

PLANNING BOARD

TOWNSHIP OF WASHINGTON APPROVAL DATE 8 28 13
BERGEN COUNTY, NEW JERSEY CHAIRMAN GC
Planning Board Meeting SECRETARY J. Canale
August 1, 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: Messrs. Dumaresq, Golick, Murphy, Pinnick, Sabino, Councilman D'Urso, Mayor Sobkowicz, Chairman Calamari, Mrs. Do is absent.

Motion to Open Public Portion

Motion: Murphy, Golick

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

No Comments

Motion to Close Public Portion

Motion: Murphy, Golick

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

Ongoing Business:

Stagger Lee, LLC.-Subdivision on Linwood Avenue

Chairman Calamari states that the resolution should be completed by the next Planning Board meeting at the end of August. He also states that he has received and will forward to Board Members a copy of **Mrs. Do's** notes.

Chairman Calamari announces that **Mr. Ritchie** of Azzolina and Feury is in for **Mr. Azzolina**.

Chairman Calamari asks if there are any questions on the Stagger Lee Subdivision. None Posed.

New Business

Washington Town Center Signs - Discussion

Mitch Abrahams of the law firm Cole Schotz introduces himself and **Mr. John Azarian**.

Chairman Calamari clarifies that the Planning Board does not make or pass ordinances.

Mr. John M. Azarian is sworn in and provides a brief summary of his experience.

Mr. Abrahams asks **Mr. Azarian** to share his ideas on improving the signs. **Mr. Azarian** provides a description of the current store signs and states that they are proposing to keep blue letters but add a second red line underneath. He also notes that the franchise stores will be permitted to maintain their corporate logo.

Mr. Azarian also states that they would like to put in their real estate signs along Pascack Road advertising space in the center. He states that the existing ordinance does not allow for them to do so. However, Mr. Azarian believes that this will assist them in marketing the space.

Real estate signs would be 72 inches high and 48 inches wide. The inner part would 48 inches high and 26 inches wide. In addition, to the ground signs, they are requesting poster signs in the vacant stores.

Mayor Sobkowicz clarifies that there are two separate ordinances being discussed. The first is the ordinance for the signs on the building. However, the ground signs are under the general sign ordinance which is a different ordinance and must be applied for to the Planning Board.

Chairman Calamari concurs and further explains the process and provides examples of the types of real estate signs. Conversation ensues with various options being proposed one of which is a "Temporary" sign – which is not for commercial zones as is the shopping center. **Mr. Azarian** states that he would like to put up two double sided signs at each end of the center. **Mayor Sobkowicz** reminds everyone that they are in a commercial and not residential zone.

Mr. Abrahams reverts to the tenant signs. Based on existing and prospective tenants, Board Member and Council feedback, it is agreed upon that the store signs will be unified in size, but up to tenant to design. Tenants will have to first obtain approval on new or changes to existing signs from **Mr. Azarian** followed by the final approval from the Planning Board. This would apply to existing and new tenants. Conversation also includes the marquee and promoting small business there as well. Lastly, poster signs for the windows of the vacant stores are discussed.

Based on the Planning Board recommendation, this will now be reviewed by the Council Members and an update/deletion of the appropriate ordinances will have to be made to reflect what was agreed upon at this meeting.

Mr. Abrahams now asks the Board to focus their attention on the "Temporary" real estate signs. Discussion ensues of what and how long "Temporary" is defined and if an allowance will and or can be made for these signs.

The Board agrees to allow **Mr. Azarian** to put up the two real estate signs on each side of the shopping for a period of approximately four weeks. During that time, **Mr. Azarian** will have filed the appropriate paperwork to the Planning Board to further review.

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

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

Respectfully Submitted By:

Mary Anne Murphy
Planning Board
Summer Intern
August 19, 2013