

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD MINUTES
July 31, 2019 - 7:30 PM**

CALL TO ORDER

SALUTE TO THE FLAG

OPEN PUBLIC MEETINGS ACT

Welcome to the regularly scheduled meeting of the Township of Washington Planning Board. Adequate notice of the meeting was given in accordance with the Open Public Meetings Act by the Planning Board Secretary to the Bergen Record and The Ridgewood News, in the Township of Washington and notice has been posted on the bulletin board at Town Hall.

ROLL CALL: Pinnick, Scudieri, Sears, Cumming, Calamari, Murphy.

Board Engineer - Paul Azzolina

Board Attorney - Michael J. Muller, Esq., (for Louis Lamatina, Esq.)

MOTION TO OPEN THE PUBLIC PORTION:

Member	Motion	Second	Aye	Nay	Abstain	Absent
Mr. Pinnick			X			
Mr. Sabino						X
Mr. Scudieri			X			
Mr. Sears	X		X			
Mr. Toro						X
Mr. Vinagre						X
Mayor Calamari			X			
Councilman Cumming	X		X			
Chairman Murphy			X			

Jeffrey Picinic – Property: 669 Jacquelyn Road, Block 2108, Lot 3. Mr. Picinic is sworn in by Mr. Muller.

Chairman Murphy requests Board Engineer explain the reason for Mr. Picinic’s appearance tonight.

Mr. Azzolina explains Mr. Picinic appeared before the Board approximately 1 month ago. He was supposed to remove a total of 6 trees at that time. He then obtained an arborist’s report that lacked some specificity relative to certain of the trees to be removed. Mr. Azzolina had the opportunity to speak to Mr. Picinic about his proposal and he believe he will present a revised proposal and he will let Mr. Picinic advise the Board which of the trees are to be preserved as opposed to originally being removed. Mr. Picinic supplied the Board Members with a revised tree plan for the property. Mr. Azzolina asks Mr. Picinic to explain the color-coding.

Mr. Picinic explained the trees in red are the ones he would like to be considered to be removed, and the two in the back in green be kept in place. Then the one in purple, possibility of cutting it down if allowed, but if not, he is okay with leaving that one. The tree in the front

shaded in red is the one that has an issue, as per the arborist's report, and the two near the house he would like to remove.

Mr. Azzolina states he agrees with Mr. Picinic's assertions that the two nearest the dwelling are definitely large trees that the canopy hangs over the roof structure, and believes it is reasonable to remove. The two in the back are large oak trees that should remain, and the applicant is agreeing that they will. They are a 42" oak and a 36" oak to be preserved. The purple shaded one, if there is no absolute disease associated with it, then I would recommend that that be preserved. Mr. Picinic agreed. The arborist's report spoke of the other tree being diseased, so that seems reasonable that that should be removed. Mr. Picinic agreed. Applicant is now proposing to remove 3 trees, the replanting scheme would be reduced to a total of six, he had previously proposed 12. If the Board is receptive to the proposal, they will need to determine the number of trees to be replanted, and then Mr. Picinic can have his Engineer update the plans accordingly. Does the Board have comments?

Mr. Cumming – the one in the rear of the covered deck – that's a 60" oak?

Mr. Azzolina confirms there are some very large trees on this property. Mr. Cumming questions if the one in the front is a 52" oak.

Mr. Azzolina confirms.

Mr. Cumming asks if the one by the driveway is 38" oak? What did arborist's report say?

Mr. Sears reads from arborist's report that the large oak, northwest corner of the house is a very large tree leaning right over the building, then states this tree should be removed due to lean over of the house. The large oak in the northeast corner of the building – this tree should be removed because it is too close to the construction.

Mr. Cumming asks - the one back by the deck?

Mr. Sears and Chairman Murphy confirm.

Mr. Sears reads from report, the large tulip tree, northwest side close to the street, is suffering from fungal activity, due to excessive rain and water. The large oak northwest side, south side of driveway should be removed he said. Two large tulip trees on the northeast property line – these trees are very large.

Mr. Sears states there is no indication that there's a disease or anything – just that they are large trees.

Mr. Murphy – that would be the 2 that are in the back color-coded as green?

Mr. Sears confirms.

Mr. Cumming – according to their diameter, that would be in mid-life span. I hope they are healthy. That is a very forested area with many mature trees. Things change, as life progresses and time passes, and I think you could read this as your viewpoint on the purple tree in the future without harm to anyone. The two trees color-coded in green at the rear of the property – I hope you could see your way to enjoying them, if that were possible.

Mr. Picinic agrees.

Mr. Cumming continues- and we could preserve our forest canopy as much as possible, which is what Mr. Sears strives for in the Green Team, continually. It does save you air-conditioning dollars – according to the Bergen Record years ago - at least 30% on your air-conditioning bill by shading your roof. You are giving up some of that with the 'red" trees, but I understand that a tree over the house is always somewhat threatening.

Chairman Murphy asks if this arborist's report is different from what Mr. Picinic presented a month ago.

Mr. Picinic confirms – it is just the one in the front that has the disease and the other two hanging over the house.

Mr. Cumming – is it the purple tree or the red tree on diagram in the front and to the right of the driveway is the one that’s diseased.

Mr. Picinic confirms.

Chairman Murphy – so, Paul, that is what we are looking for tonight, right?

Mr. Azzolina – Yes, that is my understanding that Mr. Picinic’s proposal is to request approval for removal of the 3 red trees, asking for the purple, but I believe the sentiment of the Board is to preserve that at this time, and then to also preserve the 2 green trees in the back. Your plan now is proposing 12 trees. Are you maintaining that proposal, in which case it would be, obviously a greater 4:1 replacement.

Mr. Picinic – is 2:1 acceptable?

Mr. Azzolina – that is up to the Board to okay.

Chairman Murphy – that is the minimum.

Mr. Cumming suggests dogwoods, which are understory trees, they do well in half-light. Some people use crabapple trees. Tom has a list of lower-growing understory trees, which includes dogwoods – Kousa and American dogwoods in different colors – so you will have flowering foliage. I suggest Mr. Sears approves this, as head of the Green Team.

Chairman Murphy confirms the initial number of replacement trees was 12, it is now down to 6 replacements, and we are taking out the 3 shown in red on the plan. He then asks Mr. Sears to take over meeting, as he was not present for Mr. Picinic’s earlier appearance before the Board.

Mr. Scudieri states he was not present either. He hadn’t had a chance to look at the purple tree and asks if the purple one next to the driveway is affecting the driveway. Are the roots causing any problem or upheaval.

Mr. Cumming and Mr. Sears state that it is not.

Mr. Cumming – it can be revisited in the future if it changes.

Mr. Murphy turns meeting over to Mr. Sears.

Mr. Sears states with the updated plan and thanks to Paul for an updated view and hard work on this, he will make a motion to accept the plan that is presented to the Board at this time, with the recommendation of 2:1 replacement for the 3 trees being removed and the other 3 trees remaining. Mr. Sears ask for a motion of acceptance.

MOTION TO ACCEPT APPLICANT’S PROPOSED REMOVAL OF (3) TREES AND REPLACEMENT RATIO OF 2:1.

Member	Motion	Second	Aye	Nay	Abstain	Absent
Mr. Pinnick			X			
Mr. Sabino						X
Mr. Scudieri					X	
Mr. Sears			X			
Mr. Toro						X
Mr. Vinagre						X
Mayor Calamari	X		X			
Councilman Cumming		X	X			
Chairman Murphy					X	

Motion passes.

Mr. Sears turns the meeting back over to Chairman Murphy.

MOTION TO CLOSE THE PUBLIC PORTION

Member	Motion	Second	Aye	Nay	Abstain	Absent
Mr. Pinnick			X			
Mr. Sabino						X
Mr. Scudieri			X			
Mr. Sears	X		X			
Mr. Toro						X
Mr. Vinagre						X
Mayor Calamari			X			
Councilman Cumming		X	X			
Chairman Murphy			X			

MASTER PLAN RE-EXAMINATION REPORT PRESENTATION

Chairman Murphy introduces Jeffrey Cucinotta of T and M Associates, who is sworn in by Michael J. Muller, Esq.

Mr. Cucinotta – Thank you for being here tonight. This is the public hearing on the Master Plan Re-Examination Report. This is an update of the Town’s Land Use and Master Plan – it is not a full, comprehensive Master Plan update, it is just to meet the requirements under the Municipal Land Use Law for what is called a re-examination report. The MLUL requires that a municipality re-address and adopt a re-examination report every 10 years. Washington Township’s last plan was in 2006, so it is time for the update. The importance of keeping an update current every 10 years is because, apart from the fact that it outlines the town’s development goals and objectives in land use, it also provides a presumption of validity of the zoning ordinance. There are 5 main requirements in the re-exam report, and I will just touch on the highlights of what we covered back in April, and then I will focus in on some of the details related to recommended changes to the zoning ordinance and changes since the last draft report.

The first required component is the Major Problems & Objectives Related to Land Development at the time of the last Master Plan update. Here we simply restate the goals and objectives from 2006, and I would point out that the main goal of the Master Plan was “to maintain the quiet, single-family, residential suburban community character with community-oriented services and facilities.”

The second component that is required under the MLUL is the extent to which each of those goals and/or objectives have changed or have been advanced or are no longer relevant. What we do on pages 4 through 7 of the report is restate each of those again, and provide status update. We have a few that have not changed, a few that have been removed, and a few that have been kept in, but have been slightly refined, which was based on the discussion with the sub-committee, the discussion that we had here in April, and some final revisions based on back and forth after the Plan was finalized. Really, there is no change since you saw the last Report, except for one that I would like to point out which is on page 5, number 12. The prior objective was to protect and enhancing the open spaces around the private lake are

through appropriate application of current Township and State regulations. When we were here last the consensus was that this isn't really applicable, as all of the property around the lake is privately owned, so we were looking toward removing this one. It was pointed out that Martini Park is actually right along the lake, so instead of removing that, we want to keep that section in, and just revise it. It now reads "Protect and enhance Martini Park along Schlegel Lake at the intersection of Chestnut Street and Sussex Road, through appropriate application of current Township and State regulations." Everything else there is essentially unchanged since we last met.

The third component of the re-examination, is the extent to which there have been changes to the Assumptions, Policies & Objectives. This goes a bit farther and it touches on issues at the State or County levels, as well as changes to demographics and growth projections within the municipality. We have a few updates to the demographics within the town. Since 2006, there has been a census update in 2010, so we have some updated data. A few highlights, as follows:

We know that from 2000 to 2010, that the town's population increased by about 1.8%, that is up from a decrease between 1990 and 2000. Looking forward, the NJTPA (North Jersey Transportation Planning Authority) prepared projections up to 2045, so NJTPA's projections for the Township from 2015 to 2045 is that the Township's population is expected to increase by about 7.8%. Population by age category – we know that the Township has a smaller proportion of the population that is considered a working age person between the ages of 20 and 64 than in Bergen County and the State of New Jersey. Tables in the report outline all of this information.

We also identify all of the housing units that have been constructed or demolished that are available from DCA's construction report. The table is on page 11. In 2000, 2001, 2002 there is a spike of construction in town. You've got 77% of all construction that has happened in the span between 2000 and 2017, there is an average of about 15.4 units coming online each year. That is trending downwards after 2002. All of those units were single-family to two-family units.

Next is changes at the County level. On a side note, Barbara let me know that the Bergen County Planning Board asked that we highlighted that there are proposed improvements at the intersection of Washington Avenue & Pascack Road. They didn't provide details as to the extent they wanted it referenced in the Report. By the way, a copy of the Re-Examination Report was on file at the State Office of Planning Advocacy and notice was also sent to all the adjacent municipalities. Bergen County prepared the visioning component of the Master Plan in 2011, so we have a few updates to related to the Plan there. The County also adopted its Hazard Mitigation Plan in 2014, and I thought this was important to highlight because there are specific recommendations here that they Township actually provided as part of its involvement in the County Plan process, that later feed into capital recommendations in the Re-Examination Report. On page 16, there are 6 different recommendations that relate to storm resiliency, elevating structures within the flood hazard area and identifying flood-loss properties where applicable.

Next we get to the State level. There are various changes related land use at the State level since 2006, which I will not go over tonight, but we have pointed some out in the Plan. A few I will point out here – One is that in 2018, the MLUL was amended to require that when a

municipality adopts and updates the land use plan, that they include a statement of strategy concerning smart growth and storm resiliency and environmental sustainability. While this report isn't a comprehensive land use plan update, we recommend that when the Township does prepare its next update, they are required to include this within a land use plan update.

Another reference we make is to complete streets policies. A "Complete Street" is a street that is designed in a way that recognizes that it is used by more than just an automobile – recognizing that it is a place for people on bikes, pedestrians, for bus transportation, etc.

Tom Sears - This is part of the Green Team initiative that we presented to you. Tom circulated a draft Resolution that the Township can adopt, recognizing the importance of safety on the streets for all users. Towns will sometimes go a little bit farther and provide specific design improvements or areas or intersections they might want to seek the enhancements – crosswalks, new crosswalks, etc.

Mr. Cucinotta - To touch on the COAH piece briefly, luckily, the Township has already adopted the housing element – the Fair Share Plan in 2017. Some of the implementation mechanisms the town has been working on since the plan was adopted are highlighted in the colored areas in the Zoning Map. They include 3 different, site-specific overlay zones. The first one is in pink – the Class AA overlay zone, which is 767 Ridgewood Avenue – that is an overlay zone that permits either townhouse style or multi-family development and requires an affordable housing set-aside.

Tom Sears asked if that is Stone Mill - Mr. Cucinotta confirmed.

The second is the area in blue the "OR" overlay. The overlay envisioned the re-use or re-development of the YMHA site – with the set-aside requirement with the potential for up to 105 units.

The third is shown in green in the northwest part of town which is known as the Franklin Court site or the Van Emburgh site. It is the Multi-family Affordable Housing Overlay District. This requires an affordable housing set-aside as part of an inclusionary development.

Apart from those three specific sites, and all the individual sites already online and listed in the housing plan, the Township also adopted a town-side, mandatory affordable housing satisfied ordinance. That ordinance requires, apart from the specific sites, any site in town that receives a Use variance, a density variance or is re-zoned for multi-family or redevelopment plans prepared that permits 5 or more units, this would also require a set-aside of 20% if the development is for sale, and 15% if it is a rental development.

Mayor Calamari – To the extent that it matters on number 2, it says existing "YMHA site", it is now the Bethany Community Center".

Mr. Cucinotta confirmed that it should be updated, which he will make along with the reference to the intersection at Washington Avenue.

The fourth piece is specific recommendations for either new Master Plan elements or implementation of the Master Plan, which will be broken up into three pieces – one being specific Master Plan elements that are recommended which are listed as Overall Comprehensive Master Plan, Land Use Plan, Circulation Plan and Capital Improvement Plan.

The second being specific changes to Development Regulations such as Zone 1 changes, or specific properties that might be intended for re-zoning. We are not recommending any re-zoning of specific properties at this time, but we will go through the recommended changes to the development pages on Page 22. The first of those is related to single-family residential zones. This essentially goes to the residential areas in town. We recommend reviewing the "Bulk & Yard Standards" for existing single-family, residential districts in order to minimize the potential for future sub-divisions in order to make sure that the zone plan is actually in line with what is on the ground and the lot-sizing and building forms that are currently in place. This is not specifically recommending a minimum lot size for any one zone, it is saying that it might be appropriate to take a closer look – to prepare a report, which might in turn lead to zoning updates in the future.

The second item is related to commercial vehicles in residential properties. This is not a specific recommended change either, it is more just identifying the need to review – it isn't necessarily to limit where and how many commercial vehicles are being stored on residential properties, because the Zoning ordinance as it currently reads, only provides a restrictions as they relate to where on site these vehicles may be parked. Essentially, the policy, of the Planning Board by adopting this would not be to restrict anything, but say that, in effect, a further study may be warranted. It is a loose recommendation, but leaves the door open to a more in-depth study in the future.

The third is related to impervious surface coverage. I believe the zoning ordinance does not currently provide maximum permitted impervious surface coverage in any zone district. The recommendation here is to incorporate provisions in the relevant zone districts, where necessary. We are not talking about and specific zone or any specific standard at this point.

Mayor Calamari – I read this, and on numbers two and three, I especially agree with, and, as a Board, I think we may want to recommend to Councilman Cumming, the Council representative on the Board, to take up those two ordinances with the Council to review them.

Number four relates to some specific properties here. Block 2100, Lot 6 through 11. This is the northwestern corner of Washington and Pascack. There is a series of former residential properties that are now vacant structures. The consensus was that these properties were previously considered and discussed as potential non-residential uses, currently zoned residential. We are not recommending re-zoning at this time, the position here is that the Board does not encourage permitting non-residential uses, but that, in the future, it may be appropriate to re-zone if there are appropriate screening and landscaping standards that would be a condition of a non-residential use coming on-site.

Mayor Calamari to Mr. Cucinotta – I am dealing with the property owner on that potential lot and he said that, with the DEP, that he tried to get approval, they always reference that if they can show that the property is going to be used for the public good, or the public benefit – I don't know, I assume you would know, do we want to try to get those words in here also, or is that a moot point.

Mr. Cucinotta states that could be, as on Page 23 where we reference adequate design be a condition of non-residential use. I think that is requiring something that is in the public good would be appropriately inserted. Yes, you could add something there. The point is, as

it currently stands, any non-residential use would require a Use Variance and we are continuing that position.

Number five relates to three different, specific properties in residential zones, but are currently used as non-residential use. The United Auto Sales between Jefferson and McKinley Avenues, which is currently Zone B – Residential, the Seasons catering site at southwest corner of Washington & Pascack, and the dentist's property at the southeast corner of Washington & Pascack – they received Zoning Board approval in April of this year to permit the dentist office. These are 3 non-residential uses in residential zoning. We are not recommending rezoning, just that we are recognizing that they are there now, we still want to recognize the residential zoning, so no changes.

Number six is something that we did not discuss last time, but it came up as part of the Board's review.

Mr. Sears – this was one of my, after thought, and doing some research on Ramsey, Mahwah, towns coming down towards us – my recommendation to Jeffrey was that a single-family, if purchased, needs to meet – and this is where Council may have to take this up - needs to meet certain recommendations to make this home, a residential home - a place of worship. I was asking for 1.5 acre of property plus 20 parking spots within that. The goal is not to hamper any particular type of religion, but not to allow residential homes to become houses of worship, when there are houses of worship within our community. I did some research in Ramsey, Mahwah, Saddle River, Upper Saddle River – towns that have been passing some type of ordinances like this. I asked Jeffrey if he could add some type of interpretation into this and maybe the Council can refine it, and make this an ordinance.

Mr. Cucinotta – Based on Tom's comments, I looked more closely into the town's ordinance, I realized there are standards, but not specifically prohibiting house of worship within the ordinance. What I thought would strike a nice balance, was including them as conditional uses – that allows you to have some control over the type of lot figuration, include provisions such as minimum lot size, ensuring there is adequate parking to a certain degree, and some of the towns include requiring the property to front on a certain classification of road, not just a local street, but more an arterial street that can handle the capacity of traffic during a larger gathering or event that might take place on the site. You could also limit it to certain zone districts. There are a number of conditions you could weigh and play around with and consider in the ordinance. That would be an ordinance update to permit this as a conditional use.

Number 7 is to keep in line with the updates to the Zoning Map as properties are re-zoned; I see we have some overlay zones that have been adopted since the Zoning Map was last prepared. This is a recommendation to keep up with that to keep the Map current.

The Third component is classified as capital recommendations and those include the items identified in the Hazard Mitigation Plan, participation in the Sustainable Jersey program, adoption of the Complete Streets policy and any specific recommendations that come under that, as well. These items really encompass the recommendations I had and that have been crafted based on the various meetings and discussions we've had. That brings us to the simplest required element of the Re-Exam is for Washington Township is related to redevelopment areas or redevelopment plans – we don't have any areas that have been

designated in need of redevelopment, so there are no specific recommendations here. That is the substance of the report. I would be happy to answer any other questions or accept comments anyone might have.

Chairman Murphy: Does anyone have any questions for Jeff at this point?

Mr. Sears: I want to thank Jeff for taking phone calls and for the meetings – he did a great job. Thank You.

Mayor Calamari: Thanks, Jeff. Also, I would like to thank the members of the sub-committee who worked with Jeff on it – thank you.

Chairman Murphy: I had one more question – the recommendations that we have in here tonight, Mr. Sears – in number six that you mentioned regarding houses of worship is a good one. Jeff – do you help the counsel with wording on these ordinances? There are three very good recommendations in here to update the ordinances to your point, Peter, and to number six. My question to Jeff is, is that something your firm does?

Mr. Cucinotta – yes, absolutely.

Mayor Calamari- our town attorney, who prepares ordinances, generally, has a very good working relationship with Stan from T and M, so I am sure if he had any doubt, the two of them would corroborate and work on it together.

Chairman Murphy – that would be my recommendation for the Council, that these are very good recommendations that are in here, and I agree with what you had said earlier, Mayor, and I think that we should be acting on this sooner, rather than later. With that, I thank you, Jeff, for everything you did, Jeff, and I want to take this time to also recognize Mr. Sears and Mr. Sabino for the additional work and time that they put into this – it is very comprehensive, and well done, and I appreciate the time and effort the two of you put in. Thank you. Does anyone else have any questions or comments regarding this Re-Examination of the Master Plan? Seeing no one, then I would call for a vote – should we do it with the corrections?

Mr. Muller – I would say with the corrections that you have noted. There were only two or three that I recall.

Chairman Murphy – Jeff, if you don't mind – since I was making my own notes, so I don't have the notes of the corrections here. There was one to correct the name of the lot for one of the overlay zones.

Mayor Calamari - YHMA should be Bethany Community Center.

Mr. Sears – Page 5, Item 12 would be the correction for Martini Park.

Mr. Cucinotta – that has been changed in this draft.

Mr. Cucinotta – the other was the County reference to the upgrades to intersection of Washington & Pascack.

Mr. Cucinotta - then there was the reference to “the public good”.

Mr. Muller – I think that was in Page 22, if I remember, that was a suggestion that it be added in, but I think it was already in. If you look at the bottom of Page 22, you do reference public uses and benefits, and I thought that was the gist of the comment. So, you don't necessarily need that.

Chairman Murphy – So it is there.

Board Engineer – Chairman, one other minor technicality – throughout the report – we are Township of Washington, as opposed to Washington Township to avoid confusion with the five other towns....

Mr. Scudieri – correction on the spelling of my name – it's Daniel.

Chairman Murphy – May I have a motion to accept the Master Plan Re-Examination Report with the following corrections:

1. Reflect Township of Washington;
2. Correct the spelling of Dan's name;
3. Recognition of YMHA to Bethany Community Center; and
4. The recognition that the County wants us to recognize the intersection of Pascack & Washington Ave.

Those being the four items to correct for the final presentation of the Master Plan.

MOTION TO ACCEPT THE MASTER PLAN RE-EXAMINATION REPORT WITH NOTED CORRECTIONS

Member	Motion	Second	Aye	Nay	Abstain	Absent
Mr. Pinnick			X			
Mr. Sabino						X
Mr. Scudieri			X			
Mr. Sears	X		X			
Mr. Toro						X
Mr. Vinagre						X
Mayor Calamari			X			
Councilman Cumming		X	X			
Chairman Murphy			X			

Motion carries.

Mayor Calamari- Chairman, just an Old Business thing – sorry to go out of order, but from the last meeting, I did talk to Code Enforcement Official and Building Department – there are fines that have been levied against Mr. Picinic for what he did on his house. On all the tree issues, Joe was going to go into those that he wasn't familiar with – there were 2 he was familiar with and 2 he wasn't, and he will have a report to me by the end of this week, then I will distribute to the Board.

Mr. Sears – Joe came with us down on Hudson Street – the guy that took the 17 trees down, he hasn't done anything in 3 months.

Mayor Calamari – do you mean recently or a couple months ago? He said he would have a recap to me on everything I brought up to him – 4 different properties.

Mr. Sears – The guy told us he was just adding an addition to his house – that whole house is down.

Chairman Murphy – Mr. Mayor – was there anything on the condo’s trees?

Mayor Calamari – Yes, that was one he was going to look into also and give me a report.

OLD BUSINESS – APPROVAL OF MARCH 28, 2018 MINUTES

Member	Motion	Second	Aye	Nay	Abstain	Absent
Mr. Pinnick			X			
Mr. Sabino						X
Mr. Scudieri					X	
Mr. Sears	X		X			
Mr. Toro						X
Mr. Vinagre						X
Mayor Calamari			X			
Councilman Cumming		X	X			
Chairman Murphy			X			

Motion carries.

Chairman Murphy – That’s all I have on the Agenda. Does anyone have any items they want to bring up at this point?

Mr. Sears – asks about the application distributed to Board Members for the following week’s meeting. SBRK – single family home. Mr. Sears asks Board Engineer if he as looked at the application – Mr. Azzolina replied he has. Mr. Sears- I am highly confused on the wetlands buffer and the State rules and regulations. Here it is saying “may affect requirements of wetlands”?

Mr. Azzolina – They have the appropriate wetland permits now – they didn’t when they originally submitted the application. First, they weren’t even aware that there were wetlands. The wetlands are actually Township-owned property, which is behind them. There is a transition area also known as a “buffer”, that extends onto this applicant’s property, so they didn’t recognize that at first, so I made them go through the procedures to get the permits from the State, so they have that in place already.

Mr. Sears – So, according to that, they will not affect the wetlands or the streamflow, or anything?

Mr. Azzolina – No - there is no waterway issue – it’s freshwater wetlands, and they have the approval of the DEP which regulates that, to do what they are doing – develop the property as indicated on the plans.

Mr. Sears – thank you for explaining that, Paul.

Chairman Murphy – if there are no other items, may I have a motion to adjourn?

MOTION TO CLOSE MEETING

Motion: Mr. Sears Second: Mr. Cumming

All Ayes: Mr. Pinnick, Mr. Scudieri, Mr. Sears, Mayor Calamari, Councilman Cumming, Chairman Murphy.

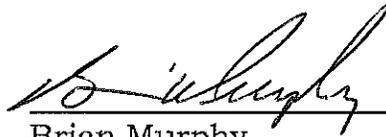
ADJOURNMENT - TIME NOTED: 8:35 P.M.

DATE SIGNED:

9/4/19


Barbara Coleman

Secretary



Brian Murphy
Chairman