

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD MINUTES
August 7, 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. This notice has been posted on the bulletin board at Town Hall and on the Township website.

Please notify the Planning Board Secretary of any disability requirements necessary for attendance at Planning Board meetings. The fire exits are located through the double doors to your right and through the door on your left. Please silence all cell phones.

ROLL CALL: Pinnick, Scudieri, Sears, Cumming, Vinagre, Calamari, Murphy, Toro (7:39).
Board Engineer – Perry Frenzel, PE, PP of Azzolina & Feury Engineering (for Paul Azzolina)
Board Attorney - Louis Lamatina, Esq.

MOTION TO OPEN THE PUBLIC PORTION:

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

Seeing no one, Chairman Murphy asks for motion to close the public portion.

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						*late
Mr. Vinagre			X			
Mayor Calamari			X			
Councilman Cumming		X	X			
Chairman Murphy			X			

Chairman Murphy – for the record this evening, Perry Frenzel from Azzolina & Feury Engineering is filling in for Paul Azzolina tonight. Welcome.

NEW BUSINESS – APPLICATION OF SBRK REALTY LLC – SITE PLAN TO APPROVE CONSTRUCTION OF (1) SINGLE-FAMILY HOME AT 508 RIDGEWOOD BLVD. NORTH – BLOCK 2303, LOT 17.

Chairman Murphy asks that Applicant's witness step forward.

Mr. Rigg is sworn in by Board Attorney.

Mr. Rigg: My name is Bruce Rigg with offices at 1000 Maple Avenue, Glen Rock, New Jersey 07452. I am a licensed Professional Engineer and Surveyor in the State of New Jersey.

Mr. Murphy: have you appeared before this Board?

Mr. Rigg: I have – it's been awhile, but I have.

Good evening, my name is Frederick Roughgarden, I am an attorney located in Hawthorne, New Jersey. I am the attorney for the Applicant, SBRK Realty. Tonight we are appearing on behalf of our application before the Planning Board. I have Mr. Rigg here to testify as the expert in support of our application, but, I think we should attempt to address the application itself. Based upon my discussion with Mr. Rigg, and his interpretation of the Code in the Township of Washington, we were of the belief that this application is an application for a Major Soil Moving Permit, and as far as we thought, that's the only relief that we were appearing for this evening. It is not actually an application for Site Plan approval, but that was the only form I could fill out, so that's the form I filled out just to make sure we get in front of the Planning Board. But I really don't think it is an application for Site Plan approval – what we intended was it to be the required application for Major Soil Movement permission, based on the Code. I submitted both a Site Plan application because there really is no other form to submit to get in front of the Planning Board, and attach also the Soil Movement application – so we have both here. Just for clarification, I really don't think it is a Site Plan application – its just whatever the town requires with regard to a major soil moving application. As a point of reference, if you look at Mr. Azzolina's letter, and it raises what he interpreted as perhaps a variance. We are not going to apply for a variance because we could easily amend the plan to take care of the variance, and by all means we will agree to do that since, apparently, by mistake, we made the garage too small, and obviously, we can always make a garage a little bit bigger to conform to the square footage. So there is not going to be a variance application, and I don't even think we are even here on a site plan application.

Mr. Sears: Is this a 2-story building.

Mr. Roughgarden: I will let Mr. Rigg answer the question.

Mr. Sears: Mr. Rigg, is it a 2-story building.

Mr. Rigg: Yes.

Mr. Sears: We are missing A-4 on the plans that were submitted, and I believe A-4 would be the second floor. We don't have those plans.

Mr. Rigg: Actually that is the architectural plans which are not mine, but I guess back to Mr. Roughgarden's same question – if this is a Soil Moving Application, is the 2nd floor a pertinent piece of information to this Board because we are not asking for a variance, nor are we asking for approval for the house. The house is going to be built in accordance with the zoning of the Township of Washington. It will meet the height requirements, the setback requirements,

the coverage requirements – I believe that is a construction office approval. We are here solely for – we are just moving over 400 cubic yards of soil.

Mr. Sears: You have submitted all these plans and we are looking them over and the 2nd Floor is not here, the landscaping plan is not here.

Mr. Roughgarden: I agree, and that goes back to when I started the application. There is a little bit of confusion as to how to present this application, so, based upon my discussions with the Board Secretary, I said, this is what I am going to do just to cover all of our bases. If you look at my notice, I probably noticed more than I had to, but that was my intent. I did not want to come here and it be said you're deficient in any respect. The architectural plans were requested by Mr. Azzolina after we had submitted the application. So, we got the architect to write up a set of plans, I think it had something to do with elevation, is that right Mr. Rigg?

Mr. Rigg: Paul Azzolina was confirming that we met the building height... and he has asked the architect to add additional dimensions.

Mr. Sears: So you are not asking to have this house built at all right now, because you are going to have to come back with the 2nd floor plans.

Mr. Roughgarden: I would assume that the plans are going to be subject to review by the town, correct?

Chairman Murphy: If we could, can you go through Mr. Azzolina's report.

Mr. Roughgarden: Maybe I can explain what we have submitted, and while it is the plot plan that is being submitted to the building department for the construction of a single-family dwelling, due to the fact that we have more than 400 cubic yards of soil being moved, we are hear before this Board for a soil movement permit. Other than that, as far as I understand, there is no other permit that is being requested from this Board. A minor site plan application will require landscaping plans, however minor site plan, single-family dwellings are specifically exempt as part of your regulations. So there is no minor site plan for a single-family dwelling that would come before the Planning Board. We are here solely because we have a soil movement permit because of, actually, the history of the site – there used to be dwelling on the site, the house burned down. Due to them removing the foundation and the basement, they filled it, and now we are taking that soil that they filled away, and because of that, we exceed the 400 cubic yards. That is the sole reason we are here. Mr. Azzolina's letter goes far beyond that into the review for a building permit, which I understand, however I don't believe a landscaping plan as part of your zoning.

Mr. Sears: We require it as part of the Planning Board so we know the type of trees are going in, what trees are coming down.

Mr. Roughgarden: At this point, the site is void of all trees. A couple of bushes around the outside edge, other than that there is nothing else on the site. It was cleared when the building was demolished. They went for a Letter of Interpretation more than 10 years ago. They received the Letter of Interpretation - we are not asking for any transition area waivers, we are staying outside of all the buffers. The house was redesigned to make sure that we could leave the transitioning area averaging out of the picture. We are trying to keep it a clean application – hoping to come in and get just a building permit is what we were hoping for. Unfortunately, I did not see what's on the architect's plan for the 413 square feet. We didn't see, so, of course we didn't include it on our plan. If we did, I'm sure it would have been brought to our attention a long time ago, and corrected the square footage in the garage to make it 500 square feet. So essentially we are here for transporting approximately 550 cubic yards of soil, and solely to trying to keep the grade close to what it is and, secondly,

because we have to dig out the foundation that was previously filled. As far as we know, that is the full application. Mr. Azzolina's letter goes into far more than that, but we can satisfy everything that he needs as part of our building permit, I believe.

Mr. Lamatina: My concern is that Mr. Azzolina's letter does address the Site Plan application, and you basically have had a review. Is there an objection to just going through the report and agreeing to comply. I could draft a Resolution... Is there any negative connotation you have...

Mr. Roughgarden: Mr. Rigg is here, we brought him in, I am sure he is willing to discuss the letter, just as long as we are not held to the standard of a site plan application.

Mr. Lamatina: I think this Board would be more comfortable if we go through it, and we do it as a site plan. I understand the argument, I always rely upon the Engineer – and he is saying this is a site plan application, so I didn't look at the issue.

Mr. Roughgarden: I don't disagree – it says "Site Plan Application", but there is no other application to make, so that's the one I made. We don't want to make a variance application which is why we wound up here.

Mr. Lamatina: so let's go through the report, as long as we are on the same page. We will do it as a site plan approval. This Board will be comfortable if we go through it and we do it as a site plan. I understand the argument – I always rely upon engineers to say whether... and he's saying it's a site plan application, so I didn't look at the issue.

Mr. Roughgarden: I don't disagree, it says site plan application, but there is no other application to make, so that's the one I made.

Mr. Lamatina: for a variance you would need...

Mr. Roughgarden: we didn't want to make a variance application, which is why we wound up here.

Mr. Lamatina: so why don't we go through the report. As long as we are all on the same page, we will do it as a site plan approval. I note there is a deficiency to the plans, I am sure that is minor – I just want to make sure you go through it. Again, its reviewed as a minor site plan, so there is not stormwater issues or things like that, we talk about a generator if you want. I have a set resolution that I can use. Did you want to go through anything – any concerns you may have.

Mr. Roughgarden: Actually, most of this we agree with Mr. Azzolina – these are standard items he is asking for. Some of these he is asking for signature blocks for the Chairman and Secretary. I think that all comes along if you are going for a minor site plan. We can put it on there, but I don't think this Board would be signing it as a site plan anyhow. We can add them.

Mr. Lamatina: I'm not speaking for the Chairman, I just think that would make it more comfortable, rather than be holding it up for something. There are no trees, so there is no need for a report.

Mr. Roughgarden: My question is, my client hasn't finalized a landscaping plan. I am sure he will be doing that. He is a contractor, so he is going to be building this – either on spec or if he sells it first as he hopes....

Mr. Lamatina: And he'll make it attractive.... some trees, etc. What we do on occasion is have the plan submitted to the Township engineer for approval. If he wants to put crazy stuff up, the engineer might say... The Board is very concerned about aesthetics

Mr. Roughgarden: That's fine, that is all part of the approval. My client is selling is going to be selling it, so he's going to make it look good.

Mr. Lamatina: The Board is very concerned about aesthetics – you understand.

Mr. Rigg: Item #3 on the Appendix was notifying the Police Department of the transportation route for the soil. I think that is standard once we get to that point. Building dimensions shall be on the plan, we will make sure that ours are consistent with the architect. Landscape improvements, we agree once again and I will go with it. My client has not made me aware of a generator, but if, in fact he does add one, we will make sure it is in compliance.

Mr. Lamatina: I will put language in there in case you do.

Mr. Rigg: We will correct the area of disturbance. Other than that, he is asking for us to make sure – he asked us to video the sewer connection, which of course, we will gladly do.

Mr. Lamatina: That's why we are more comfortable in getting the resolution out there with all of that... to make it clear that that is what we would like you to do.

Mr. Rigg: I went through the report, unless there is anything else that is of concern... the drainage plan calls for a seepage pit on the property. We've asked that we be notified when the test pit is excavated....

Mr. Rigg: when we start, we would, of course, notify you and if it needs to be sized larger, we will make it larger at that time. I don't have a problem with doing that – that is standard.

Chairman Murphy: just to make everyone aware, I spoke to Mr. Azzolina this afternoon, and he said it was just for soil movement, and he said that the height... you are well within the height for the area, so that was not any issue. And the garage...

Mr. Roughgarden: Yes, it can be subject to that. I talked to the Builder it can be done a few different ways.

Mr. Rigg: Other than that, it is a straight-forward application. We are trying to confirm to all the set-backs. Of course, we will have zoning approval before we get a building permit, and we are here essentially so that we can take the soil away.

Chairman Murphy: With that being said, does anybody on the Board have any further questions.

Mr. Sears: If it's just strictly for the Soil Permit, it's fine.

Mr. Lamatina: They are agreeing to a Site Plan resolution. So we are going to put in there our usual language...

Mr. Sears: Yes, we need to see what the 2nd floor is like and what is going on.

Mr. Lamatina: Not really, it is not technically a Site Plan, so...

Mr. Sears: How can you submit that you don't have the 2nd floor. Are we going to review this?

Chairman Murphy: That would be the Building Department, the only thing would be us enforcing the trees and stuff at the end – the landscaping.

Mr. Sears: I am not so concerned with the landscaping, as I am concerned with a floor is missing in this review. We can't approve any of this building...

Chairman Murphy: we are not approving the building.

Mr. Sears: We can't go forward until we see the whole plan.

Chairman Murphy: I am going to ask their attorney as to why we couldn't, because you have the overall size of the structure and it falls within the guidelines for that area. So it is not a situation where the height is being exceeded and they are in here for a variance, this is all within the conforming size of the lot, so you have what the outside of the house is going to look like – we don't really need to see what the second floor details are.

Mr. Lamatina: I can put language in that says construction plans to be approved by the Building Dept., which is what you would have anyway. It's really not our purview because it is really not, technically, to be before us. But we will have a nice resolution and you are

going to see a landscape plan. But we really don't have the right, as a Board, to dictate the design of the 2nd floor.

Mr. Sears: I am not asking to have the design of the 2nd floor, I am sure they are very capable of doing that, it's just that you're submitting a plan, a legal documentation, and we are missing a section.

Mr. Lamatina: I don't see it as an issue, again, because it is really only soil movement, and I will put language in that says "full construction plans to be approved by Building Dept."

When your building code official looks at it and if there is an issue with it... but the height, you are agreeing it is going to be X amount of height, square footage, that's all it would be so I really see no issue with going forward.

Chairman Murphy asks if the Board has any further questions/comments.

Ramin Cocozziello, Member – SBRK Realty, LLC: Inspection of the site has revealed apparently there is some sort of concrete lid back there, undefined at this time.

Actually, if you look at the plot plan itself, whatever it is it's sitting right on the corner of the building, so whatever is there, there was a suggestion by Mr. Azzolina, that there might be an old septic – whatever is there, we are going to have to address it firsthand before we start construction of the house. It will be removed.

Councilman Cumming – please let us know when that happens.

Mr. Lamatina – I will add that to the Resolution, as well. Any other issues?

Chairman Murphy – Okay. At this time, I would like to open the floor to anybody who would like to address this application from the public – you may do so at this time. Seeing no one wants to come forward....

(A gentleman stands and begins to speak)

Chairman Murphy – we need your name and address for the record.

Anthony Conti, 490 Ridgewood Boulevard North. – A couple of weeks ago, a construction company came there and was trying to dump a load of junk, trash... 4x4's, dirt, old carpeting, whatever it was. They were going to dump it on the property, and they said they were going to be starting construction in 2 weeks, which we found out, of course, wasn't true – they didn't even have an application in yet. Me and my neighbor went down to the town, and we stopped them from dumping on the property. Do they have any right to dump garbage on that property or soil, or 4x4's, or sinks – anything like that?

Tom Sears – No.

Mr. Conti: Well it was in that dumpster. I went and looked. There was all kind of trash in there. If they come there and I see somebody dumping over there, we can stop them?

Chairman Murphy: Yes, because this is for the soil removal – not for dumping purposes.

Mr. Conti: So they can't dump on the property?

Chairman Murphy: No.

Mr. Sears: I also recommend you call the Code Official and have him come out, because they can be fined. They should not be dumping anything except what is on that property into that dumpster. If they are using that as a secondary dumpster, the fines are quite high.

Mr. Conti: They had a tow-behind dump trailer, and they were going to dump that onto the property. That's what they were doing with anticipation of starting construction in 2 weeks, and then and removing it when they got a dumpster. I just want to know if they can or cannot do that.

Mayor Calamari: Is the Applicant aware of any of this that took place?

Mr. Conti: If the owner of the construction company is here, I also have photos of his truck, he would know because he was on the phone with them and the police.

Mr. Roughgarden: Obviously, my client understands the idea behind dumping on a piece of residential property. There is no way that he would not conform to any requirements of this town, this state – interfering with neighbors is not going to happen. I am sure, I would have no problem if some neighbor stops somebody from dumping on the property, because you are not allowed to dump on the property – I agree.

Mr. Sears: Well, my concern is we have a gentleman that actually saw him doing it and you are the contractor

Mr. Laterovian: I am the owner...

Mr. Sears: Now there is some concern about illegal dumping and standing up and saying the are not going to do it – it was just done.

Mr. Laterovian: There was no dumping on the property – we did not actually visit. It was not a dumpster, it was a trailer, and we also dug and we had a pile of soil, for our temporary service, and these neighbors came out there and they told us what are you doing, are you starting construction? We had an employee there digging for our temporary service. Quite frankly, since we already have legal permits, and everything is being done by code that we are allowed to put our temp service, that has approved it, so did building and ??? approved it, there is no reason for them to be interfering with our business and the safety of themselves by coming onto that property and visualizing what we are trying to do here, as we are abiding by the regulations. We have been building now for five years, we have 45 projects in Bergen County, and we have never had any violations from OSHA, nor from any town or municipality. That circumstance that happened that morning with the trailer, we had brought the trailer there and my guys misunderstood – they thought they were going to remove the garbage – trailer was extremely heavy. We had garbage that came from Wayne, and we were also piling up soil – we were going to remove the soil because we did not want any elevation plateaus to occur on the property before we get on board, and we were under the assumption because we had an email from Fred that we were supposed to go to the variance board in 2 weeks, that's what Ramin Coccoziello had said, and there was a misunderstanding in the dates. I made that known to the police officer when I spoke to the Police Officer on the phone, and we made them very aware, and he came to the town and spoke to them and said "I'm sorry-you have misunderstood your date for the Planning Board", and at that point we ceased what we were doing. There was physically no dumping – the exact trailer went to De Marino(?) and got dumped in De Marino with other soil, and that's where it resides. If you go to the site and take pictures of the site, there is no mound of soil, there is no debris on the site, neither is there logs or garbage or sinks on the site, and – correction, we do have an A-91(?) licensure so we know how to apply it to the DEP regulations and the ...

Chairman Murphy: Before we go any further, we didn't get your full name and address for the record.

Mr. Laterovian: Gregory Laterovian, 6 Lindy Court, Elmwood Park, New Jersey, Owner and Operator of Capnovate Construction, LLC.

Chairman Murphy: I was by the site this afternoon, and you are correct – there is nothing there.

Mr. Roughgarden: I think what happened is the Contractor came up with garbage in the truck – not planning to dump it – but they were going to do some work on the site, and as I remember, we got a call and they told them to stop work, because we had to do this. So that is why we are here – but they weren't planning on dumping.

Mr. Conti: I never went on their property. I have cameras on my home, I could see inside the dumpster with the cameras from my home. I saw what was in there. Their intention was to

dump. I asked the guys that were there, "What are you doing here?" He said we have to empty the trailer. I told him, not on this property. He said my boss said to do it. So, I don't know what they are talking about, but that's not what happened that day – and I have witnesses.

Chairman Murphy: And you did the right thing, Mr. Conti, you called because that's not what should have been done, and it wasn't done because of your phone call, so you did the right thing. Thank you.

Mr. Roughgarden: I agree, I completely agree – you are not allowed to dump.

Chairman Murphy: I will sum it up this way – the system worked. The neighbors were looking and we took matters into hand and the system worked. With that, does anyone have anything else?

Mr. Timothy Rich: resident at 510 Ridgewood Boulevard North.

Mr. Roughgarden: Is it owners or tenants?

Chairman Murphy: Owners.

Mr. Roughgarden: I don't think he's an owner.

Chairman Murphy: I thought he said he was an owner.

Mr. Lamatina: I don't see a problem with public comment.

Mr. Roughgarden: I just want that established.

Mr. Rich: I am just a little concerned by what one thing Mr. Laterovian said, that he was concerned about the neighbors came out and asked a question when we saw a hole being dug. Number 1, I don't find that being highly unusual, especially in the current environment that we find ourselves in. See something, say something. I just want to be clear that I appreciate what the gentlemen with the glasses is saying that they are going to be a good neighbor, good contractor and do everything by the book. I am a little concerned, because I am getting a different vibe of sort of what's being said there. We are very close on the property line where the construction is being – it is a very big concern of myself and my wife and the disruption of the lifestyle we've had over the number of years – a quiet vacant property. I just wanted to say that on the record, in front of the Board, that is a concern of ours. We hope that we have a good working relationship with the contractor, and I just wanted to make that very clear. Thank you

Chairman Murphy: Thank you.

Councilman Cumming: You say you have permits at this time?

Mr. Laterovian: I have an A-901 licensure from the DEP State of New Jersey, and I operate a dumpster company – I have a permit to dump legally.

Mr. Roughgarden: I think what he said is he's allowed to transport waste to a dumpsite, and it just so happened that the builder drove to that site with waste that they were transporting to a dumpsite. The dumpsite is not in the Township of Washington – it's somewhere else.

Councilman Cumming – sometimes builders use a dumpster for more than one project. I have seen this happen many times. Please don't use the site as a transfer station. Don't bring waste from other sites and put it in the dumpster you have contracted.

Mr. Laterovian: Absolutely. In accordance with the UCC, we will also be putting a silt fence around the perimeter of our construction site to prevent soil erosion and soil transfer to the adjacent properties. If there is any further need for that, I have also consulted in doing a temporary fencing with a privacy screen, so no debris and other sediments will transfer to the site. If that subject arises in the Building Department, then I will proceed to take that measure. I have built new construction all over Bergen County. I am very aware of the rules and regulations I have to do to please the citizens around us, but at the same time, I will be

very strict for it – I don't want any residents to be on the construction site in the matter of their own safety. Once we start excavating, we will have a 10 to 12-foot pole for a full basement footing. I do not want them to be going in, trying to look down, because at that point, the soil is unstable, obviously, until we build the foundation and backfill. That soil is unstable. If they get hurt and they fall, then it's going to be under our jurisdiction, under our insurance, under our builder's risk. That is my only concern I would have as a builder, building on that property, as far as them coming into our property, so I will take extra measures by putting a temporary fence, doing a privacy screen over it, one for sediment control, one for air control – it will be up to 8 ft. high, it will be temporary on sandbags, and we will even try to put a door on there to control flow of traffic.

Councilman Cumming – so you will have a safety fence, as well as a silt-screen. That's up to Building...

Mr. Laterovian: It will be an 8 ft. chain-link fence with sandbags right onto our property line. We will take care of that to control traffic...

Councilman Cumming: That sounds great, proactive, and I want to thank you. Safety is always paramount.

Chairman Murphy: Mr. Lamatina, can you summarize what your changes are going to be for the, approval...

Mr. Lamatina: There are really two things, that there is no variance request so that is withdrawn from the application as it is, and full construction plans to be approved by the Building Department. The concrete lid will be removed as part of construction. That's what I have.

Councilman Cumming: Are they going to let us know what is under the lid, and take appropriate action, depending what they find? I thought I heard that.

Chairman Murphy: Yes. They will be letting Mr. Azzolina's firm know what they find and what the remedy is.

Councilman Cumming: The remedy is to be either filled or removed.

Mr. Laterovian: Due to the location, if it's a septic, it will be removed.

Chairman Murphy: May I have a motion on this application with summary changes that Mr. Lamatina presented to us?

MOTION TO APPROVE APPLICATION - SOIL MOVEMENT PERMIT.

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	X			
Mayor Calamari			X			
Councilman Cumming	X		X			
Chairman Murphy			X			

Motion passes.

MOTION TO APPROVE RESOLUTION ADOPTING MASTER PLAN

Mr. Lamatina: I just got the resolution done this afternoon, and as I discussed with Jeffrey Cucinotta, he is amending his July 17th report to include all the changes discussed during the July 31st meeting. I put in here, “approving the report as amended on the record at the hearing, and as set forth in an amended report by Jeffrey Cucinotta, PP, AICP of T&M Associates dated August 7, 2019.” All of those changes that were discussed, I started going through them, but Jeffrey said he would simply amend the report, which makes some sense – you’ll have a report as opposed to a resolution

Chairman Murphy: I believe there were 3 or 4 different items that were in there.

Mr. Lamatina: He amended the report. This is the form of Resolution that he sent to us to approve. I urge you to adopt it and be done with it.

Chairman Murphy: Does anyone have any question on the Resolution that is before you? If there are no questions, may I have a motion to accept the Resolution as presented?

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

Motion passes.

Chairman Murphy: thank you Mr. Sears and Mr. Sabino for all of the work you did on this Master Plan – much appreciated.

Mr. Sears: You’re welcome – it’s done.

Chairman Murphy: well, it’s done and with, I think very good improvements.

Mr. Sears: You’ve got three things for ordinances that would also help the town.

Chairman Murphy: Mr. Cumming has a few of them in his hands as we speak

Councilman Cumming: I do. The ordinance for coverage from Fair Lawn, as merely an example for Mr. Poller to take from.

Chairman Murphy: I do not have anything to go into closed session. Anyone else?

Mayor Calamari: Barbara included Minutes from our last meeting, since they are not on the Agenda we probably shouldn’t vote on them, but, Barbara – put them on the Agenda for the next meeting and everyone look them over.

Councilman Cumming: What is the date for the next meeting?

Mr. Vinagre: It is the 28th.

Chairman Murphy: Yes the 28th at 7:30. As it stands right now, we have nothing on the Agenda that we are aware of as we sit here tonight, so it would go on the next time, if we don't meet on the 28th.

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

MOTION TO ADJOURN

Motion: Mr. Sears Second: Mr. Cumming

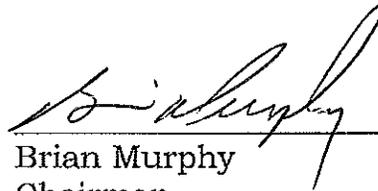
All Ayes: Mr. Pinnick, Mr. Scudieri, Mr. Sears, Mayor Calamari, Councilman Cumming, Chairman Murphy.

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

DATE SIGNED: 9/4/19



Barbara Coleman
Secretary



Brian Murphy
Chairman