

TOWNSHIP OF WASHINGTON, BERGEN COUNTY
MEETING MINUTES
SPECIAL ZONING BOARD OF ADJUSTMENT MEETING
MARCH 23, 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 has been posted on the bulletin board at Town Hall.

ROLL CALL

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

Mr. Toro noted the passing of former Zoning Board member Art Cumming.

APPROVAL OF MINUTES

September 15, 2020

The Minutes of September 15, 2020, were presented for approval. Mr. Werfel made a motion to approve the minutes, as presented, seconded by Mr. Moore.

ROLL CALL:

AYES: Moore, Toro, Werfel, Callandrillo, Mahoney, Hanna
NAYS: None

December 15, 2020

The Minutes of December 15, 2020, were presented for approval. Mr. Werfel made a motion to approve the minutes as presented, seconded by Mr. LaGratta.

ROLL CALL

AYES: Moore, Toro, Werfel, Mahoney, Hanna, LaGratta
NAYS: None

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.

David Halligan, 165 Hickory Street, spoke about the fifteen year old retaining wall in his rear yard. His neighbor is installing a pool very close to this wall and he is concerned about future liability if anyone ever tries to jump from the wall into the pool. He questioned whether the pool could be relocated to the other side of the neighboring property where there is no wall. Mr. Giannantonio advised Mr. Halligan to consult an engineer or an attorney. Mr. Toro pointed out that a fence is required around the property and should be part of the plans submitted to the building department. Mr. Halligan said there should be zoning regulations prohibiting this type of scenario. Board Members advised Mr. Halligan to file an OPRA request and speak to the Construction Official in the Building Department.

No one came forward at this time and a motion was made by Mr. LaGratta, seconded by Mr. Mahoney to close the public portion of the meeting, all ayes.

OLD BUSINESS

Resolution No. ZB 21-01

Appointment of Grace Kalish, as Zoning Board Secretary for year 2021

Mr. LaGratta made a motion to open the time for discussion of the Resolution. Mr. Mahoney seconded the motion, all ayes. Ms. Witkowski explained that Sarah Bright will attend the actual Zoning Board Meetings and Grace Kalish will be doing the daily administrative work. If Sarah is not available to attend a Zoning Board meeting, Ms. Kalish will attend in her place. Sarah Bright will be the liaison or act as a through line between the Zoning Board, Planning Board and Building Department in order to eliminate missteps, such as time sensitivity that have occurred from time to time in the past. Following more discussion, Mr. Giannantonio suggested that the Board table this item until the next meeting in order to get clarification as to whose name or names should be listed on the resolution.

Resolution No. ZB-21-06

Golden Orchards B 2101, L 3 & 7 is seeking to construct one single-family dwelling and six single-family, age restricted dwellings. Applicant seeks a use variance, site plan and subdivision approval and related relief for the second phase of a two-phase project

Shioban Bailey, attorney for the applicant, noted that she was present. She has reviewed the resolution and had no comment. Mr. LaGratta made a motion to approve the resolution, seconded by Mr. Werfel.

The resolution was read into the record by Mr. Toro.

ROLL CALL

AYES: Capasso, Callandrillo, Hanna, LaGratta, Mahoney, Roberto, Werfel, Toro, LaGratta
NAYS: None
ABSTAIN: Moore

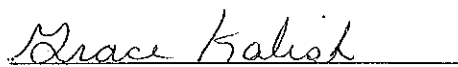
A motion was made by Mr. LaGratta and seconded by Mr. Werfel to adjourn the meeting at 8:33 P.M., all ayes.

ADJOURNMENT - TIME NOTED: 8:33 P.M.

Approved:



Said Toro, Chairman



Grace Kalish, Secretary