with in ground pool.

Joseph Vince, Engineer for Mr. Picinic and Mr. Jeff Picinic both in attendance and both sworn in by Mr. Wertalik

Mr. Azzolina's report received by both Mr. Vince and Mr. Picinic

Exhibit A-1: Picinic Plans

Mr. Vince gave detailed account of Picinic project

Chairman Calamari posed a question regarding tree replacement

Mayor Sobkowicz posed a question regarding the pool size/placement; has to adhere to 10 feet setback

Mr. Azzolina: B Zone ordinances in slight conflict regarding garage. Spoke on this issue. It would be a hardship on Mr. Picinic to redesign home.

Chairman Calamari suggested having ordinance clarified. Suggestion posed to Councilman D'Urso

Mr. Azzolina discussed replacement and placement of trees. Should be more to the interior of lot so they do not grow back into wires.

Storm Water management review. Reuse existing piping system safely; single 1000 gallon seepage pit. Recommended relocation of seepage pit SE corner with open grate. Lawn inlet placed at NE corner of property. All run off of site will be contained. Agreement of modifications agreed upon by Picinic.

Chairman Calamari: requesting submission date of revisions. Mr. Vince responded within 2 weeks. Chairman Calamari reminded Mr. Vince the revised plans need to be in at least 10 days before next meeting.

Motion to Approve Application with the stipulation all revisions discussed will be made: Golick, Pinnick

Roll Call:

Messrs Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso, Mayor Sobkowicz, Sears

Chairman Calamari: asking for time frame when Picinic project would begin. Mr. Picinic responded in six months' time.

Mayor Sobkowicz: poses question regarding if applicant will be living in property. Mr. Picinic responded that he will be living in the property.

Public Comments/Questions regarding Picinic Application:

Ed Cowie of 2 Colonial Boulevard, has concerns regarding how the Picinic property will be demolished, how the lead will be contained and if the Federal guidelines for the removal of lead will be followed.

Mr. Vince responded to all concerns stating that the clean-up would be within Federal guidelines

Chairman Calamari responded to lead questions stating that there might already be lead on Mr. Cowie's property.

Mr. Picinic responded to not knowing that a lead test needed to be done on property before purchasing.

Mayor Sobkowicz: suggests Mr. Picinic look through the lead guidelines and give a report to the Board and also inform his neighbors before demolition begins.

Mr. Vince: will put an action plan together for both the Board and the neighbors of Mr. Picinic, but stated this report will not contain air quality tests and or soil tests.

Councilman D'Urso: statement that town's Building Department should be involved with lead testing before a home of this age is purchased

Mayor Sobkowicz: there is no requirement for residential soil testing

Mr. Cowie: lead removal issue is at the Federal level, not the State level

Mr. Sabino: questioned if the Board were overstepping their boundaries in regards to asking Mr. Picinic to provide such information

Mr. Wortalik: felt the Board was not overstepping from a legal viewpoint. What is being provided from Mr. Picinic will be a straight forward action plan

Councilman D'Urso: questioned if the Board is asking for too much information

Mayor Sobkowicz: will ask the Building Inspector to review

Mr. Azzolina: demolition permits issued by construction official. He will speak with him to see exactly what is required and take into consideration the neighbor's concerns

Verizon Wireless and New Cingular Wireless, 350 Hudson Avenue, Twp. Of Washington, (aka the Cell Tower)

Applicant proposes to ^{Erica} ~~Erica~~ a cell tower on the north quadrant of Municipal property located at Town Hall

Motion to open Public Hearing: Golick, Mayor Sobkowicz

Roll Call:

Messrs Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso, Mayor Sobkowicz, Sears

Mr. Richard Schneider Attorney at Vogel, Chait, Collins and Schneider, PC

Attorney for Verizon. Mr. Mike Levin, Attorney for AT&T also in attendance.

There are two non-conforming conditions that the town's engineer addressed in his report to Verizon. In addition, there is a question regarding the amount of antennas to be located on the tower.

Verizon antenna at 120 ft. center line elevation; AT&T antenna at 110 ft. elevation

Each carrier will have radio equipment. Their equipment will be housed within a 22 foot by 22 foot building at 16 feet high. Also, emergency generator is to be on site. The compound will be 68' x 28'.

Mr. John Ferante, Licensed Engineer in the State of NJ

Sworn in by Mr. Bob Wortalik

Mr. Ferante gave presentation regarding the plans for the proposed Cell Tower by referencing the site plan.

Fielded questions regarding restoration of driveway if it is disturbed during construction, aesthetics of tower, emergency access road, retaining wall design, lease agreement on town tower, fire safety, number of antennas and how long it will take to complete the project once approved.

In addition, **Mayor Sobkowicz** will check with town attorney to clarify the ordinance which relates to the number of antennas allowed on the tower with the township attorney. **Chairman Calamari** remarked that the Board has no authority to change ordinance.

Public Comments/Questions regarding Verizon Application:

Bea Napier, 324 Hudson Avenue posed questions to Mr. Ferante regarding the height of the cell tower.

Arthur Knox, 353 Jackson Avenue posed questions to Mr. Ferante regarding the height of the cell tower and the amount of antennas allowed on tower.

Mr. Ferante responded to her concerns.

Sandy Phillips, 321 Hudson Avenue stated that she is opposed to the cell tower but accepts it as part of technological advances. She has environmental concerns as to where the hole for the tower will be dug.

Mr. Ferante responded to her concerns.

Sandy Phillips, 321 Hudson Avenue had questions regarding the relocation of the soil, gas line pressure, fire safety and humming noises which sometimes accompany these types of structures.

Mr. Ferante responded to her concerns.

Mr. Ferante continued to field questions regarding the gas lines and what would be the alternative is gas was not an option. Diesel would be the second option.

Councilman D'Urso: questioned the access of the driveway for the town's emergency vehicles when the Verizon maintenance trucks would be on site.

Mr. Ferante assured Councilman D'Urso that the maintenance trucks would not block the driveway and that the town's emergency vehicles would have a clear access to exit the grounds.

Mr. Paul Dugan, Independent Consulting Engineer, safety expert on radio frequency emissions.

Mr. Dugan testified to the fact the tower's radio frequency emissions are in strict compliance with the FCC's standards. **Mr. Schneider** distributed copies of Mr. Dugan's report to the Board dated January 17, 2013.

Mr. Sabino asked if Mr. Dugan's report was unbiased and that there was no conflict of interest. Mr. Dugan stated his report was unbiased and there was no conflict of interest on his part.

Councilman D'Urso asked about standards of safety and Federal Government standards of safety

Mr. Dugan responded to his concerns.

Mayor Sobkowicz asked for an example of comparable sources, in regards to electromagnetic energy, as the proposed cell tower

Mr. Dugan stated that we, as a public, are constantly around electromagnetic fields

Mr. Wortalik asked what the electromagnetic fields are around a broadcast facility in relation to a cell tower

Mr. Dugan replied that broadcast facilities can emit anywhere from a few hundred watts to hundreds of thousands of watts

Sandy Phillips, 321 Hudson Avenue questioned if Mr. Dugan would purchase a home near a cell tower

Mr. Dugan responded that he would have no hesitation to live near a cell tower in regards to an electromagnetic safety issue

Mr. Evan Joseph, Radio Frequency Engineer for AT&T Wireless

Sworn in by Mr. Wortalik

Mr. Joseph gave report on behalf of AT&T. Discussed the parameters of the existing coverage

Exhibit A-2: AT&T Map overlays (radio frequency propagation map)

Councilman D'Urso: questioned why AT&T has not taken advantage of adding their antenna to the TMobile pole which is located in the valley on the parkway

Mr. Joseph responded that adding an AT&T antenna to the TMobile pole would not provide complete coverage in and around the Township of Washington, Bergen County

Arthur Knox, 353 Jackson Avenue posed a question regarding antennas

Mr. Joseph responded to his concerns and stated that if future antennas were needed the provider would need the town's permission.

Mr. Jorge Castadia, Verizon Employee

Sworn in by Mr. Wortalik

Mr. Castadia gave report on Verizon coverage

Exhibit A-3: Verizon Map overlays (radio frequency propagation map)

Mr. Schneider: Presented his summary to the Board

Mr. Azzolina stated that he spoke Mr. Ken Poller, Township Attorney, regarding the ordinance dealing with the amount of antennas allowed, and that a variance would be needed

Motion to Approve Application with the stipulation all revisions discussed will be made: Chairman Calamari, Mr. Sabino

Roll Call:

Messrs Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso (abstained), Mayor Sobkowicz, Sears (recused himself due to the fact he is employed by Verizon)

Motion to Close the Public Hearing: Mr. Golick, Mr. Sabino

Roll Call:

Messrs Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso (abstained), Mayor Sobkowicz, Sears

Respectfully Submitted by:

JoAnn Carroll

Planning Board Secretary

February 14, 2013

minutes copy

9/25/12

To whom it may concern:

Re: 443 Webster Ave

We were recently notified that we need to go in front of the planning board for any property measuring less than 100 feet.

Since our property frontage is 99.21 ft, we are writing this letter to you in hopes that you will take a closer look at this very minor difference in the numbers, and be able to overlook the discrepancy.

Please consider making an exception to our case, this will be much appreciated.

You may contact us at (201) 666-1758 with any concerns you may have.

Thank you

Jack & Georgette Youssef

