

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD MEETING MINUTES
November 30, 2016**

CALL TO ORDER**SALUTE TO THE FLAG****OPEN PUBLIC MEETING 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:

Present: Mr. Golick, Mr. Murphy, Pinnick, Mr. Sabino, Mayor Sobkowicz,
Chairman Calamari, Mr. Loftus

Absent: Mr. Dumaresq, Councilman Bruno

Board Engineer- Paul Azzolina

Board Attorney- Louis Lamatina, Esq.

Mayor Sobkowicz introduced Dan Loftus, Director of the Fire Department, who is appointed Director of the Planning Board.

MOTION TO OPEN THE PUBLIC PORTION:

A motion was made and seconded to open the public portion of the meeting.

MOTION	SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Dumaresq	Mr. Dumaresq	Mr. Dumaresq				x
Mr. Golick	Mr. Golick	Mr. Golick	x			
Mr. Murphy	Mr. Murphy	Mr. Murphy	x			
Mr. Pinnick	Mr. Pinnick	Mr. Pinnick	x			
Mr. Sabino	Mr. Sabino	Mr. Sabino	x			
Mayor Sobkowicz	Mayor Sobkowicz	Mayor Sobkowicz	x			
Councilman Bruno	Councilman Bruno	Councilman Bruno				x
Mr. Loftus	Mr. Loftus	Mr. Loftus	x			
Chairman Calamari	Chairman Calamari	Chairman Calamari	x			

No one came forward this evening.

A motion was made to close the public portion of the meeting.

MOTION	SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Dumaresq	Mr. Dumaresq	Mr. Dumaresq				x
Mr. Golick	Mr. Golick	Mr. Golick	x			
Mr. Murphy	Mr. Murphy	Mr. Murphy	x			
Mr. Pinnick	Mr. Pinnick	Mr. Pinnick	x			
Mr. Sabino	Mr. Sabino	Mr. Sabino	x			
Mayor Sobkowicz	Mayor Sobkowicz	Mayor Sobkowicz	x			
Councilman Bruno	Councilman Bruno	Councilman Bruno				x
Mr. Loftus	Mr. Loftus	Mr. Loftus	x			
Chairman Calamari	Chairman Calamari	Chairman Calamari	x			

THANASIDES, 701 VAN EMBURGH AVENUE

Attorney for the applicant introduced himself and stated that the application involves a corner lot in the AA1 residential zone. Minor variance relief is being sought for a subdivision. There is an existing structure on the property, which will remain. The variance involves an adjustment to the property lines and the application has been approved by the Bergen County Planning Board.

Anthony DeVizio, engineer and land surveyor, testified that he prepared a subdivision plan relative to the application marked as Exhibit A-1. Mr. DeVizio described the property and said that the existing dwelling favors the Van Emburgh side of the property. Variances would be required for frontage; lot depth; front yard; and rear yard on the Washington Avenue area of the newly created lot 8.03. Board Members had concerns about creating two undersized lots; however, the applicant indicated that the property is underutilized.

The public portion of the meeting was opened for questions of the engineer. Mark Mason, 723 Van Emburgh Avenue, pointed out that two undersized lots might change the character and property values in the neighborhood.

The Township Engineer said that his concerns had been addressed and he recommended following up with the drainage relocations to ensure that the adjoining property owners are not negatively impacted.

Chris Kok, 109 Hamilton Street, Apt 304, Newark, planner for the applicant, was sworn. He said the variance requests are driven by the definition of what a lot is and how the sides are measured.

He noted that the application advances the purposes of the Municipal Land Use Law; extends the character of the single-family neighborhood; has minimal impact on traffic and provides the County with some flexibility at the nearby intersection.

There were no questions of the Planner. A motion was made and seconded to approve the application.

MOTION	SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Dumaresq	Mr. Dumaresq	Mr. Dumaresq				x
Mr. Golick	Mr. Golick	Mr. Golick			x	
Mr. Murphy	Mr. Murphy	Mr. Murphy	x			
Mr. Pinnick	Mr. Pinnick	Mr. Pinnick	x			
Mr. Sabino	Mr. Sabino	Mr. Sabino	x			
Mayor Sobkowicz	Mayor Sobkowicz	Mayor Sobkowicz	x			
Councilman Bruno	Councilman Bruno	Councilman Bruno				x
Mr. Loftus	Mr. Loftus	Mr. Loftus			x	
Chairman Calamari	Chairman Calamari	Chairman Calamari	x			

SETTING OF MEETING SCHEDULE

A motion was made and seconded to approve the schedule as presented for the meetings for 2017.

MOTION	SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Dumaresq	Mr. Dumaresq	Mr. Dumaresq				x
Mr. Golick	Mr. Golick	Mr. Golick	x			
Mr. Murphy	Mr. Murphy	Mr. Murphy	x			
Mr. Pinnick	Mr. Pinnick	Mr. Pinnick	x			
Mr. Sabino	Mr. Sabino	Mr. Sabino	x			
Mayor Sobkowicz	Mayor Sobkowicz	Mayor Sobkowicz	x			
Councilman Bruno	Councilman Bruno	Councilman Bruno				x
Mr. Loftus	Mr. Loftus	Mr. Loftus	x			

MOTION TO ADJOURN:

MOTION TO ADJOURN THE MEETING WAS MADE AT 8:52 P.M.

MOTION	SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Dumaresq	Mr. Dumaresq	Mr. Dumaresq				x
Mr. Golick	Mr. Golick	Mr. Golick	x			
Mr. Murphy	Mr. Murphy	Mr. Murphy	x			
Mr. Pinnick	Mr. Pinnick	Mr. Pinnick	x			
Mr. Sabino	Mr. Sabino	Mr. Sabino	x			
Mayor Sobkowicz	Mayor Sobkowicz	Mayor Sobkowicz	x			
Councilman Bruno	Councilman Bruno	Councilman Bruno				x
Mr. Loftus	Mr. Loftus	Mr. Loftus	x			
Chairman Calamari	Chairman Calamari	Chairman Calamari	x			

SO MOVED

PLANNING BOARDAPPROVAL DATE 10/30/19CHAIRMAN [Signature]SECRETARY [Signature]