

PLANNING BOARD

APPROVAL DATE 8 28 13

TOWNSHIP OF WASHINGTON  
BERGEN COUNTY, NEW JERSEY

CHAIRMAN

BC

Planning Board Meeting  
SECRETARY

J. Cancelli

June 6, 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 Taken:** Mrs. Do, Messrs, Dumaresq, Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso (absent), Mayor Sobkowicz

**Public Discussion:**

Motion to Open: Mayor Sobkowicz, Golick

**Roll Call Taken:** Mrs. Do, Messrs, Dumaresq, Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso (absent), Mayor Sobkowicz

**Mrs. Rosa D'Ambra, 423 Colonial Boulevard:** stated that she is very disturbed regarding the Master Plan of the Township. The laws of the Master Plan have been taken lightly as it pertains to the gas station at Pascack and Washington Avenues. This intersection is horrendous due to the traffic and the ability to cross the street safely. The majority of the people she knows do not care if the gas station remains there. She also states that the town has not issued any fines for its appearance. In addition, it has been sold as is with the ground being contaminated and has crossed over to the bridal shop. Mrs. D'Ambra further stated that the Master Plan needs to be adhered to.

**Motion to Close Public Portion:** Golick, Do

**Roll Call Taken:** Mrs. Do, Messrs, Dumaresq, Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso (absent), Mayor Sobkowicz

**Motion to Open Public Hearing:**

Motion to Open: Murphy, Golick

**Roll Call Taken:** Mrs. Do, Messrs, Dumaresq, Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso (absent), Mayor Sobkowicz

**New Business:**

**Stagger Lee, LLC.-Subdivision of Block 2502.01, Lots 16 and 17:** applicant requests Board approval for subdivision of three proposed lots with private driveways, demolition of one house, construction of two new houses and an addition to one existing house.

**Mr. David Watkins:** introduced himself and stated that he is representing the applicant regarding his application; seeking a C1 and C2 variance relief; significant drainage issue that affects the neighboring properties now, would be corrected with the subdivision; variances being requested are minimum lot frontage and minimum front yard setback; if the Board were to approve the application, they would seek a variance for the two buildings currently located in the back of the owner's property to stay there once the subdivision occurs, because at that time they would be located in the front of the property; the structures would be sufficiently screened; stated the real issue is if there is a road or a driveway being installed; sewer system not discussed at this time; property is very long and narrow.

**Mr. Michael Hubschman, Engineer/Planner for applicant: Mr. Hubschman** is sworn in and provides his credentials. He states that he plans to review the following two exhibits.

**Exhibit A-1: Colored Set of Plans, revised date of 4/20/12**

**Exhibit A-6: Landscaping Plan, 4/20/12**

**Mr. Hubschman,** reviews the existing condition plans and proceeds to describe what the applicant is proposing.

Fire Safety concerns are addressed. **Mr. Hubschman** notes that there will be room for a fire engine to enter and that they are also proposing to add a fire hydrant.

He proceeds to describe the front and rear yard setback variances and notes the benefits to the Municipality and some of the responsibilities of the Home Owners Association. Current and enhanced drainage conditions are reviewed.

**Mr. Watkins** begins to review the **June 4, 2012 letter from Paul Azzolina** of Azzolina and Feury Engineering, Inc. regarding the project. **Chairman Calamari** seeks confirmation that they are on page 8; section 5; **Minor Subdivision Plat Review**. **Mr. Watkins** concurs and asks **Mr. Hubschman** to read the section out loud; after which discussions ensue as to where waivers and or variances maybe required.

**Chairman Calamari** requests that the plan be updated to include the back of the houses that border on the project. This will provide the Board with a better sense of distance of the neighboring homes. In addition, copies of the Home Owners Association agreements are requested

It is noted that there are architectural plans for the existing structure on Linwood Avenue and they will be provided to the Board. As for the other two lots, when the other two homes are constructed, architectural plans will be provided and reviewed at that time.

Review of the June 4, 2012 letter from Paul Azzolina regarding the project continues by the reading of the following sections out loud:

**Section VI. Storm water Management.**

**Section VII. Wastewater Management**

**Section VIII. Tree Preservation and Landscaping Plan**

**Section IX. Soil Movement Permit Application** is briefly reviewed, but each section is not read out loud,

**Section X. Waivers / De Minimis Exceptions Requested.**

**Section XI. Builders Agreement and Performance Guaranty Requirements**

**Section XII. Applications to Other Agencies.** Site plans to be submitted to the Twp. Police, Volunteer Fire and Volunteer Ambulance Departments.

**Mr. Watkins** notes that he has completed interviewing **Mr. Hubschman** for this evening. With that, **Chairman Calamari** asks the Board Members if they have any questions:

**Mayor Sobkowicz** requests an outline of what the Home Owners Association will be responsible for. In addition, the **Mayor** seeks clarification of what is included in the Treatment Works Approval and what is the timeline. **Mr. Hubschman** responds that they have a 90 day limit and briefly describes the process and forms.

**Mrs. Do** asks if the well on the property is used for home use. **Mr. Hubschman** replies that well is for the lawn and house water is from United Water.

**Mr. Sabino** inquires about the timing of the project. **Mr. Watkins** responds around 3 years.

**Chairman Calamari opens the forum to the Public:**

**Rosa D'Ambra of 423 Colonial Blvd.** Inquires about the well on the property. **Mr. Hubschman** responds that it should not affect anything.

**Rosa D'Ambra** asks where is fill coming in from? **Chairman Calamari** states that the fill will be from a queried stone there will be little or no dirt in that. She also asks if the private driveway will be wide enough to fit two fire trucks?

**Mr. Hubschman**, responds that it is 18 feet wide, which is the standard.

**Chairman Calamari** states by the next meeting the Board will have received comments from the appropriate departments which will address her concerns.

**Mrs. D'Ambra** continues by asking if the land is going to be raised.

**Mr. Hubschman**, responds no. Lastly, **Mrs. D'Ambra** inquires about the Storm Water Management. **Mr. Hubschman**, responds that they will be adhering to the appropriate codes and that Mr. Azzolina will be reviewing as well.

**Mrs. Veltri of 58 Hemlock Drive** inquires about the proximity of the new homes to hers. **Chairman Calamari** states that they are having site plans updated to show proximity to all homes. She also inquires about the height.

**Mr. Hubschman** responds borough only allows 25 ft. high. Lastly, she inquires about the drainage and voices her dismay about her parent's current home conditions; water is entering the home. She seeks reassurance that this project will not further negatively impact her parent's home. Mr. Azzolina, responds that he recalls that there was an issue and the determination was that there is a pipe issue in the rear yard of her parent's home. He notes that further review is required.

**Mr. Kral of 54 Hemlock Drive** also voices concerns about the drainage.

**Mrs. Do** asks if this is a "D" restriction. **Mr. Watkins** responds that it is technically not and further explains.

**Mr. Watkins** updates the Beech Street notice.

### **Motion to Continue Public Hearing to the next meeting**

**Motion:** Murphy, Golick

**Roll Call Taken:** Mrs. Do, Messrs, Dumaresq, Golick, Murphy, Pinnick, Sabino, Chairman Calamari, Councilman D'Urso (absent), Mayor Sobkowicz

**Chairman Calamari** proceeds to the next topic for discussion: The Master Plan He states that the last plan was reviewed in 2006 and asks how often Master Plans must be reviewed. He receives confirmation that the Plan must be reviewed every 10 years.

**Chairman Calamari** notes that page 5 of the Re-Examination Report deals with the commercial zone. Conversation ensues regarding how the Master Plan is being applied to the Sky Trading proposal with regards to the gas station on Washington and Pascack. Based on the feedback, **Chairman Calamari** receives confirmation that a letter is to be send to the Zoning Board stating the Planning Boards position on the Master Plan.

**Rosa D'Ambra of 423 Colonial Blvd** approaches to the Board and states that there is a big difference between when the gas station was originally created vs. the demands and needs of our society today.

Be no further business, a motion was made by **Chairman Calamari**, seconded by **Mr. Golick** to adjourn the meeting.

**Respectfully Submitted By:**

**Mary Anne Murphy**  
**Planning Board**  
**Summer Intern**