

TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
JANUARY 18, 2022~7:30 P.M.

CALL TO ORDER

Said Toro, Chairman

STATEMENT

Welcome to the Public Meeting of January 18, 2022 of the Township of Washington Zoning Board. Adequate notice of the meeting was given in accordance with the Open Public Meetings Act by the Board Secretary to at least two (2) newspapers on January 12, 2022 and this meeting has been posted on the Township Bulletin Board, Electronic Message Board, WCTV and on the Township Web Site

SALUTE TO FLAG led by Grace Kalish, Board Secretary

NEW MEMBERS APPOINTED BY COUNCIL, JANUARY 3, 2022

The following new regular members and their terms were read into the record;

Les Hanna, Regular Member

Term 01/01/2022-12/31/2025

Jeff Roberto, Regular Member

Term 01/01/2022-12/31/2025

Oath of Office administered

Gary Giannantonio, Board Attorney

ROLL CALL 2022 Zoning Board of Adjustment:

Present: Anthony Capasso, John Callandrillo, Les Hanna, Michael La Gratta, Sean Mahoney, Jeff Roberto, Said Toro, let the record reflect also in attendance are Board attorney Gary Giannantonio, and engineer Paul Azzolina

Absent: None

Said Toro is sworn in as 2022 Zoning Board Chairman by Gary Giannantonio.

Sean Mahoney is sworn in as 2022 Zoning Board Vice Chairman by Gary Giannantonio.

Board Secretary Kalish turns over the meeting to Zoning Board Chairman Toro who continues the agenda.

2nd ROLL CALL 2022 Zoning Board of Adjustment:

Present: Anthony Capasso, John Callandrillo, Les Hanna, Michael La Gratta, Sean Mahoney, Jeff Roberto, Said Toro, let the record reflect also in attendance are Board Attorney Gary Giannantonio, and Engineer Paul Azzolina

Absent: None

PUBLIC PORTION:

Mr. LaGratta makes a motion to open the public portion of the meeting, seconded by Mr. Mahoney, all ayes.

There were no public comments

Mr. LaGratta makes a motion to close the public portion of the meeting, seconded by Mr. Mahoney, all ayes.

NEW BUSINESS

APPLCATION OF KBE BUILDING CORP., TENANT OF 590 PASCACK RD., BLOCK 2201, LOT 12, SEEKING APPROVAL FOR A NON-CONFORMING USE CHANGE TO UTILIZE PRE-EXISTING BANK SPACE AS A TEMPORARY OFFICE AND CONSTRUCTION PARKING

Mr. LaGratta makes a motion to open the application, seconded by Mr. Roberto, all ayes.

Mark Staples, 76 Paterson Park Rd., Farmington CT and legal representative Gail Price of Price, Meese, Schulman a & D'Armenio, 50 Tice Blvd., Woodcliff Lake NJ are appearing before the Zoning Board for KBE Building, who is nationally recognized for their performance and awards. This application is connected to the Capital Senior Housing (CSH) application which was also presented to the Board by Ms. Price. KBE Building is performing the construction for Capital Senior Housing, they are seeking permission to use the TD Bank Building for use as a construction office and as parking for KBE. There will be no construction equipment or any other use, there will be no structural changes to the building inside or outside or signage. KBE is under contract to have the CSH building completed by February 2023. The lease started in November 1, 2021 and goes for 1 year with an extension that goes month-to-month. They have received the engineering report from Mr. Azzolina. The use variance is temporary, it will go away when KBE is done with the building. Mr. Staples is sworn in, he has been a project manager and is currently senior site superintendent for KBE with direct responsibility for the project. The office hours will be 7am-sunset every weekday, they are not working Saturdays or Sundays. He himself will arrive early at approximately 6am and stay until 6pm, other employees will start arriving at 6:30 am. Everyone is gone by 30 minutes after sunset per town ordinance when he will be closing the building. An approximate number of 20-40 people (includes subcontractors) will be using the building for meetings one day a

week (currently Thursday), other days will have 4-6 people using the building who will be KBE employees. The 45 parking stalls and drive thru lanes provide adequate parking.

There will be no parking on the grass. About 50 cars at most would use the lot occasionally, most of the time it would be under 40 cars. The paved area is adequate for parking and they will abide by any other Township codes which affect parking. No temporary signage will be used at the site. No construction equipment or materials storage will be held on site and they are aware of the environmentally sensitive nature of the site. The landlord (who has an interest in Seasons) retains the right to use the parking lot on Friday nights and weekends. KBE recognizes that any approvals by the Board will end with their occupancy. No CSH functions will be put on this site, for example it will not be used as a marketing location. A continued C.O. would be a condition of the approval if it has not been received yet. There are 3 lanes for the drive thru, 2 canopied lanes and 1 bypass lane. There will be no parking in the bypass lane at any time, as an egress lane it will remain clear at all times and not be used for parking. The site has a one-way circulation. A later summer sunset time would mean a possibility of people staying later past 6pm, but KBE will comply with the town ordinance which permits working until ½ hour after sunset and work starting at 7am. Mr. Azzolina states the applicant has complied with allowable work hours up to this point and has received no complaints from neighbors. A fire inspection by the town will be addressed by the continued C. O. (C.C.O.). A CCO, which is a condition of approval, will address emergency service awareness of the building's occupancy. The Board will be given an update of the occupancy status at the end of 2022. The use variance expiration will be coincident with the completion of the project.

Mr. Mahoney motions to open public comments for this application, seconded by Mr. LaGratta, all ayes.

There are no public comments.

Mr. LaGratta motions to close public comments for this application, seconded by Mr. Mahoney, all ayes.

Mr. LaGratta motions to approve the application subject to stated conditions, seconded by Mr. Mahoney.

ROLL CALL VOTE

AYES: Callandrillo, Capasso, Hanna, LaGratta, Mahoney, Roberto, Toro
NAYES: None
ABSTAIN: None

APPROVAL OF MINUTES:

January 21, 2020

Chairman Toro makes a motion to accept the minutes as presented, seconded by Mr. LaGratta.

ROLL CALL VOTE

AYES: Toro, LaGratta

NAYES: None

December 21, 2021

Mr. LaGratta makes a motion to accept the minutes as presented, seconded by Mr. Capasso.

ROLL CALL VOTE

AYES: Callandrillo, Capasso, LaGratta, Mahoney, Roberto, Toro

NAYES: None

Mr. LaGratta, asks about web access to Zoning Board meetings which will be on the agenda for next month.

Mr. LaGratta makes a motion to adjourn at 8:17 pm, seconded by Mr. Roberto, all ayes.

APPROVED:



Said Toro, Board Chairman



Grace Kalish, Board Secretary