

TOWNSHIP OF WASHINGTON, BERGEN COUNTY  
 PLANNING BOARD MEETING MINUTES  
 May 4, 2016

**TRANSCRIBED BUT NOT AFFIRMATIVELY APPROVED BY VOTE**

**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, Mr. Pinnick, Mr. Sabino, Mr. Dumaresq,  
 Councilman Bruno, Mayor Sobkowicz, Chairman Calamari

**Absent:** None

Board Engineer- Paul Azzolina

Board Attorney- Louis Lamatina, Esq.

**MOTION TO OPEN THE PUBLIC PORTION:**

| 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    |       |         |        |
| Chairman Calamari | Chairman Calamari | Chairman Calamari | x    |       |         |        |

Rosa ???, 423 Colonial Blvd, asked if the Planning Board gave approval for Stonemill Gardens on Ridgewood Road, to open as a nursery. She is concerned with mulch which is piled up quite high

on the property. Mayor Sabkowicz said she believes it was the Zoning Board that gave approval and she will look into this further.

No one else from the public came forward.

### MOTION TO CLOSE PUBLIC PORTION

| 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    |       |         |        |
| Chairman Calamari | Chairman Calamari | Chairman Calamari | x    |       |         |        |

### RESOLUTION

Addition and Pool, White Birch Road

| 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    |       |         |        |
| Chairman Calamari | Chairman Calamari | Chairman Calamari | x    |       |         |        |

## MASTER PLAN RE-EXAMINATION

Chairman Calamari said that the last Master Plan Re-examination was done in 2006. Mayor Sobkowicz introduced Caroline Rider, certified planner, of the firm Christopher Satelle, to describe this process. Ms. Rider described her background and experience. She has distributed a memo describing the requirements of a Master Plan and the procedure, which includes public hearings and proper notifications to surrounding municipalities and governmental agencies. Ms. Rider reviewed the 2006 Re-examination report and has included the goals and objectives into the proposed Master Plan. In 2006, the Re-examination report adopted new housing elements, recycling elements and an open space element. The report comments on problems and goals and objectives of the previous re-examination report followed by a review of how these goals and objectives have changed over the past 10 years. The review also considers any changes needed to Zoning Ordinances, Land Use Regulations as well as listing areas that could be identified for re-development.

Several items have changed since the previous report including provision for adequate community facilities such as the library, schools, police, snow removal, and accommodating the needs of senior citizens. Also included are the Implementation of the township's Housing Element and Fair Share Plan and maintaining limits of the commercial zone. There will be no discussion of the Affordable Housing, which is being handled by another planner. The goal of 2006 plan was to maintain the quiet single family residential suburban community with community-oriented services and facilities. Ms. Rider summarized the objectives noted in the 2016 plan, which are the keys to success in making the goal a reality. Several of these objectives include provision of open space and care of the environment, limiting impervious surface coverage; storm water management; conservation of energy; increase participation in the planning process; and adherence to zoning and property maintenance codes. In addition, items at the State level such as affordable housing should be considered. Normally changes to the Master Plan are recommended; however, there could be a suggestion that an entirely new Master Plan be drafted and approved. Ms. Rider did not recommend this as a possibility at this time. Mayor Sobkowicz pointed out that if there is no Master Plan to follow developers can have free reign in the town.

Ms. Rider said that the Master Plan is a public document with public notice required. This is followed by a public hearing at a Planning Board meeting. The Planning Board will adopt the Master Plan with their recommendations, if any, and it will be forwarded to the Mayor and Council for approval. The Re-examination document will then be sent to the Bergen County Planning Board noting adoption by the Township of Washington, and adjacent municipalities will be notified. The report will be kept on file with the Municipal Clerk and the Planning Board Secretary and it is an important guideline for both the Planning Board and Zoning Board.

Mayor Sobkowicz stated that going forward the Board should review the document and forward any questions to Ms. Rider. She will address the questions at an upcoming meeting.

MOTION TO ADJOURN:

MOTION TO ADJOURN THE MEETING WAS MADE AT 8:19 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    |       |         |        |
| Chairman Calamari | Chairman Calamari | Chairman Calamari | x    |       |         |        |

SO MOVED

Chairman: Gus Calamari

Secretary: Mary Ann Murphy

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