

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
Planning Board Meeting
Minutes
February 27, 2013**

Call to Order: In compliance with the Open Public Meetings Act of the State of New Jersey, notification of this meeting has been published in the Ridgewood News, our official newspaper in the Township of Washington, notice has been advertised on the official Township of Washington website, and posted on the bulletin board at Town Hall.

First Order of Business: Salutation to the Flag

Roll Call Taken:

Messrs. Dumaresq (absent), Golick, Murphy, Pinnick, Sabino, Sears, Chairman Calamari (absent), Councilman D'Urso, Mayor Sobkowicz

Vice Chairman Mr. Bernard Golick introduced himself as the Vice Chairman and stated he was sitting in for Chairman Calamari who was not in attendance

Approval of Planning Board Meeting Minutes for February 6, 2013

All Board members present approved the minutes

Motion to Open Public Portion: Mr. Murphy, Councilman D'Urso

No Comments

Motion to Close Public Portion: Mr. Murphy, Councilman D'Urso

Ongoing:

Resolution: Mr. and Mrs. Jeff Picinic, 4 Colonial Blvd., Block 3109, Lot3:

Approval of demolition of single family residence and construction of single family residence with in ground pool. Resolution read aloud by Board Secretary. (Please note: additional information to be added by Board Attorney to page 2, item 1.)

Motion to Approve Picinic Resolution: Mr. Murphy, Councilman D'Urso

New Business:

Oath of Office – Planning Board Secretary: JoAnn Carroll was sworn in as the Planning Board Secretary by Mayor Sobkowicz

Procedure on Vouchers: Motion that the Mayor and the Planning Board Chairman or Acting Chairman certify receipt of goods sold and delivered to the Planning Board and services rendered and papers or documents necessary or convenient for payment of obligations of the Planning Board from municipal, trust or escrow funds on behalf of the Township of Washington

All Board members present approved the Procedure on Vouchers

Procedure on Minutes:

Motion that acceptance of Board meeting minutes whereby Board members will be furnished copies of the minutes as soon as completed for perusal and approval by the members. A copy of the minutes is also posted on the Municipal Building notice board for public inspection.

All Board members present approved the Procedure on Minutes

Dunkin' Donuts – Block 3402, Lot 18, 19, 20

Application to open store in the Washington Town Center

Mr. Oliver Young, Architect for Dunkin' Donuts, gk&a Architects:

Sworn in by Board Attorney, Mr. Robert Wortalik

Accepted by the Board as a qualified witness

Mr. Young: stated that Dunkin' Donuts is not looking to alter the size of the space; referred to proposed floor plan and discussed seating, doorways, employee area, prep area, restrooms and hours of operation (5AM-10:30PM). Mr. Young then referred to, and responded to a letter from Town Engineer, **Mr. Paul Azzolina.**

Mayor Sobkowicz: posed questions regarding deliveries to the store and mentioned complaints from neighbors in the back of the shopping center regarding noise from early morning deliveries. Suggested the deliveries be made in the front of the store and would like such stated in the resolution.

Mr. Keith Rasquinha, Owner and Franchisee of Dunkin' Donuts: stated the he has been ticketed in the past by the police when making deliveries in the front of the store due to the fact the trucks block the roadway.

Councilman D'Urso: concurred that trucks are ticketed and chased by the police if they attempt to park and make deliveries via the front of the stores.

Vice Chairman Golick: questioned the amount of deliveries

Mr. Rasquinha: deliveries are once a day, every day

Mayor Sobkowicz: questioned the length of delivery; asked if they would be baking for any other Dunkin' Donut stores

Mr. Rasquinha: time of delivery is approximately 30 minutes

Councilman D'Urso: regardless of complaints, the back of the store is where the deliveries should be made and it is a hazard to make deliveries to the front of the store.

Mr. Pinnick: commented that trucks have been ticketed when having to park in the handicapped designated spots when making deliveries.

Mayor Sobkowicz: questioned if Dunkin' Donuts was aware and would abide by the noise ordinance

Mr. Rasquinha: responded he would indeed comply

Vice Chairman Golick: asked if this Dunkin' Donuts will be the same as the previous Dunkin' Donuts

Mr. Rasquinha and Mr. Young: responded "yes"

Mr. Tom Sears: commented that the back of the store would be sufficient in making deliveries

Mayor Sobkowicz: referenced the noise complaint issue

Mr. Leonardo Sabino: questioned when the grand opening would be

Mr. Rasquinha: responded the target date is May 1st

Mr. Sears: asked if any cooking would be done on the premises

Mr. Young: responded that all foods are previously prepared off site and there would only be microwave use

Mayor Sobkowicz: stated she was happy to have Dunkin' Donuts back in town and she would just like to avoid complaints about the noise during deliveries

Mr. Young: continued his presentation stating there would be no deliveries made during the hours of 11PM-7AM. He discussed the sign details, plumbing permits and noise ordinance. He stated he is confident he covered all items regarding the application

Mr. Azzolina: posed a question regarding the grease trap

Mr. Young: stated there is a grease interceptor which is 50lbs max and is interior to the store

Mr. Azzolina: questioned the amount of employees

Mr. Rasquinha: responded there will be ten employees

Vice Chairman Golick: questioned if Mr. Rasquinha would be on the premises during the hours of operation

Mr. Rasquinha: responded "yes"

Mr. Sears: requested that a key to the Dunkin' Donuts establishment be placed in the Town's emergency fire Knox Box so, that in case of an emergency, the Town would be able to access the store without breaking/damaging a door and/or window(s)

Mr. Young: responded that he will add the above to the drawings

Vice Chairman Golick: asked if there were any more questions and proceeded to thank Dunkin' Donuts for becoming, once again, a member of the Town. In addition,

Mr. Golick suggested that the Dunkin' Donuts and Original Pizza (next applicant on the agenda also applying for a business in the Washington Town Center) put up signs stating when they would be opening to make the citizens aware.

Mayor Sobkowicz: questioned what the time limit of the sign would be

Vice Chairman Golick: responded a limit of 2 months

Motion to Approve Dunkin' Donuts Application: Vice Chairman Golick, Councilman D'Urso

Roll Call Taken:

Messrs. Golick, Murphy, Pinnick, Sabino, Sears, Councilman D'Urso,
Mayor Sobkowicz

Original Pizza - Block 3402, Lot 20

Application to open store in the Washington Town Center

Mr. Dominick David, 600 Cross Street, Township of Washington in attendance and is both the applicant and proprietor. Stated the business will be the same as it previously was.

Mayor Sobkowicz: asked what the hours of operation would be?

Mr. David: responded the hours of operation would be from 10AM to 10PM, and on Sundays his business would be open until 11PM. In addition, he stated that all the deliveries are made during the day. Asked if his sign could be in red, **Mayor Sobkowicz** responded "yes."

Mayor Sobkowicz: stated that the proposed sign needs to have zoning approval and also needs to be submitted to building department for electrical inspection.

Mr. Azzolina: questioned the presence of a grease trap

Mr. David: responded it is the same one that is currently in place. He will make sure it is cleaned up and properly working

Mr. Azzolina: questioned the size of the grease trap

Mr. David: responded it is a standard size

Councilman D'Urso: stated he is happy to have Dunkin' Donuts and Original Pizza back in Town

Mayor Sobkowicz: commented that with two stores opening in the Washington Town Center, there will be more traffic which should lead to more business for all **tenants** in the Center

Vice Chairman Golick: asked if Mr. David will have a delivery service

Mr. David: responded “yes”

Mayor Sobkowicz: questioned when he was planning to open

Mr. David: responded he is planning to open by May 1

Mr. Sears: requested that this applicant also supply a key for the Knox Box in case of an emergency

Mr. David: assured Mr. Sears he would provide a key for the Knox Box

Motion to Approve Original Pizza Application: Councilman D’Urso, Mr. Sabino

Roll Call Taken:

Messrs. Golick, Murphy, Pinnick, Sabino, Sears, Councilman D’Urso,
Mayor Sobkowicz

Mayor Sobkowicz: questioned when the Youssef application would appear before the Board

Ms. JoAnn Carroll, Board Secretary: responded that she has spoken with Mrs. Youssef who is compiling her information and expects to be able to go before the Board on March 27, 2013.

Motion to Adjourn: Councilman D’Urso, Mr. Murphy

Roll Call:

Messrs. Golick, Murphy, Pinnick, Sabino, Sears, Councilman D’Urso,
Mayor Sobkowicz

Respectfully Submitted by:

JoAnn Carroll

Planning Board Secretary

February 28, 2013