

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD
MINUTES
July 26, 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. Golick, Mr. Murphy, Mr. Pinnick, Mr. Sabino, Councilman Ullman, Mayor Sobkowicz and Chairman Calamari were present.

ALSO IN ATTENDANCE: Board Attorney: Mr. Louis Lamatina, Esq. and Board Engineer: Paul Azzolina

Public Hearing for the Master Plan Amendment, the Housing Plan Element and Fair Share Plan.

Ken Poller the township attorney stated that a settlement was reached and a settlement agreement was signed with Fair Share Housing and the Township of Washington and was approved by the Special Master. The court conducted a Fairness hearing and the court approved the plan of the township and said that the affordable housing obligations of the township will be met if the township follows through with this settlement. The Board will be asked to pass a resolution adopting the plan.

Stan Slachetka reviewed the Master Plan Amendment, the Housing Plan Element and Fair Share Plan. He described the affordable housing sites.

1. VFW site is a senior/family sales development that will be constructed by Habitat for Humanity of Bergen County. The property is located at 639 Jefferson Street. The project is 100 percent affordable site comprised of two, for sale, age-restricted units and two for sale. Family units with veteran's preference.
2. Franklin Court is a proposed development on 16 acres located at 783 Van Emburgh Ave. with 44 market rate units and 7 affordable units as well as a payment -in- lieu of construction for 2 additional affordable units.
3. The Viviano Project located at 463 Van Emburgh Ave. is to develop 48 single family homes and 25 townhouses pursuant to a settlement

approved by the court in 2001 while making a payment-in-lieu of construction in the amount of \$375.00.

Mr. Slachetka spoke about the two proposed overlay zones. The first being the Stone Mill Gardens located at 767 Ridgewood Ave would permit either a townhouse-style or multi-family housing. This site has the potential to produce 12 total units including 2-3 affordable units. The second overlay district is the YMHA Site located at 605 E. Pascack Road. This site has the potential to produce 105 units including 16 to 21 affordable units.

MOTION TO OPEN THE PUBLIC PORTION

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

Edward Galorenzo of 560 Van Emburgh Ave. stated he is concerned about the additional road traffic during the construction of the proposed Franklin Court 44 apartment project at 783 Van Emburgh Ave.

MOTION TO CLOSE THE PUBLIC PORTION

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

MOTION TO ADOPT THIS MASTER PLAN AMENDMENT, HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

Councilman Ullman moved; Mr. Sabino seconded; motion carried.

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

Nays: None

MOTION TO APPROVE THIS RESOLUTION

Councilman Ullman moved; Mr. Sabino seconded; motion carried.

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

Nays: None

NEW BUSINESS

Sussex Partners LLC from 99 Sussex Road (Block 3409, Lot4) is seeking a variance to construct an addition and renovation using the existing foundation and add crawlspace to a ranch style residential dwelling.

Brian Giammanella, who is one of managing members, stated that the building is in poor condition and plans to demolish the building, leaving the current foundation and build a two story home. He plans on selling the home when completed.

Paul Azzolina requested a landscape plan showing the trees to be cut down and the trees to be planted.

MOTION TO APPROVE THE APPLICATION

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

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

Nays: None

Subject to conditions set by Paul Azzolina

Chun Feng from 419 Jackson Ave, (Block 2328, Lot 72) is seeking a Minor Subdivision, Minor Site Plan, Major Soil Movement Permit.

Joseph D'Urso from 12 Viola Terrace expressed concern about the effect of building the homes will have on drainage. Mr. Feng stated that he will be building a retaining wall to help with this problem.

Mike Werfel from 880 Crest Place said he lives across the street and is concerned about the amount trees that will be cut down and the size of the 3 homes that will be built on the property.

Dean Stamos, the attorney for Mr. Feng stated he will be compliant with all of the codes.

MOTION TO APPROVE THE APPLICATION

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

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

Nays: None

Subject to conditions set by Paul Azzolina and a well test.

MOTION TO ADJOURN:

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

Time noted: 11:30