

TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
REORGANIZATION MEETING AGENDA
ZONING BOARD OF ADJUSTMENT
JANUARY 18, 2021~7:30 P.M.

CALL TO ORDER

Susan Witkowski, Township Clerk

STATEMENT

Welcome to the Reorganization Public Meeting of January 18, 2021 of the Township of Washington Zoning Board of Adjustment. Adequate notice of the meeting was given in accordance with the Open Public Meetings Act by the Municipal Clerk to at least two (2) newspapers on January 8, 2021 and this meeting has been posted on the Township Bulletin Board, Electronic Message Board, WCTV and on the Township Web Site

SALUTE TO FLAG

Susan Witkowski, Township Clerk

NEW MEMBERS APPOINTED BY COUNCIL, JANUARY 4, 2021

Anthony Capasso, Regular Member	Term 01/04/2021-12/31/2024
Michael LaGratta, Regular Member	Term 01/04/2021-12/31/2024
Jeff Roberto, Alternate #2	Term 01/04/2021-12/31/2022

Oath of Office administered

Susan Witkowski, Township Clerk

ROLL CALL 2021 Zoning Board of Adjustment, via ZOOM video platform:

Anthony Capasso, John Callandrillo, Les Hanna (Alt.#1), Michael La Gratta, Sean Mahoney, Dennis Moore, Jeff Roberto (Alt. #2), Said Toro, Michael Werfel
Let the record reflect also in attendance is Gary Giannantonio, Esq.

NOMINATION AND ELECTION OF ZONING BOARD CHAIRMAN:

Nomination(s) of Zoning Board Chairman

1. _____

Motion: _____ Second: _____

Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Toro, Werfel

2. _____

Motion: _____ Second: _____

Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Toro, Werfel

Administer Oath of Office to

Chairman _____ Susan Witkowski, RMC

NOMINATION AND ELECTION OF ZONING BOARD VICE CHAIRMAN:

Nomination(s) of Zoning Board Vice Chairman

1. _____

Motion: _____ Second: _____

Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Toro, Werfel

2. _____

Motion: _____ Second: _____

Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Toro, Werfel

Administer Oath of Office to

Zoning Board Vice Chairman _____ Susan Witkowski, RMC

Township Clerk Witkowski turns over meeting to Zoning Board Chairman _____ who will continue the agenda.

APPROVAL OF MINUTES:

Those members with ~~striketrough~~ are not able to vote due to absence or not a member at the time of the meeting.

June 20, 2017

Motion to approve: _____ Second: _____

~~Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Toro, Werfel~~

February 6, 2018

Motion to approve: _____ Second: _____

~~Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Toro, Werfel~~

February 13, 2018

Motion to approve: _____ Second: _____

~~Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Toro, Werfel~~

March 20, 2018

Motion to approve: _____ Second: _____

~~Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Toro, Werfel~~

April 17, 2018

Motion to approve: _____ Second: _____

~~Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Toro, Werfel~~

June 19, 2018

Motion: _____ Second: _____

~~Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Toro, Werfel~~

September 18, 2018

Motion: _____ Second: _____

~~Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Toro, Werfel~~

October 16, 2018

Motion: _____ Second: _____

~~Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Toro, Werfel~~

August 20, 2019

Motion: _____ Second: _____

Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto (Alt.#2), Werfel

****TO PARTICIPATE IN THE GENERAL PUBLIC PORTION OF THE MEETING, PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR. YOU WILL BE ASKED TO STATE YOUR NAME AND ADDRESS FOR THE RECORD, AND WE ASK THAT ONLY ONE PERSON SPEAK AT A TIME. AT THE END OF THE GENERAL PUBLIC PORTION, NO FURTHER QUESTIONS OR COMMENTS WILL BE ACCEPTED****

Please click the link below to join the webinar:

<https://zoom.us/j/96912720840?pwd=eExwamhML2l1WURVM0dXRh5NjFJQT09>

Passcode: 289682

Or iPhone one-tap : US: +13017158592,,96912720840#,,,,*289682# or +13126266799,,96912720840#,,,,*289682#

Or Telephone: Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 969 1272 0840 Passcode: 289682

MOTION TO OPEN PUBLIC PORTION:

Motion: _____ Second: _____

All in favor:

MOTION TO CLOSE PUBLIC PORTION:

Motion: _____ Second: _____

All in favor:

Resolution No. ZBA 21-01 Appointment of _____
as Zoning Board of Adjustment Secretary

Motion _____ Second _____
Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto
(Alt.#2), Toro, Werfel

OPENING OF RFQ FOR THE POSITION OF ZONING BOARD OF ADJUSTMENT
ATTORNEY FOR THE YEAR 2021

Resolution No. ZBA 21-02 Appointment of _____
as Zoning Board of Adjustment Attorney for year 2021

Motion _____ Second _____
Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto
(Alt.#2), Toro, Werfel

OPENING OF RFQ FOR THE POSITION OF ZONING BOARD OF ADJUSTMENT
PLANNING CONSULTANT FOR THE YEAR 2021

Resolution No. ZBA 21-03 Appointment of _____
as Zoning Board of Adjustment Planning Consultant for year 2021

Motion: _____ Second: _____
Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto
(Alt.#2), Toro, Werfel

OPENING OF RFQ FOR THE POSITION OF ZONING BOARD OF ADJUSTMENT
ENGINEER FOR THE YEAR 2021

Resolution No. ZBA 21-04 Appointment of _____
as Zoning Board of Adjustment Engineer for year 2021

Motion: _____ Second: _____
Capasso, Callandrillo, Hanna (Alt#1), LaGratta, Mahoney, Moore, Roberto
(Alt.#2), Toro, Werfel

Resolution No. ZBA 21-05 Approval of 2021 Zoning Board Meeting dates

Motion: _____ Second: _____
All in favor:

DISCUSSION:

Letter to Planning Board, observations (mw)
ZOOM YouTube and livestream (sw)

Motion to Adjourn @ _____ p.m.
Motion: _____ Second: _____
All in favor.

TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT

RESOLUTION ZBA 21-01

BOARD SECRETARY

WHEREAS it is deemed necessary for the Zoning Board of Adjustment of the Township of Washington to appoint a Recording Secretary to serve the Board at its meetings and for the preparation of meeting packets and minutes thereof; and

WHEREAS funds to pay said Recording Secretary will be made available by way of the Current Fund Budget;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Washington, that the Recording Secretary is hereby designated as _____.

APPROVED:
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF WASHINGTON

Susan Witkowski, Township Clerk

Chairman

Dated: January 18, 2021

MOTION	SECOND	COUNCIL	AYES	NAYES	ABSTAIN	ABSENT	RECUSE
Capasso	Capasso	Capasso					
Callandrillo	Callandrillo	Callandrillo					
Hanna #1	Hanna #1	Hanna #1					
La Gratta	La Gratta	La Gratta					
Mahoney	Mahoney	Mahoney					
Moore	Moore	Moore					
Roberto #2	Roberto #2	Roberto #2					
Toro	Toro	Toro					
Werfel	Werfel	Werfel					

TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT

RESOLUTION ZBA 21-02

BOARD ATTORNEY

WHEREAS it is deemed necessary for the Zoning Board of Adjustment of the Township of Washington to engage professional services of an Attorney for the year 2021 to provide non-contractual legal services; and

WHEREAS funds to pay said professional person will be made available by way of budget, ordinances and/or trust funds to compensate said Attorney hereinafter named; and

WHEREAS the Local Public Contracts Law (N.J.S.A. 40A:11-1 et. seq.) requires that a resolution authorizing the appointment for professional services without public bidding must be publicly advertised; and

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Washington, that the Attorney for the Zoning Board of Adjustment for the year 2021 is hereby designated as Gary Giannantonio, Esq. of the law firm Giannantonio & Roth, LLC; and

BE IT FURTHER RESOLVED that the compensation for said position shall be a rate of \$250.00 per meeting for attendance and preparation therefor, but exclusive of applicant-related work outside of meetings, which will be paid at a rate of \$110.00 per hour from escrow funds upon approval of vouchers from Mr. Giannantonio; and

BE IT FURTHER RESOLVED, that the Secretary of the Zoning Board of Adjustment of the Township of Washington is hereby authorized and directed to publish a copy of this resolution in the official newspaper of the Township of Washington within ten (10) days of the date hereof;

BE IT FURTHER RESOLVED, that the appointment is without public bidding as "professional services" under the Public Contracts Law because N.J.S.A. 40A:11-5(1) specifically exempts such "Professional Services" from competitive bidding.

APPROVED:
 ZONING BOARD OF ADJUSTMENT
 TOWNSHIP OF WASHINGTON

Susan Witkowski
 Township Clerk

Chairman

Dated: January 18, 2021

MOTION	SECOND	COUNCIL	AYES	NAYES	ABSTAIN	ABSENT	RECUSE
Capasso	Capasso	Capasso					
Callandrillo	Callandrillo	Callandrillo					
Hanna #1	Hanna #1	Hanna #1					
La Gratta	La Gratta	La Gratta					
Mahoney	Mahoney	Mahoney					
Moore	Moore	Moore					
Roberto #2	Roberto #2	Roberto #2					
Toro	Toro	Toro					
Werfel	Werfel	Werfel					

TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT

RESOLUTION ZBA 21-03

PLANNING CONSULTANT

WHEREAS it is deemed necessary for the Zoning Board of Adjustment of the Township of Washington to engage professional services of a Planning Consultant for the year 2021 to provide planning services; and

WHEREAS funds to pay said professional person will be made available by way of budget, ordinances and/or trust funds to compensate said planner hereinafter named; and

WHEREAS the Local Public Contracts Law (N.J.S.A. 40A:11-1 et. seq.) requires that a resolution authorizing the appointment for professional services without public bidding must be publicly advertised; and

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Washington, that the Planning Consultant for the Zoning Board of Adjustment for the year 2021 is hereby designated as T&M Associates; and

BE IT FURTHER RESOLVED that the compensation for said position shall be a rate of \$213. per hour for meeting preparation/attendance and review work per attached rate schedule upon approval of vouchers from T&M Associates; and

BE IT FURTHER RESOLVED, that the Secretary of the Zoning Board of Adjustment of the Township of Washington is hereby authorized and directed to publish a copy of this resolution in the official newspaper of the Township of Washington within ten (10) days of the date hereof;

BE IT FURTHER RESOLVED, that the appointment is without public bidding as "professional services" under the Public Contracts Law because N.J.S.A. 40A:11-5(1) specifically exempts such "Professional Services" from competitive bidding.

APPROVED:
 ZONING BOARD OF ADJUSTMENT
 TOWNSHIP OF WASHINGTON

 Susan Witkowski
 Township Clerk

 Chairman

Dated: January 18, 2021

MOTION	SECOND	COUNCIL	AYES	NAYES	ABSTAIN	ABSENT	RECUSE
Capasso	Capasso	Capasso					
Callandrillo	Callandrillo	Callandrillo					
Hanna #1	Hanna #1	Hanna #1					
La Gratta	La Gratta	La Gratta					
Mahoney	Mahoney	Mahoney					
Moore	Moore	Moore					
Roberto #2	Roberto #2	Roberto #2					
Toro	Toro	Toro					
Werfel	Werfel	Werfel					

TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT

RESOLUTION ZBA 21-04

BOARD ENGINEER

WHEREAS it is deemed necessary for the Planning Board of the Township of Washington to engage professional services of an Engineer for the year 2021 to provide engineering services; and

WHEREAS funds to pay said professional person will be made available by way of budget, ordinances and/or trust funds; and

WHEREAS the Local Public Contracts Law (N.J.S.A. 40A:11-1 et. seq.) requires that a resolution authorizing the appointment for professional services without public bidding must be publicly advertised; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Washington, that the Engineer for the Planning Board for the year 2021 is hereby designated as _____; and

BE IT FURTHER RESOLVED that the compensation for said position shall be commensurate with the services rendered by said Engineer at a rate of \$ _____ per hour; and

BE IT FURTHER RESOLVED that the compensation for other professionals of _____ shall be in accordance with the fee schedule attached hereto;

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board of the Township of Washington is hereby authorized and directed to publish a copy of this resolution in the official newspaper of the Township of Washington within ten (10) days of the date hereof;

BE IT FURTHER RESOLVED, that the appointment is without public bidding as “professional services” under the Public Contracts Law because N.J.S.A. 40A:11-5(1) specifically exempts such “Professional Services” from competitive bidding.

APPROVED:
 ZONING BOARD OF ADJUSTMENT
 TOWNSHIP OF WASHINGTON

 Susan Witkowski
 Township Clerk

 Chairman

Dated: January 18, 2021

MOTION	SECOND	COUNCIL	AYES	NAYES	ABSTAIN	ABSENT	RECUSE
Capasso	Capasso	Capasso					
Callandrillo	Callandrillo	Callandrillo					
Hanna #1	Hanna #1	Hanna #1					
La Gratta	La Gratta	La Gratta					
Mahoney	Mahoney	Mahoney					
Moore	Moore	Moore					
Roberto #2	Roberto #2	Roberto #2					
Toro	Toro	Toro					
Werfel	Werfel	Werfel					

TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT

RESOLUTION ZBA 21-05

**DESIGNATING TIME AND PLACE OF
2021 ZONING BOARD OF ADJUSTMENT MEETINGS**

BE IT RESOLVED, by the Zoning Board of Adjustment that the third Tuesday of each month, in the Municipal Complex Building, Board Chambers, 350 Hudson Avenue, Township of Washington, NJ, at the hour of 7:30 P.M. be designated as the time and place of Board meetings for the year 2021; and

NOW, BE IT RESOLVED, by the Zoning Board of Adjustment in compliance with the provisions of the Open Public Meeting Act (N.J.S.A. 10:4-6 Et Seq.) that:

Section 1. Except as provided by Chapter 4, Section 10:4-12B, all meetings of the Board shall be open to the public at all times.

Section 2. At every meeting, the public may actively participate during the time designated for that purpose in the order of business and the Board may take formal action.

Section 3. The meetings of the Board shall be held on the dates and times set forth in the scheduled annexed hereto and made a part hereof.

Section 4. Within ten (10) days following the adoption of this resolution, a copy shall be posted on a bulletin board accessible to the public at all business hours at or near the entrance to the Board's meeting room and shall remain so posted until replaced with a duly adopted resolution setting forth any revision thereof. A copy shall be mailed or sent by electronic means to two (2) official newspapers.

Section 5. Upon receipt by the Board Secretary of a written request setting forth the name and address of the person making the request, the secretary shall send to such person by regular mail, or by electronic means, between the date of such request and December 31st next ensuing, a copy of the meeting schedule referred to in section 3.

ATTEST:

APPROVED:
ZONING BOARD OF ADJUSTMENT OF
TOWNSHIP OF WASHINGTON

Susan Witkowski
Township Clerk

BY _____
Chairman

DATED: January 18, 2021

MOTION	SECOND	COUNCIL	AYES	NAYES	ABSTAIN	ABSENT	RECUSE
Capasso	Capasso	Capasso					
Callandrillo	Callandrillo	Callandrillo					
Hanna #1	Hanna #1	Hanna #1					
La Gratta	La Gratta	La Gratta					
Mahoney	Mahoney	Mahoney					
Moore	Moore	Moore					
Roberto #2	Roberto #2	Roberto #2					
Toro	Toro	Toro					
Werfel	Werfel	Werfel					

The following is the 2021 list of meeting dates as approved by the Township of Washington Zoning Board of Adjustment at a regularly scheduled meeting of January 18, 2021. Meetings are held on the third Tuesday of each month at 7:30 pm, *unless otherwise noted, in the Council Chambers of the Municipal Complex Building, located at 350 Hudson Avenue, Township of Washington, New Jersey. There is the option to take action at every meeting.

2021 BOARD MEETINGS

January	18 th Reorganization Meeting
	*26 th Special Meeting
February	23 rd
March	16 th
April	20 th
May	18 th
June	15 th
July	20 th
August	17 th
September	21 st
October	19 th
November	16 th
December	21 st