

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD
MINUTES
June 28, 2017**

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. Murphy, Mr. Pinnick, Mr. Sabino, Mayor Sobkowicz and Chairman Calamari were present. Mr. Golick, Robert Wertalik, Esq. and Councilman Ulman were absent.

ALSO IN ATTENDANCE

Township Attorney: Mr. Ken Poller, Esq. and Board Engineer: Paul Azzolina

MOTION TO OPEN THE PUBLIC PORTION

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

MOTION TO CLOSE THE PUBLIC PORTION

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

NEW BUSINESS

Sussex Partners, LLC Block 3409 Lot 4 99 Sussex Road is seeking a variance to construct an addition and renovation using the existing foundation and to add crawl space to a ranch style residential dwelling.

Deferred until July 26 Planning Board Meeting

James Viviano, Applicant (Block 1306 Lot 2 and Block 1305 Lot 1.05)

Request a one-year extension of the preliminary site plan/subdivision approval from June 30, 2017 to June 30, 2018

THE RESOLUTION WAS READ BY MR. SECRETARY

MOTION TO APPROVE THE RESOLUTION

Mr. Calamari moved; Mayor Sobkowitz seconded; motion carried.

Ayes: Mr. Dumaresq, Mr. Pinnick, Mr. Sabino, Mayor Sobkowitz, Chairman Calamari

Nays: None

Abstain: Mr. Murphy

Absent: Mr. Golick

COAH PRESENTATION 7:45

Mr. Ken Poller, Esq and Stan Slachetka presented the COAH Housing Plan and related matters to the Planning Board Members

Mr. Poller stated that the planning board has a role to play in COAH in the settlement that was approved by the Court. COAH is a state run agency. He talked about the term “Builder’s Remedy”, which allows the builder more density in units as long as a portion is set aside for low and moderate housing. He said the Viviano project has no low/moderate housing due to the fact that money was paid to Bayonne. A Judgment of Repose was instituted, which states that towns could not be sued. In 2015, the N.J. Supreme Court determined that COAH was ineffective and that the courts were taking over. Fair Share Housing Center is a part of all lawsuits. The town has to enact 5 or 6 ordinances to create overlay zones. If the process does not get through the Planning Board, then we will not be in compliance with our settlement, our plan, and our Judgment of Repose until 2025.

Mr. Slachetka talked about the various components of affordable housing mechanisms that the Township is undertaking to address the Township’s affordable housing obligations as set forth in the settlement agreements and approved by Mary Beth Lonergan, the special Master appointed by the Superior Court of N.J.

He also stated that the role of the Planning Board is to:

1. Review the Housing Element and Fair Share Plan.
2. Review the overlay zones for the YJCC Site, the Garden Center site, the Franklin Court Site, and the Mandatory Set Aside Ordinance; and revise the Township Master Plan and the Affordable Housing Ordinance.
3. Review the site plans.

MOTION TO ADJOURN:

Mr. Dumaresq moved; Mr. Sabino seconded; motion carried. Time noted: 9:30