

PLANNING BOARD

APPROVAL DATE 8 28 13

TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY

CHAIRMAN

GC

Planning Board Meeting
SECRETARY

J. Canale

June 27, 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: Mrs. Do, Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Councilman D'Urso, Mayor Sobkowicz, Chairman Calamari

Councilman Joseph D'Urso is sworn in as a member of the Planning Board.

May 27, 2009 Minutes are presented for approval. There are only four members eligible to vote.

Roll Call: Dumaresq, Golick, Pinnick, Chairman Calamari

Motion to Open Public Discussion:

Motion: Murphy, Golick

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

Mr. David Snyder of 91 Windsor Circle: Seeks clarification on the approval process between Planning and Zoning Boards as it pertains to the gas station on Washington and Pascack Roads. **Chairman Calamari** explains the Board's position.

Rosa D'Ambra of 423 Colonial Blvd asks several questions pertaining to the gas stations: 1) were there any stipulations about the clean-up in 2009?

Chairman Calamari responds that the project was already under the jurisdiction of the DEP. 2) can the Planning Board issue variances? **Chairman Calamari** responds yes they can. **Mayor Sobkowicz** further clarifies that the Planning Board cannot issue Use Variances.

Motion to Close Public Portion:

Motion: Golick, Murphy

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

Ongoing Business

Motion to Open Public Hearing on 617 Beech Street - Major Soil Removal Permit.

Motion: Golick, Murphy

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

Mr. David Watkins introduces himself and states that he is representing the applicant regarding this application.

Mr. Michael Hubschman, Engineer/Planner for the applicant is sworn in and describes the proposed soil removal process. **Mr. Watkins** asks if he has reviewed **Mr. Azzolina's** June 27, 2012 letter. **Mr. Hubschman** notes that he has and that there are two items mentioned that will be changed 1) A second seepage will be added and 2) the stairs will be changed.

Mr. Azzolina notes that there is an 8 inch difference in height.

Mr. Hubschman states that they will adjust accordingly and not seek a height variance. In addition, the dimensions of the garages listed on page four of the letter are reviewed.

Mayor Sobkowicz asks how many trucks will be needed to remove the soil and what route will they be taking. **Mr. Hubschman** replies 20 to 30 trucks and notes that once the route is determined, it will be reviewed with the Police Dept.

Mrs. Do inquires if the soil of the adjoining property will be disturbed by this process. **Mr. Hubschman** explains that it will not be disturbed. Next item discussed is Tree preservation everyone agrees to plan.

Chairman Calamari asks if the Board has questions or comments. **Mrs. Do** notes that the sanitary connection is not on the map. **Chairman Calamari** asks if there are any questions from the Public. None posed.

Discussion ensues whether to issue a Conditional Approval on this application.

Motion to issue a Conditional Approval

Motion: Murphy, Golick

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

**Motion to Close Public Hearing on
617 Beech Street - Major Soil Removal Permit.**

Motion: Pinnick, Golick

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

**Motion to Open Public Hearing on
621 Beech Street - Major Soil Removal Permit.**

Motion: Pinnick, Golick

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

Mr. David Watkins introduces himself and states that he is representing the applicant regarding this application.

Mr. Michael Hubschman, Engineer/Planner for the applicant is sworn in and describes the proposed soil removal process.

The application is briefly reviewed and it is noted that it is similar to the previous Beech Street application.

Chairman Calamari asks if the Board has questions or comments. **Mayor Sobkowicz** comments on the height. **Chairman Calamari** asks if there are any questions from the Public. None posed.

Motion to issue a Conditional Approval:

Motion: Murphy, Golick

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

**Continuation of the Public Hearing on the Stagger Lee, LLC.
Subdivision of Block 2502.01, Lots 16 and 17**

Mr. David Watkins introduces himself and states that he is representing the applicant regarding this application. He asks **Mr. Hubschman** to review the modifications made to the plan. **Mr. Azzolina** reviews the plans as it pertains to the height requirements and notes that it can be accomplished.

Mrs. Do asks what direction is the front door facing. **Mr. Hubschman** replies South onto Linwood.

Chairman Calamari reviews the Twp. of Washington Fire Department's report and states that there are no issues. In addition, Twp. of Washington Police Department's report is reviewed for it lists five concerns.

- 1) Decorative lighting
- 2) Sidewalk on East side
- 3) No Parking Ordinance
- 4) Street Addresses must be assigned
- 5) Stop Sign

Mrs. Do seeks clarification on the variances and or waivers being requested. **Mr. Hubschman** outlines what is being requested.

Chairman Calamari asks the Board if they have any questions or comments. **Mr. Golick** inquires about snow removal process. **Mr. Watkins**, will confirm that it's part of the plan. **Mayor Sobkowicz** requests and all agree that the plan must also be reviewed by the Twp. of Washington attorney. In addition, that questions and concerns about ownership and demolition be addressed.

Chairman Calamari opens the forum to the Public:

Rosa D'Ambra of 423 Colonial Blvd expresses concern over the width of the pass street. **Mr. Hubschman** responds that this complies with appropriate code requirements.

Mrs. Veltri of 58 Hemlock Drive presents images of the water accumulating by her house.

Mr. Azzolina inquires about the pipe(s) that they had previously discussed.

Mrs. Veltri provides description. **Mr. Hubschman** states that the project should improve current drainage conditions. **Mr. Azzolina** notes that while he does not know how the volume of water is able to accumulate; he believes that it will be addressed with this project.

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

At this point, various concerns, opinions and theories are discussed concerning drainage. It is believed that this project will improve upon current drainage conditions. **Mr. Kral** is encouraged to attend the next Council meeting.

Motion to Close Public Hearing

Motion: Sabino, Murphy

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

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

Roll Call: Mrs. Do, Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Councilman D'Urso, Mayor Sobkowicz,

Respectfully Submitted By:

Mary Anne Murphy
Planning Board
Summer Intern
August 19, 2013