

**TOWNSHIP OF WASHINGTON  
BERGEN COUNTY, NEW JERSEY  
Planning Board Meeting  
March 28, 2012**

**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:**

Mrs Do, Messrs, Dumaresq, Golick, Murphy, Pinnick, Sabino (absent),  
Chairman Calamari (absent), Councilman D’Urso (absent), Mayor  
Sobkowicz

**Public Discussion:**

As there were no members of the public in the audience Vice Chairman Golick announced that there would be no Public Portion of the meeting.

**New Business:**

**Washington Town Center, LLC. – 273 Pascack Road, 303A:**

Mr. Brian Kim represented himself in front of the Board, requesting Board approval to open a Martial Arts Studio in the Washington Town Center. Mr. Kim addressed a variety of the Board’s questions. The studio will be open from 9a.m. – 9p.m., Monday through Saturday. There may be Sunday morning classes. His class size will be limited to approximately 10 to 15 students per class and the class time will run approximately 50 minutes. Mr. Kim stated that he understood the ordinances imposed upon the shopping center regarding signage and he will abide by them. He said that he would like a larger space but a larger space would prove too expensive at this time. He spoke about the desire to work with the community, and he would like the opportunity to be involved in events and have his students do demonstrations.

**Motion to Approve:** Pinnick, Murphy

**Roll Call Taken**

**Estate of Viola Nickl, 521 (Corrected Street Number) Beech Street, Block 4201, 4202 Lots 1, 21, and 22** - David Watkins, Esq. representing the buyer

of the property located on the corner of Washington Avenue and Beech Street, introduced Engineer, Matthew Neuls, to present application for a simple subdivision of said property. Mr. Neuls was sworn in after giving credentials and Board acceptance. Mr. Neuls referred to the site plan that was provided previously to the board and entered it as **Exhibit A-1 dated 3/28/12**. The site plan consists of a division of the lot and representational generic structures to mark areas of future construction. On site conditions were described including references to the sloping topography, running downhill to Beech Street. A small house, a shed, and detached garage exist on the site. The driveway is presently located on the southeast portion of the property on Beech Street. A cement lined, unidentified hole is located on the property.

Mr. Watkins addressed the Board after the description and stated that he is seeking a minor subdivision of the property, creating two parcels, each oversized for the zone. He would come back to the Township at a later date with site plans for two new houses, approximately 2,000 sq. ft. each, with attached two car garages, to be built side by side, facing Beech Street. The garage ordinance was explained to Mr. Watkins regarding minimum and maximum sizes. On the subdivision's site plan, the approximate space between the proposed driveways of the proposed second house on Beech Street is 40 feet from the existing driveway of the existing house next door.

Mr. Azzolina's report was reviewed point by point and Mr. Watkins agreed to all recommendations presented in the report dated March 27, 2012. Mayor Sobkowicz addressed the cement lined hole and told the applicant that it is important to investigate the former function of it and its reason for being built on the original property. A discussion of finishing the sidewalk on the Washington Avenue corner as per the County specifications ensued and Mr. Watkins stated he would comply with County recommendations. Trees will be removed and houses built simultaneously, starting in late June, early July. Mayor Sobkowicz stated that permits need to be obtained before trees can be removed.

Mr. Golick asked if the grading of the property was to be left the same, and Mr. Watkins said that the property grade would mostly remain the same with a plan in place for drainage. Mrs. Do asked if the application tonight is for a simple subdivision. Mr. Watkins stated yes and Mr. Azzolina confirmed that the application needs to be amended to approve the demolition and Mr. Watkins asked that the Board vote on the demolition. Plans for the houses and landscape design will be submitted. Mr. Watkins said that he will have the builder, Paul Van Dyke of Galaxy Real Estate of Norwood, submit all necessary plans, fees and applications.

**Ms. Patricia Zelencich, 603 Beech Street:** asked if both houses would be facing Beech St. and asked where the driveways would be located for the proposed houses. In addition, Ms. Zelencich asked how far the house would be to Washington Ave. and would there be enough rooms for cars to turn off of Washington Avenue.

**Mayor Sobkowicz:** asked if the old driveway would be removed.

**Mr. Neuls:** stated “yes” and the newer driveway would be closer to Washington Avenue.

**Mr. Robert Kopp, 515 Washington Ave;** stated his property is right behind the proposed houses. Mr. Kopp asked what the setbacks of his property line would be from the proposed houses.

**Mr. Neuls:** stated the setbacks would be 46 feet, approximately.

**Mr. Golick:** asked if the proposed houses would have basements.

**Mr. Neuls:** stated there would be basements.

**Mayor Sobkowicz:** stated the lots are oversized for a B Zone.

**Ms. Do:** stated she did not see the elevations for the adjacent property and was concerned for the new property owners and the existing owners in regards to runoff and losing part of their land during a severe storm.

**Mr. Neuls:** Agreed to submit plot plans on each individual lot for review.

**Mr. Azzolina:** stated that once the final design was completed, it might be beneficial to create a retaining wall along the back to have a level backyard instead of a sloped one; believes the applicant will be back for a major soil movement application.

**Mr. Golick:** asked the Board members to vote for approval of this application with the understanding that the applicant will be asking for a waiver relative to this application for a demolition permit to make this plan work.

**Mr. Mooney:** stated he will work with Paul Azzolina to make sure all items are listed in the Resolution.

**Motion for site plan approval and waiver of demolition:** Murphy, Golick  
**All Board Members present approve motion.**

**Motion to Adjourn:** Murphy, Pinnick

Respectfully submitted by:  
JoAnn Carroll  
Planning Board Secretary  
July 31, 2013