

**TOWNSHIP OF WASHINGTON, BERGEN COUNTY
PLANNING BOARD MEETING MINUTES
August 31, 2016**

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:

Present: Mr. Golick, Mr. Murphy, Pinnick, Mr. Sabino, Mayor Sobkowicz,
Chairman Calamari

Absent: Mr. Dumaresq, Councilman Bruno

Board Engineer- Paul Azzolina

Board Attorney- Robert J. Wertalik, Esq.

MOTION TO OPEN THE PUBLIC PORTION:

A motion was made and seconded to open the public portion of the meeting.

MOTION		SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Dumaresq		Mr. Dumaresq	Mr. Dumaresq				x
Mr. Golick		Mr. Golick	Mr. Golick	x			
Mr. Murphy		Mr. Murphy	Mr. Murphy	x			
Mr. Pinnick		Mr. Pinnick	Mr. Pinnick	x			
Mr. Sabino		Mr. Sabino	Mr. Sabino	x			
Mayor Sobkowicz	x	Mayor Sobkowicz	Mayor Sobkowicz	x			
Councilman Bruno		Councilman Bruno	Councilman Bruno				x
Chairman Calamari		Chairman Calamari	Chairman Calamari	x			

No one came forward this evening.

A motion was made to close the public portion of the meeting.

MOTION	SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Dumaresq	Mr. Dumaresq	Mr. Dumaresq				x
Mr. Golick	Mr. Golick	Mr. Golick	x			
Mr. Murphy	Mr. Murphy	Mr. Murphy	x			
Mr. Pinnick	Mr. Pinnick	Mr. Pinnick	x			
Mr. Sabino	Mr. Sabino	Mr. Sabino	x			
Mayor Sobkowicz	Mayor Sobkowicz	Mayor Sobkowicz	x			
Councilman Bruno	Councilman Bruno	Councilman Bruno				x
Chairman Calamari	Chairman Calamari	Chairman Calamari	x			

RESOLUTION FOR REILLY SUBDIVISION

Chairman Calamari announced that this has been removed from tonight's meeting and will be heard at the September 7th meeting.

MOTION TO RECIND PRIOR APPROVAL OF AN APPLICATION FOR EXTENSION – AMERICAN DREAM ESTATES

The application has been withdrawn and the State has granted an extension for one year.

STAMATO NEW BUILDING – 102 DOUGLAS DRIVE

John Segretto, attorney of Segretto and Segretto, introduced himself on behalf of the applicant and described the proposed site plan application. Mr. Segretto said that this application deals with an amendment to the site plan originally granted in August 2015. The original application contained an approval for a generator to be located on the north side of the property. Due to requirements of PSE&G, the generator needs to be relocated to the south side of the property as originally proposed by the applicant. No variance or waiver is needed for this relocation. The applicant is also objecting to the original requirement for tree replacement because it seems excessive and inconsistent with the ordinance.

The engineer for the applicant was sworn. After some discussion, a motion was made and seconded not to enforce the original tree replacement requirements and to amend the requirement to three replacement trees.

MOTION	SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Dumaresq	Mr. Dumaresq	Mr. Dumaresq			x	
Mr. Golick	Mr. Golick	Mr. Golick	x			
Mr. Murphy	Mr. Murphy	Mr. Murphy	x			
Mr. Pinnick	Mr. Pinnick	Mr. Pinnick	x			
Mr. Sabino	Mr. Sabino	Mr. Sabino	x			
Mayor Sobkowicz	Mayor Sobkowicz	Mayor Sobkowicz		x		
Councilman Bruno	Councilman Bruno	Councilman Bruno				x
Chairman Calamari	Chairman Calamari	Chairman Calamari	x			

The revised site plan dated May 10, 2016, was marked as Exhibit A-2. An enlarged site plan was marked as Exhibit A-3. The engineer gave testimony relative to the new location for the generator on the south side of the property. There was a lengthy discussion on the proposal including suggestions as to how the gas line could be run so that the generator could remain on the north side of the property. The attorney for the applicant reiterated that no variance or waivers were needed to place the generator on the north side of the property and the ordinance actually states that a generator can be placed 5 feet from a property line as long as it is screened appropriately. The generator could be installed on the north side without Board approval.

A motion was made and seconded to open the meeting for public comment. Stephen Napolitano, 9 Victoria Lane, Mahwah, came forward to speak on behalf of his mother, Marie, who lives at 98 Douglas Drive. Despite the objections by applicant's attorney relative to Mr. Napolitano's comments (he does not reside at this address), Board Members let Mr. Napolitano continue. Mr. Napolitano said that the north side of the property is vacant and if the generator is placed on the south side it is next to his mother's bedroom. He questioned whether or not the proposed location of the generator was a financial decision and he also wondered why it had taken a year for the applicant to come back to the Board with this amendment to the plan. The applicant's attorney pointed out that the setback requirement for a generator is 5 feet from the property line and this generator will be four times that amount, or 20 feet, from the property line.

Chairman Calamari said that the estimated cost of this house is \$900,000 and he did not feel that the request to dig a trench around the house for a gas line to power the generator at a cost of \$5,000 was substantial. The applicant's attorney stated again that the placement of the generator complies with Borough ordinance. A Board Member asked whether PSE&G could be required to testify before the Board.

A motion was made to approve the amended the site plan to move the generator from the north side of the property to the south side. There was no second to the motion. The motion was withdrawn.

A motion was made and seconded to deny the application to amend the site plan.

MOTION	SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Dumaresq	Mr. Dumaresq	Mr. Dumaresq				x
Mr. Golick	Mr. Golick	Mr. Golick	x			
Mr. Murphy	Mr. Murphy	Mr. Murphy	x			
Mr. Pinnick	Mr. Pinnick	Mr. Pinnick	x			
Mr. Sabino	Mr. Sabino	Mr. Sabino	x			
Mayor Sobkowicz	Mayor Sobkowicz	Mayor Sobkowicz	x			
Councilman Bruno	Councilman Bruno	Councilman Bruno			x	
Chairman Calamari	Chairman Calamari	Chairman Calamari	x			

CLOSED SESSION – REILLY SUBDIVISON

MOTION TO ADJOURN THE MEETING WAS MADE AND SECONDED AT 8:54 P.M. TO MOVE TO CLOSED SESSION.

A motion was made and seconded to close the Closed Session at 8:59 P.M.

MOTION	SECOND		AYES	NAYES	ABSTAIN	ABSENT
Mr. Dumaresq	Mr. Dumaresq	Mr. Dumaresq	x			
Mr. Golick	Mr. Golick	Mr. Golick				x
Mr. Murphy	Mr. Murphy	Mr. Murphy				x
Mr. Pinnick	Mr. Pinnick	Mr. Pinnick				x
Mr. Sabino	Mr. Sabino	Mr. Sabino				x
Mayor Sobkowicz	Mayor Sobkowicz	Mayor Sobkowicz	x			
Councilman Bruno	Councilman Bruno	Councilman Bruno	x			
Chairman Calamari	Chairman Calamari	Chairman Calamari	x			

SO MOVED

PLANNING BOARD

APPROVAL DATE 12/18/19

CHAIRMAN [Signature]

SECRETARY Barbara Hollman