

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD AGENDA
April 4, 2018 7:30 PM**

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: Messrs. Golick, Pinnick, Sabino, Sears, Vinagre, Councilman Cumming, Mayor Calamari, Chairman Murphy

Board Engineer-Paul Azzolina, Board Attorney - Louis Lamatina, Esq.

MOTION TO OPEN PUBLIC PORTION:

Motion: _____ Second: _____

Messrs. Golick, Pinnick, Sabino, Sears, Vinagre, Councilman Cumming, Mayor Calamari, Chairman Murphy

MOTION TO CLOSE PUBLIC PORTION:

Motion: _____ Second: _____

Messrs. Golick, Pinnick, Sabino, Sears, Vinagre, Councilman Cumming, Mayor Calamari, Chairman Murphy

OLD BUSINESS- RESOLUTION

Bethany Community Center/Bethany Church at 605 Pascack Road (Block 3202, Lot 3) for site plan and continuation of a prior non-conforming use.

MOTION TO APPROVE THE RESOLUTION

Motion: _____ Second: _____

ROLL CALL: Messrs. Golick, Pinnick, Sabino, Sears, Vinagre, Councilman Cumming, Mayor Calamari, Chairman Murphy

Chun Lee of 273 Pascack Road (Block 3402, Lot 18,19,20) in Washington Town Center is seeking approval to install a new sign (Wing Lee)

Motion: _____ Second: _____

MOTION TO APPROVE THE RESOLUTION

Motion: _____ Second: _____

ROLL CALL: Messrs. Golick, Pinnick, Sabino, Sears, Vinagre, Councilman Cumming, Mayor Calamari, Chairman Murphy

Washington Commons on Pascack Road (Block 3201) is seeking approval to remove 16 trees surrounding 609 Pascack Road.

Motion: _____ Second: _____

MOTION TO APPROVE THE RESOLUTION

Motion: _____ Second: _____

ROLL CALL: Messrs. Golick, Pinnick, Sabino, Sears, Vinagre, Councilman Cumming, Mayor Calamari, Chairman Murphy

Erick Tavares is seeking approval to open a Brazilian Jiu Jitsu (Martial Arts) school in the Washington Town Center located at 257A Pascack Road (Block 3402, Lot 18/19/20)

Motion: _____ Second: _____

MOTION TO APPROVE THE RESOLUTION

Motion: _____ Second: _____

ROLL CALL: Messrs. Golick, Pinnick, Sabino, Sears, Vinagre, Councilman Cumming, Mayor Calamari, Chairman Murphy

MOTION TO APPROVE THE MINUTES FROM:

October 5, 2016, October 26, 2016, November 16, 2016, December 21, 2016

Motion: _____ Second: _____

Messrs. Golick, Pinnick, Sabino, Sears, Vinagre, Councilman Cumming, Mayor Calamari, Chairman Murphy

MOTION TO ADJOURN:

Motion: _____ Second: _____

Messrs. Golick, Pinnick, Sabino, Sears, Vinagre, Councilman Cumming, Mayor Calamari, Chairman Murphy

AGENDA SUBJECT TO CHANGE

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Bethany Church of the Assembly of God, has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 605 Pascack Road in the Township of Washington, being Lot 3 in Block 3202.01 on the Township of Washington Tax Assessment Map:

WHEREAS, the Township of Washington Planning Board has reviewed the following:

- a. Planning Board, Township of Washington, Bergen County, New Jersey, Application for Tentative Approval of a Site Plan", as received by the Board Secretary on February 16, 2018; and
- b. Three (3) pages of plans detailing the existing conditions at the site.

NOW, THEREFORE, the Township of Washington Planning Board makes the following findings of fact:

1. The applicant properly notified all property owners within 200 feet of the subject property.
2. The applicant is seeking Planning Board approval of a Minor Site Plan for its continued occupancy of the premises.

NOW, THEREFORE, the Township of Washington Planning Board makes the following conclusions:

1. The Applicant's proposal as depicted on the above referenced documents satisfies the criteria set forth under Township Code Section 239-3.A for a "Minor Site Plan" and is so classified by the Board.

2. The design, as presented, is found to comply with the lot area, street frontage, lot depth, front yard width, side yard width, rear yard width, building height, and building coverage requirements for this Zoning District and thus, is "variance-free" and is a permitted use.
3. The Applicant adequately answered all of the Township Engineer's and board members questions about the proposed operation during his testimony.
4. The proposed use of this space as described hereinabove is in conformance with the requirements of the Township Zoning Ordinance as the continuation of a prior non-conforming use and thus, the Board concludes that the subject premises may continue to be occupied by the new owner without adverse impact to the existing utilities or other site amenities.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the application of the applicant as submitted subject to the following:

1. The Applicant shall continue to utilize the site in accordance with the testimony given at the hearing of this application.
2. The Applicant shall conform to all the details of the plans and information as hereinabove set forth and to any revisions made hereto;
3. The Applicant shall pay the costs of the Township Engineer, the Township of Washington Attorney and/or the Township of Washington Planning Board attorney associated with this application, and deposit sufficient funds for payment with the Township of Washington Treasurer; and
4. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed signage.

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the

applicant and/or applicant's attorney, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning Board to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Dated: April 4, 2018

BY THE BOARD

BY: BRIAN MURPHY, CHAIRMAN

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on April 4, 2018

VINCE CORRADO, Secretary

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Wing Lee Kitchen, LLC has made an application to the Township of Washington Planning Board for a tentative approval of a Minor Site Plan for exterior signage replacement for the property located at 301 Pascack Road, in the Township of Washington, being Lot 1, Block 3403 and Lots 18-20, Block 3402 on the Washington Township Tax Assessment Map:

WHEREAS, the Township of Washington Planning Board has reviewed the following:

- a. Township of Washington Planning Board Application for Tentative Approval of a Site Plan, as received by the Board Secretary on January 31, 2018;
- b. Side View and Front View Artwork for Client Name: Wing Lee; Location: Washington Township, consisting of a single sheet, undated, as prepared by Fast Signs, of Paramus, New Jersey; and
- c. Photo-Simulation of the proposed signage, also undated, as prepared by Fast Signs, of Paramus, New Jersey.

NOW, THEREFORE, the Township of Washington Planning Board makes the following findings of fact:

1. The applicant's signage proposal complies with the requirements of Township Code Section 194-4.1(A), which permits the installation of signage within the "Signage Area", with the applicant, Wing Lee Kitchen LLC, seeking Minor Site Plan approval with respect to the proposed replacement of the existing building façade mounted signage, the permitted maximum dimensions of which are 12'-6" (150 inches) in width and 4'-0" (48 inches) in height.
2. The Washington Town Center is located within the "Class C Retail Business Area" Zoning District wherein

restaurant uses are recognized as a permitted use.

3. As depicted on the above referenced Specification and Detail, the applicant seeks approval to replace the previously mandated standardized signage installation consisting of blue channel letters mounted on a raceway with an updated signage design comprised of the following elements:
 - a. 22" High, Red Face LED Channel Letters mounted on Raceway with the copy reading: "WING LEE"; and
 - b. 12" High x 144" Wide Internally Lit Light Box Sign with Red Acrylic Face and 7" High White Letters with the copy reading: "CHINESE TAKE OUT & DELIVERY".

Both the Channel Letters and Lightbox Sign shall be mounted on the same raceway with power being supplied by the existing 120 Volt electrical power supply.

4. The Total Sign Area is to be 35" High x 144" Wide in compliance with the requirements of Township Code Section 194-4.1(A).
5. The sign will be illuminated with LED and is on a timer along with the rest of the signs at the Center, the timing of which is controlled by the Landlord.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the application of the applicant as submitted subject to the following:

1. The Applicant shall conform to all the details of the plans and information as set forth above and to any revisions made hereto;
2. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated March 6, 2018 and will perform accordingly;
3. The Applicant shall pay the costs of the Township Engineer, the Township of Washington Attorney and/or the Township of Washington Planning Board attorney associated with this application, and deposit sufficient funds for payment with the Township of Washington Treasurer; and

4. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed signage;
5. The Board shall have the authority to approve and alter the Applicant's lighting of the subject sign during a "look back" period not to exceed one (1) year;

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicants, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning Board to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Dated:

BY THE BOARD

BY: _____
BRIAN MURPHY, Chairman

Dated: April 4, 2018

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at this meeting on April 4, 2018.

, Secretary

Dated: April 4, 2018

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Washington Township Commons, Condominium Association, Inc., has made an application to the Township of Washington Planning Board for tentative approval of a revised site plan to permit tree removal for the property located at 609 Pascack Road in the Township of Washington, being Lot 2 and Block 3201 on the Township of Washington Tax Assessment Map:

WHEREAS, the Township of Washington Planning Board has reviewed the following:

- a. Township of Washington Planning Board, Bergen County, New Jersey, Application for Tentative Approval of Site Plan received March 8, 2018;
- b. Agreement and Release dated February 2, 2018 with owner of 609 Pascack Road, Washington Township, New Jersey;
- c. Proposal from Cloverland Landscape Co, Inc. dated February 1, 2018;
- d. One page survey of Block 320, Lot 3, depicting six (6) areas of trees, totaling sixteen (16) trees to be removed; and
- e. Six (6) photographs depicting the sixteen (16) trees to be removed.

NOW, THEREFORE, the Township of Washington Planning Board makes the following findings of fact:

1. The applicant has notified all property owners within 200 feet of the subject property.
2. The applicant is seeking Planning Board approval of a Minor Site Plan to permit tree removal for the property located at 609 Pascack Road in the

Township of Washington, Lot 2 and Block 3201.

NOW, THEREFORE, the Township of Washington Planning Board makes the following conclusions:

1. The Applicant's proposal for removal of sixteen (16) trees, as depicted on the survey with hand written notations and the Proposal from Cloverland Landscape Co, Inc. dated February 1, 2018 is hereby approved.
2. The Applicant adequately answered all of the Township Engineer's and board members questions about the removal during the testimony.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the application of the applicant as submitted subject to the following:

1. The Applicant shall remove and replace the trees in accordance with the testimony given at the hearing of this application and as depicted on the survey with hand written notations and the Proposal from Cloverland Landscape Co, Inc. dated February 1, 2018 presented at the March 28, 2018 Board meeting;
2. The Applicant shall remove the stumps from the two (2) trees to be removed at area 6, with the remainder of the trees to be cut to ground level;
3. The Applicant shall replant sixteen (16) trees on its property, the location fo which is to be set forth on a landscape and tree replanting plan to be submitted to the Township Engineer for his approval;
4. The Applicant shall conform to all the details of the plan to be approved by the Township Engineer and information as hereinabove set forth and to any revisions made hereto;
5. The Applicant shall pay the costs of the Township Engineer, the Township of Washington Attorney and/or the Township of Washington Planning Board attorney associated with this application, and deposit sufficient funds for payment with the Township of Washington Treasurer;

6. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed development; and
7. The Board shall have the authority to approve and alter the Applicant's tree removal and landscape plan during a "look back" period not to exceed one (1) year;

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicant and/or applicant's attorney, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning Board to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Dated: April 4, 2018

BY THE BOARD

BY: _____
BRIAN MURPHY, Chairman

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on April 4, 2018.

, Secretary

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Erick Tavares d/b/a Loyalty has made an application to the Township of Washington Planning Board for a tentative approval of a Minor Site Plan for the property located at 267 Pascack Road, in the Township of Washington , being Lot 1 in Block 3403 and Lots 18-20, Block 3402, leasehold of 257 A on the Township of Washington Tax Assessment Map:

WHEREAS, the Township of Washington Planning Board has reviewed the following:

- a. Township of Washington Planning Board, Application for Tentative Approval of Site Plan, Washington Town Center, undated; and
- b. Architectural Drawings entitled consisting of a "Store Plan," as prepared by James E. DeBarbieri, Architect, without signature and seal;
- c. A hand drawn, Schematic Floor Plan, Unit 257A, without any information as to the party responsible for the preparation of the same; and
- d. A Narrative document, undated, as prepared by the Applicant, Erick Tavares.

NOW, THEREFORE, the Township of Washington Planning Board makes the following findings of fact:

1. The applicant was not required to notify all property owners within 200 feet of the subject property.
2. The applicant is seeking Planning Board approval of a Site Plan for a Brazilian Jiu Jitsu martial arts school in the Washington Town Center shopping plaza.

NOW, THEREFORE, the Township of Washington Planning Board makes the following conclusions:

1. The Applicant's proposal as depicted on the above referenced documents satisfies the criteria set forth under Township Code Section 239-3.A for a "Minor Site Plan" and is so classified by the Board.
2. The design, as presented, is found to comply with the lot area, street frontage, lot depth, front yard width, side yard width, rear yard width, building height, and building coverage requirements for this Zoning District and thus, is "variance-free" and is a permitted use.
3. The Applicant adequately answered all of the Township Engineer's and board members questions about the proposed operation during his testimony.
4. The applicant will comply with the requirements of Township Code Section 194-4.1(A), which permits the installation of signage within the "Signage Area" the dimension of which is noted to be 12'-6" (twelve feet six inches) in length and 4'-0" (four feet zero inches) in height. The design for the sign shall be submitted to the Township Attorney or approval before installation.
5. The proposed use of this space as described above is in conformance with the requirements of the Township Zoning Ordinance, as well as consistent with the existing tenancy within the Town Center and thus, the Board concludes that the subject premises may be occupied by the prospective tenant without adverse impact to the existing utilities or other site amenities.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the application of the applicant as submitted subject to the following:

1. The Applicant shall construct the space in accordance with the testimony given at the hearing of this application as to the work space/storage area and bathroom facilities;
2. Hours of operation shall be as follows:

9:00 AM to 10:00 PM Monday through Saturday

3. The number of employees shall range from 1 to 3;
4. The Applicant shall conform to all the details of the plans and information as set forth above and to any revisions made hereto;
5. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated March 27, 2018 and will perform accordingly;
6. The Applicant shall confer with the Chief of the Township of Washington Volunteer Fire Department to revise the plans as necessary to depict the location and details of any "Knox Box" type installation to enable the Fire Department to have key access to the building in the event of a fire emergency during non-business hours;
7. As the modifications to the premises are limited to the building's interior elements, the final construction plans shall be submitted to the Township Construction Code Official for his review and approval;
8. The Applicant shall pay the costs of the Township Engineer, the Township of Washington Attorney and/or the Township of Washington Planning Board attorney associated with this application, and deposit sufficient funds for payment with the Township of Washington Treasurer; and
9. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed development;

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicants, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning Board to be published in the official newspaper of the

Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Dated: April 4, 2018

BY THE BOARD

BY: _____
BRIAN MURPHY, Chairman

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on April 4, 2018.

, Secretary

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD
MINUTES
October 5, 2016**

THIS MEETING WAS CALLED TO ORDER AT 7:30 PM

OPEN PUBLIC MEETINGS ACT STATEMENT WAS READ - 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. Dumaresq, Mr. Golick, Mr. Murphy, Mr. Sabino, Mayor Sobkowicz and Chairman Calamari were present.
Mr. Pinnick and Councilman Bruno were absent.

Board Attorney: Robert Wertalik Esq. and Board Engineer: Paul Azzolina were also present.

MOTION TO OPEN THE PUBLIC PORTION

Mr. Sabino moved; Mr. Golick seconded. Motion carried.

MOTION TO CLOSE THE PUBLIC PORTION

Mayor Sobkowicz moved; Mr. Sabino seconded. Motion carried.

OLD BUSINESS - RESOLUTION

Stamato - 102 Douglas Drive - (Block 1404, Lot 8) for an Amended Site Plan.

MOTION TO APPROVE THE RESOLUTION

Mr. Golick moved ; Mayor Sobkowicz seconded. Motion carried.

Ayes: Mr. Golick, Mr. Sabino, Mayor Sobkowicz and Chairman Calamari

Nays: None

Recuse: Mr. Dumaresq

Abstain: Mr. Murphy, Councilman Bruno

NEW BUSINESS - APPLICATION

Melissa Gayle Cinema Corp. 249 Pascack Road - (Block 3403, Lot 1) for a Minor Site Plan Approval.

Peter Vivian, the new owner said there will be no changes in the operation of the movie theater.

MOTION TO APPROVE THE APPLICATION

Mr. Golick moved; Mr. Pinick seconded. Motion carried.

Ayes: Mr. Dumaresq, Mr. Golick, Mr. Murphy, Mr. Sabino, Councilman Bruno, Mayor Sobkowicz and Chairman Calamari

Nays: None

Nicholas Markets, Inc. – 315 Pascack Road – (Block 3402, Lots 18, 19 & 20) and (Block 3403, Lot 1) for Site Plan Approval

The front door will be moved to the north.

MOTION TO APPROVE THE APPLICATION

Mr. Sabino moved; Mr. Dumaresq seconded. Motion carried.

Ayes: Mr. Dumaresq, Mr. Golick, Mr. Murphy, Mr. Sabino, Councilman Bruno, Mayor Sobkowicz and Chairman Calamari

Nays: None

MOTION TO ADJOURN:

Mr. Sabino moved; Mr. Golick seconded. Motion carried.

Time Noted: 8:48

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD
MINUTES
October 26, 2016**

THIS MEETING WAS CALLED TO ORDER AT 7:30 PM

OPEN PUBLIC MEETINGS ACT STATEMENT WAS READ - 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. Murphy, Mr. Pinnick, Mr. Sabino, Mayor Sobkowitz and Chairman Calamari were present.
Mr. Dumaresq and Mr. Golick and Councilman Bruno were absent.

Board Attorney: Robert Wertalik Esq. and Board Engineer: Paul Azzolina were present

MOTION TO OPEN THE PUBLIC PORTION

Mr. Dumaresq; Mr. Golick seconded. Motion carried.

MOTION TO CLOSE THE PUBLIC PORTION

Mayor Sobkowitz moved; Mr. Murphy seconded. Motion carried.

NEW BUSINESS - APPLICATION

RC Jennee Construction Co., Inc. - 148 Fern Street - (Block 4502, Lot 4) for Demolition and New Construction.

Chairman Calamari asked Robert Jennee why he demolished the house without approval from the Planning Board. Mr. Jennee said he was issued the demolition permit from the Building Dept. Mayor Sobkowitz said she would look into how he got a permit to demolish the building.

Paul Azzolina said he did not know the house was demolished until he visited the site. Mayor Sobkowitz asked if Mr. Jennee cut a tree down. Mr. Jennee said he did not cut the tree down.

Jay Ferreira from 146 Fern St said he spoke with the owner of the property and he told him that he did get a permit to cut down the tree.

MOTION TO APPROVE THE APPLICATION

Mr. Sabino moved; Mr. Murphy seconded. Motion carried.

Ayes: Mr. Murphy, Mr. Pinnick, Mr. Sabino, Mayor Sobkowicz and Chairman Calamari

Nays: None

Subject to Mr. Azzolina's conditions

OLD BUSINESS -RESOLUTION

Melissa Gayle Cinema Corp. 249 Pascack Road - (Block 3403, Lot 1) for a Minor Site Plan Approval

MOTION TO APPROVE THE RESOLUTION

Mr. Sabino moved; Mr. Murphy seconded. Motion carried.

Ayes: Mr. Murphy, Mr. Sabino, Mayor Sobkowicz and Chairman Calamari

Nays: None

Abstain: Mr. Pinnick

Nicholas Markets, Inc. - 315 Pascack Road - (Block 3402, Lots 18, 19 & 20) and (Block 3403, Lot 1) for Site Plan Approval

MOTION TO APPROVE THE RESOLUTION

Mr. Sabino moved; Mr. Murphy seconded. Motion carried.

Ayes: Mr. Murphy, Mr. Sabino, Mayor Sobkowicz and Chairman Calamari

Nays: None

Abstain: Mr. Pinnick

MOTION TO ADJOURN:

Mr. Murphy moved; Mayor Sobkowicz seconded. Motion carried.

Time Noted: 8:30

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD
MINUTES
November 16, 2016**

THIS MEETING WAS CALLED TO ORDER AT 7:30 PM

OPEN PUBLIC MEETINGS ACT STATEMENT WAS READ - 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. Dumaresq, Mr. Golick, Mr. Pinnick, Councilman Bruno, Mayor Sobkowicz and Chairman Calamari were present.
Mr. Murphy and Mr. Sabino were absent.

Board Attorney: Robert Wertalik Esq. and Board Engineer: Paul Azzolina were present.

PUBLIC PORTION

Skip the public portion due to the fact that no one from the public was present.

OLD BUSINESS - RESOLUTION

RC Jennee Construction Co., Inc. -- 148 Fern Street -- (Block 4502, Lot 4) for Demolition and New Construction.

MOTION TO APPROVE THE RESOLUTION

Mr. Dumaresq; Mr. Golick seconded. Motion carried.

Ayes: Mr. Dumaresq, Mr. Golick, Mr. Pinnick, Councilman Bruno, Mayor Sobkowicz and Chairman Calamari

Nays: None

MOTION TO ADJOURN:

Mr. Dumaresq moved; Mr. Pinnick seconded. Motion carried.

Time Noted: 7:45

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD
MINUTES
December 21, 2016**

THIS MEETING WAS CALLED TO ORDER AT 7:30 PM

OPEN PUBLIC MEETINGS ACT STATEMENT WAS READ - 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. Loftus, Mr. Murphy, Mr. Pinnick, Mr. Sabino and Chairman Calamari were present.
Mr. Dumaresq, Mr. Golick, Councilman Bruno and Mayor Sobkowicz were absent.

Board Attorney: Robert Wertalik Esq. and Board Engineer: Paul Azzolina were present.

PUBLIC PORTION

MOTION TO OPEN

Skip the public portion due to the fact that no one from the public was present.

NEW BUSINESS - APPLICATION

Clauss – 667 Pine Lake Drive –(Block 3404.01, Lot 15) for a site plan approval for a home office.

Chairman Calamari asked the applicants Briana and Thuat To Clauss to respond to a question on the engineer's report. Will the office have any hazardous bio or infectious waste material on the premises of the proposed chiropractic office? The applicant stated no. Chairman Calamari asked if they will have an x-ray machine in the office. The applicant stated no.

MOTION TO APPROVE THE APPLICATION

Mr. Sabino moved; Mr. Loftus seconded. Motion carried.

Ayes: Mr. Loftus, Mr. Murphy, Mr. Pinnick, Mr. Sabino and Chairman Calamari
Nays: None

OLD BUSINESS - RESOLUTION FOR:

Thanasides- 701 Van Emburgh Ave - (Block 1102, Lot 8) for a Minor Subdivision.

Chairman Calamari asked we should enumerate the variance in the resolution. Robert Wertalik and Paul Azzolina both said yes the variance should be included in the resolution. He will submit a corrected page to the secretary. Chairman Calamari asked if the applicant has to come before the board if any changes are done to the house. Paul Azzolina said they must come before the board.

MOTION TO APPROVE THE RESOLUTION

Mr. Sabino moved; Mr. Loftus seconded. Motion carried.

Ayes: Mr. Loftus, Mr. Murphy, Mr. Pinnick, Mr. Sabino and Chairman Calamari
Nays: None

MOTION TO ADJOURN:

Mr. Murphy moved; Mr. Sabino seconded. Motion carried.

Time Noted: 8:07