

TOWNSHIP OF WASHINGTON, BERGEN COUNTY
MEETING MINUTES
ZONING BOARD OF ADJUSTMENT MEETING
AUGUST 17, 2021 – 7:30 P.M.

CALL TO ORDER
SALUTE TO THE FLAG
OPEN PUBLIC MEETINGS ACT

In compliance with the Open Public Meetings Act of the State of New Jersey, notification of this meeting has been sent to The Bergen Record and The Ridgewood News, our official newspapers in the Township of Washington and notice have been posted on the bulletin board at Town Hall.

ROLL CALL

Present: Anthony Capasso, John Callandrillo, Les Hanna, Michael LaGratta,
Dennis Moore, Michael Werfel, Chairman Toro, Gary Giannantonio, Esq.,
and Paul Azzolina, Board Engineer
Absent: Sean Mahoney, Jeff Roberto

MOTION TO OPEN THE PUBLIC PORTION:

A motion to open the Public Portion of the meeting was made by Mr. LaGratta and seconded by Mr. Werfel, all ayes.

No one came forward. Mr. LaGratta made a motion to close the Public Portion of the meeting, seconded by Mr. Moore, all ayes.

NEW BUSINESS

There was no new business this evening.

OLD BUSINESS

CONTINUATION OF REVIEW AND DISCUSSION OF PROPOSED CHANGES TO TOWNSHIP CODE 580-84 WITH REGARDS TO MINIMUM GARAGE SIZE

Mr. Werfel referred to Mr. Giannantonio's recent letter confirming the most recent discussions by Zoning Board Members. The Board has discussed a minimum standard of 200 sq. ft. for a one car garage, and 400 sq. ft. for a two-car garage. The maximum size of a garage would be governed by the 20% maximum building coverage, and provides some flexibility. Mr. Azzolina commented that applicants struggle with the 500 sq. ft. minimum garage size requirement since it can result in a smaller living space. Mr. LaGratta said that in the last two years while he has been on the Board most residential applications have involved garage size.

Mr. Giannantonio suggested drafting a letter to the Mayor and Council, the Planning Board, and the Borough Attorney relative to an annual review of applications before the Zoning

Board. The letter would outline the number of applications that are centered on garage applications. The letter could also contain opinions from architects on a reasonable garage size, and the methods used by surrounding municipalities to address the issue of garage square footage. The letter would note that there are numerous variance applications for side yard and back yard variances because of the requirement relative to garage size. If the Mayor and Council agree that the ordinance on garage size needs to be amended, the proposal will go to the Planning Board and the Zoning Board for comment, and subsequently back to the Mayor and Council for the adoption of any changes.

Mr. Werfel made a motion to open the public portion of the meeting, seconded by Mr. Moore. No one from the public came forward. Mr. LaGratta made a motion to close the public portion of the meeting, seconded by Mr. Callandrillo.

Resolution No. ZB 21-09

Approval for Fran Monteleone and Bob Gallagher of 402 Chestnut St., Block 3305, Lot 76 requesting a variance adding a screened in porch to the current residence

Mr. LaGratta made a motion to approve the resolution, as amended. Mr. Werfel seconded the motion.

Roll Call Vote

AYES: Callandrillo, Capasso, Hanna, LaGratta, Werfel

NAYS: None

APPROVAL OF MINUTES

March 23, 2021

Mr. Werfel commented that more specific details should be contained in the Minutes going forward rather than summary form only. Mr. LaGratta made a motion to approve the minutes, seconded by Ms. Hanna, all ayes.

April 20, 2021

Mr. Moore made a motion to approve the minutes, seconded by Mr. LaGratta, all ayes.

June 15, 2021

Mr. Werfel made a motion to approve the minutes, seconded by Mr. Moore, all ayes.

July 20, 2021

Mr. Werfel made a motion to approve the minutes, seconded by Mr. Capasso, all ayes.

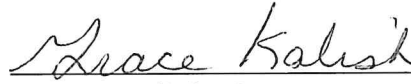
A motion was made to adjourn the meeting by Mr. LaGratta, seconded by Ms. Hanna.

ADJOURNMENT – TIME NOTED: 8:11 P.M.

Approved:



Said Toro, Chairman



Grace Kalish, Secretary