

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD
February 28, 2018 MINUTES**

CALL TO ORDER

SALUTE TO THE FLAG

OPEN PUBLIC MEETINGS 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: Mr. Golick, Mr. Pinnick, Mr. Sabino, Mr. Sears, Mr. Vinagre, Mayor Calamari, Councilman Cumming, Chairman Murphy
Board Engineer-Paul Azzolina
Board Attorney – Louis Lamatina, Esq.

MOTION TO OPEN AND CLOSE THE PUBLIC PORTION:

A motion was made and seconded to open the Public Portion of the meeting, all ayes. No one came forward. A motion was made and seconded to close the Public Portion of the meeting, all ayes.

NEW BUSINESS

252 West Place – application for a new construction

The engineer testifying on behalf of the applicant was sworn. He testified that there is a dwelling currently existing on the property which will be demolished. The proposed plan exceeds the depth requirements at 245 feet where the required depth is 100 feet. The lot backs onto the Garden State Parkway. The applicant plans to plant 14 trees to provide adequate screening. The new one-story home will meet all other setback requirements and the applicant is prepared to do any tree replacement required by Washington Township. All excess water runoff will be contained in three seepage pits.

Stephanie Pantale, architect, 70 Chestnut Ridge Road, Montvale, was sworn, and described the three-bedroom home. There were no questions of Ms. Pantale.

The meeting was opened to the public; however, no one came forward with questions or comments.

A motion was made and seconded to approve the application for a single-family home and a soil moving permit pending the details relative to the trees and the generator.

Member	Motion	Second	Aye	Nay	Abstain	Absent
Golick			X			
Pinnick			X			
Sabino			X			
Sears			X			
Vinagre			X			
Mayor Calamari			X			
Councilman Cumming			X			
Chairman Murphy			X			

BETHANY CHURCH, 605 PASCACK ROAD

Applicant is seeking site plan and intended use approval.

A representative of the church described activities at the church as being similar to the activities that took place when the facility was used by the JCC. There will be religious assemblies and Christian activities along with preschool classrooms and areas for child care. Summer camps will be provided at the community center as well as other activities open to middle school students. There will be lectures, film series, clubs and cultural arts available for adults. There will also be a fitness and wellness area including a pool. He pointed out that the HVAC system needs updating.

The question of whether or not religious services could take place in the facility was discussed. Even though religious services are not allowed as per zoning requirements, it is understood that the religious services can continue because this use has taken place in the past in this building. A Board Member said this must be specifically noted on the site plan. The representative stated that the building, electrical and fire inspections have all been successfully completed.

The meeting was opened for public comment. Patricia Rapport, 244 Devon Road, stated that the lock is missing from the gate in the rear of the property. Mark Levy, 219 Devon Road, was concerned about property maintenance issues at the property that need to be addressed. He was also concerned about the possible rental of parking spaces to individuals since this has happened in the past. The church representative said he would ask police to patrol the area and let him know if there are large numbers of cars parked in the lot. He indicated his intention to be proactive towards the situation rather than reactive as much as possible.

A motion was made and seconded to approve the application for the use/intent of the Bethany Church.

Member	Motion	Second	Aye	Nay	Abstain	Absent
Golick			X			
Pinnick			X			
Sabino			X			
Sears			X			
Vinagre			X			
Mayor Calamari			X			
Councilman Cumming			X			
Chairman Murphy			X			

MOTION TO ADJOURN THE MEETING

Member	Motion	Second	Aye	Nay	Abstain	Absent
Golick			X			
Pinnick			X			
Sabino			X			
Sears			X			

Vinagre			X			
Mayor Calamari			X			
Councilman Cumming			X			
Chairman Murphy			X			

ADJOURNMENT - TIME NOTED: 8:18 p.m.

PLANNING BOARD

APPROVAL DATE 1/29/20

CHAIRMAN B. Murphy

SECRETARY Barbara Coleman