

TOWNSHIP OF WASHINGTON, BERGEN COUNTY  
 PLANNING BOARD MEETING MINUTES  
 MEETING DATE: JULY 25, 2018

**CALL TO ORDER**

**SALUTE TO THE FLAG**

**OPEN PUBLIC MEETING ACT**

In compliance with the Open Public Meetings Act of the State of New Jersey, notification of this meeting has been sent to The Ridgewood News, our official newspaper in the Township of Washington and notice has been posted on the bulletin board at Town Hall.

**ROLL CALL:** Mr. Golick (Absent), Mr. Pinnick, Mr. Sabino, Mr. Sears, Mr. Vinagre, Mayor Calamari, Councilman Cumming, Chairman Murphy

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

**MOTION TO OPEN PUBLIC PORTION**

MOTION		SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick	Mr. Golick				X
Mr. Pinnick		Mr. Pinnick	Mr. Pinnick	X			
Mr. Sabino		Mr. Sabino	Mr. Sabino	X			
Mr. Sears	X	Mr. Sears	Mr. Sears	X			
Mr. Vinagre		Mr. Vinagre	Mr. Vinagre	X			
Mayor Calamari		Mayor Calamari	X Mayor Calamari	X			
Councilman Cumming		Councilman Cumming	Councilman Cumming	X			
Chairman Murphy		Chairman	Chairman	X			

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**PUBLIC PORTION:**

Diane Grimaldi, 441 Van Emberg Ave., Washington Township- Inquired about the status of the Viviano Property American Dream Estates being brought before the Planning Board again. Ms. Grimaldi had reviewed the “new plans” for the site, which she felt looked exactly the same as the previously submitted plans. Ms. Grimaldi requested a timeline from the Planning Board on this application.

Mayor Calamari stated that the Applicant was currently scheduled for the last meeting in September; and confirmed that proper Notice will be sent to all residents within 200’ of the proposed application.

Mr. Azzolina added that the attorney for the Township and the Applicant are currently in discussions.

Mrs. Grimaldi noted that the Applicant has submitted preliminary and final plans to Planning Board and Zoning Board Secretaries. She asked for confirmation that the Township statutes require advertisement of the Planning Board meeting and Notice to Township residents.

Mr. Azzolina confirmed this would be advertised and Notice would go out. He explained this amended preliminary layout is exactly the same as previously submitted with the exception of a waste water plant being proposed.

Mrs. Grimaldi inquired about any other conditions of approval.

Mr. Azzolina confirmed that there were in fact other conditions; and that these conditions will be reviewed as well. Some may have been satisfied already but all will be reviewed during the approval process.

Mrs. Grimaldi stated she lives on the corner property and her house, built in 1923, sits about 10’ from her side property line. She noted that the first house propose to be built on Van Emberg next to her home is set back from the road. According to the Site Plan, this would put that backyard up against her side yard leaving a 20’ buffer. Additionally there are some very mature Pine Trees with shallow roots between the two properties. Ms. Grimaldi voiced concern about the survival of these trees if construction is permitted in that area. Ms. Grimaldi invited the Planning Board members to walk on her property to view the layout. She stated this development would not only affect her property but her neighbor as well. Ms. Grimaldi inquired about what level of detail will be required by the Planning Board before a decision is made on the application.

Mr. Azzolina stated he could provide Mrs. Grimaldi with all the Reports he has already prepared on this project.

Mr. Sears noted that the Fire Department had previously reviewed this application; and he advised the Board that upon later review a pump station had been added which was not part of the original agreement between the Applicant and the Township. This pump station called for separate sewage pipes. Mr. Sears stated that all of the background information should be provided to the Planning Board so they are aware of the history of this application. Additionally, Mr. Sears voiced concern about the health of existing trees due to poor soil conditions at this location.

Mrs. Grimaldi added that there are underground aqueducts near the property and some geyser on her property.

Mr. Vinagre stated that the Planning Board should get all reports that have been generated regarding this application before reviewing the application.

Mr. Murphy asked that the Planning Board be provided with a detailed history of this application before the Applicant comes to the Planning Board for approval.

Mr. Sears noted that the Fire Department also had a problem with the construction of streets; particularly with the proposed turn radius on one of the streets for the Tower Ladder.

Ms. Grimaldi stated she would send an official invitation to the Planning Board to walk and view property.

Mr. Murphy questioned how much of the application can be revisited at this point in the process.

Mr. Azzolina stated he believes the Board can only revisit the "waste water component" but he would like to review the application as some time has passed since he had worked on this matter. Additionally, Mr. Azzolina informed the Board that the proposed development consists of 48 single family homes and 25 Townhouses; and was part of a settlement agreement to satisfy the Township COAH obligations. He commented that the lots are undersized lots with larger homes on them.

Mr. Murphy asked if the Planning Board should meet prior to the application coming before the Board; as most of the current Planning Board members need to be updated on the history of this application in order to make an informed decision.

Mr. Lamatina advised that the Planning Board members are permitted to review the files individually, but there are restrictions about meeting outside of an official Board meeting to discuss matters before the Board.

Mr. Azzolina advised the Board that his Reports will detail the evolution of the application process for the Board. Mr. Azzolina believes there are approximately 22 outstanding items remaining including how waste water is being treated.

**MOTION TO CLOSE THE PUBLIC PORTION**

MOTION		SECOND		AYES	NAYS	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick	Mr. Golick				X
Mr. Pinnick		Mr. Pinnick	Mr. Pinnick	X			
Mr. Sabino		Mr. Sabino	Mr. Sabino	X			
Mr. Sears		Mr. Sears	X Mr. Sears	X			
Mr. Vinagre		Mr. Vinagre	Mr. Vinagre	X			
Mayor Calamari		Mayor Calamari	Mayor Calamari	X			
Councilman Cumming	X	Councilman Cumming	Councilman Cumming	X			
Chairman Murphy		Chairman Murphy	Chairman Murphy	X			

**NEW BUSINESS: APPLICATION- AXIA CREATIONS,** Maria Peponias, Event Planner, 280 Pascack Road Block 2417, Lot 26 is seeking approval of the site plan for intended use.

Maria Peponias, 581 Walnut Street, Twp. Of Washington sworn in as the proposed tenant.

Ms. Peponias stated she has received and reviewed the Engineer’s Report dated July 25, 2018

Mr. Azzolina read from his Report dated July 25, 2018, the Applicant proposes to lease 800 square feet of space. This space was last occupied by a Retail Florist. The current Applicant is an Event Planner and Specialty Gift Shop.

Ms. Peponias described her business as a retail operation specializing in Special Events such as wedding, baptism, communions and confirmations as well as some retail sales of fine giftware for purchase as gifts.

Mr. Azzolina asked if she would be selling clothing.

Ms. Peponias stated she would be only selling specialty items like baptism gowns, small suits, shoes, veils.

Mr. Azzolina discussed the scope of development consisting of interior fit-up of the existing space with minor work.

Mr. Azzolina directed the Board's attention to the narrative prepared by the Applicant and asked the Applicant to provide a detailed description of the operational aspects of the business.

Ms. Peponias stated the business would be only selling specialty items like baptism gowns, small suits, shoes and veils. The number of employees is two (2). The type of office equipment is a printer and a computer. Ms. Peponias will be saving the frame of the current awning and overlaying a vinyl on this existing awning. Patrons will be by appointment only so a limited number of parking spaces are needed, typically 2-3 people at time.

Mr. Azzolina stated that in the case of an earlier applicant for this space, Mr. Azzolina felt parking would not support a barber shop with 8 chairs and that application didn't make sense. The 22 parking spots seem to support the current application better. He noted that six (6) of the spots have frontage onto Pascack Road causing cars to back out onto the road to exit. Also noted that the current striping is faded and in some areas not visible. Stated that the demand for parking must meet the available parking. Also noted that the hours of operation do not conflict with operation hours of the other existing tenant.

Ms. Peponias stated hours will be 10 A.M.- 6 P.M. Saturday. Most busy mid-day and evening.

Mr. Murphy inquired whether this is an existing business and is Ms. Peponias relocating the business.

Ms. Peponias has been incorporated for 6 years, currently working out of parent's house in N.Y. and gets business by word of mouth.

Mr. Murphy asked if Ms. Peponias anticipates walk-in business.

Ms. Peponias stated there may be some but not much anticipated, walk in traffic will be limited.

Mr. Sears inquired about the busy season.

Ms. Peponias stated the warmer months May to the end of July into August are busiest.

Mr. Sears asked what “novelties” would be sold.

Ms. Peponias stated typical wedding favors would be sold.

Mayor Calamari asked if the Planning Board can force the landlord to repaint the faded stripes.

Mr. Azzolina explained that the parking lot is the landlord’s responsibility. The Planning Board may want to suggest to the Landlord that they restripe in order to make it safer and to improve appearance.

Mr. Azzolina asked if a Knox Box was in place.

Ms. Sears stated there was not currently one.

Mr. Azzolina explained the value of a Knox box to the Applicant.

Ms. Peponias agreed this would be installed.

Mr. Azzolina asked if there would be an illuminated sign.

Ms. Peponias stated no illuminated sign would be used.

Mr. Azzolina stated permits may be required inside the building; this should be discussed with the Construction Official.

Mr. Azzolina found nothing objectionable about the application before the Planning Board.

Mr. Vinagre recused himself due to living within 200 “ of property.

**MOTION TO APPROVE THE APPLICATION**

MOTION		SECOND			AYES	NAYS	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick		Mr. Golick				X
Mr. Pinnick		Mr. Pinnick		Mr. Pinnick	X			
Mr. Sabino	X	Mr. Sabino		Mr. Sabino	X			
Mr. Sears		Mr. Sears	X	Mr. Sears	X			
Mr. Vinagre		Mr. Vinagre		Mr. Vinagre			X	
Mayor Calamari		Mayor Calamari		Mayor Calamari	X			

Councilman Cumming		Councilman Cumming		Councilman Cumming	X			
Chairman Murphy		Chairman Murphy		Chairman Murphy	X			

**NEW BUSINESS:**

**RESOLUTION FOR: POPE KYROLLOS VI COPTIC ORTHODOX CHURCH**

399 Pascack Road, Block 3301, Lot 15 application approved at July 11, 2018 Planning Board Meeting for using the above property for religious purposes and for a new sign for the existing free standing monument.

Mr. Sears inquired if there has been any response from the Coptic Church, as the Planning Board had requested a letter from the Church detailing steps taken to remediate issues brought up by the public.

Mr. Murphy stated he has not yet received any such documentation from Coptic Church.

Mr. Sears questioned whether the Planning Board should approve the Resolution without the documentation from Coptic Church.

Mayor Calamari added that the Township Police have been driving by the Church and the Police Chief has reported back "no issues" at the Church; and sees individuals actively checking that cars are parked legally.

Mr. Sears reiterated that a written letter was requested; and should have been submitted to the Planning Board. Additionally, The Planning Board should check that the overnight parking issues have been addressed. Stated that although the Church does seem to be conforming to the requirements set by the Planning Board, in light of the neighbors' complaints, the Board should have something on file documenting the steps they have taken.

Mr. Murphy asked the Planning Board Secretary to check minutes from July 11<sup>th</sup> meeting to confirm the number of days the church was given to respond. If a number of days was determined, this should be incorporated into the Resolution. The Resolution could then be approved at the next Planning Board meeting.

Mr. Murphy stated that one additional item has been added to the meeting Agenda by Mayor Calamari.

Mayor Calamari updated the Planning Board on the status of the Master Plan. Mayor Calamari had initial concerns about rates being proposed by T&M Associates, but T&M has come in with a “fixed” competitive rate. In light of their other work with the Township on COAH and other matters, Mayor Calamari expressed his inclination to award T&M the Master Plan contract. Mayor Calamari requested the Planning Board’s approval to move forward with this award.

Mr. Sears asked Mayor Calamari if the Green Team’s five (5) year Risk Management Tree Plan is to be incorporated into the Master Plan.

Mayor Calamari stated he was not completely familiar with this, but would inquire and get back to Mr. Sears.

Mr. Murphy stated that the Mayor is requesting approval from the Planning Board to execute agreement with T&M for the Master Plan.

Mr. Sears asked Mayor Calamari to clarify what the “competitive rate” was for this work.

Mayor Calamari stated the rate was \$7,500.00 for the project; which is approximately what was budgeted for by the Mayor and Council.

Mr. Murphy asked if there were any other firms competing for the work.

Mayor Calamari stated there were some who came in at the same price range, but he felt that T&M will speed up the process as they have already done a substantial amount of similar work for the Township.

**MOTION TO APPROVE T&M ASSOCIATES TO PREPARE THE REEXAMINATION REPORT OF THE WASHINGTON TOWNSHIP MASTER PLAN**

MOTION		SECOND		AYES	NAYS	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick	Mr. Golick				X
Mr. Pinnick		Mr. Pinnick	Mr. Pinnick	X			
Mr. Sabino		Mr. Sabino	X Mr. Sabino	X			
Mr. Sears	X	Mr. Sears	Mr. Sears	X			
Mr. Vinagre		Mr. Vinagre	Mr. Vinagre	X			
Mayor Calamari		Mayor Calamari	Mayor Calamari	X			

Councilman Cumming		Councilman Cumming		Councilman Cumming	X			
Chairman Murphy		Chairman Murphy		Chairman Murphy	X			

**MOTION TO APPROVE THE MINUTES FROM: June 27, 2018 PLANNING BOARD MEETING**

MOTION		SECOND			AYES	NAYES	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick		Mr. Golick				x
Mr. Pinnick		Mr. Pinnick		Mr. Pinnick	X			
Mr. Sabino		Mr. Sabino		Mr. Sabino	X			
Mr. Sears	x	Mr. Sears		Mr. Sears	X			
Mr. Vinagre		Mr. Vinagre		Mr. Vinagre	X			
Mayor Calamari		Mayor Calamari	x	Mayor Calamari	X			
Councilman Cumming		Councilman Cumming		Councilman Cumming	X			
Chairman Murphy		Chairman Murphy		Chairman Murphy	x			

**MOTION TO CLOSE THE MEETING**

MOTION		SECOND			AYES	NAYES	ABSTAIN	ABSENT
Mr. Golick		Mr. Golick		Mr. Golick				x
Mr. Pinnick		Mr. Pinnick		Mr. Pinnick	X			
Mr. Sabino		Mr. Sabino		Mr. Sabino	X			
Mr. Sears		Mr. Sears	x	Mr. Sears	X			

Mr. Vinagre		Mr. Vinagre	Mr. Vinagre	X			
Mayor Calamari		Mayor Calamari	Mayor Calamari	X			
Councilman Cumming	x	Councilman Cumming	Councilman Cumming	X			
Chairman Murphy		Chairman Murphy	Chairman Murphy	X			

**ADJOURNMENT**