

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
Planning Board Meeting
September 5, 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: Mrs. Do, Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman D'Urso, Mayor Sobkowicz, Chairman Calamari, Mr. Golick is absent.

Motion to Open Public Portion

Motion: Murphy, Sabino

Roll Call: Mrs. Do, Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman D'Urso, Mayor Sobkowicz, Chairman Calamari, Mr. Golick is absent.

No Comments

Motion to Close Public Portion

Motion: Murphy, Sabino

Roll Call: Mrs. Do, Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman D'Urso, Mayor Sobkowicz, Chairman Calamari, Mr. Golick is absent.

Chairman Calamari proposes to change the process by not having resolutions read out loud. **Mayor Sobkowicz** requests that the existing process be kept for this Resolution for there are a number of questions to be addressed. The reading will commence with the Conditions section.

Chairman Calamari seeks and receives approval to update this process from all Board Members that are present.

Ongoing Business:

Stagger Lee, LLC Linwood Avenue – Resolution for the Minor Subdivision

Chairman Calamari states that discussions have been held between the Engineer and Attorney and that the Resolution will be updated to include all variances as detailed in the Engineer's letter.

Each Condition is read out loud. If there is a question or issue on the Condition it is individually addressed. So as to ensure that all comments are incorporated, the Attorney recaps and documents all items reviewed and any changes made.

Motion to Approve Resolution as Amended

Motion: Murphy, Sabino

Ayes: Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman D’Urso, Mayor Sobkowicz, Chairman Calamari, Mr. Golick is absent.

Nays: Mrs. Do

Mrs. Do states the reasons for her vote.

Stagger Lee, LLC Linwood Avenue – Resolution for the Soil Movement

Each Condition is read out loud. If there is a question or issue on the Condition it is individually addressed.

Motion to Approve Resolution as Amended

Motion: Murphy, Sabino.

Ayes: Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman D’Urso, Mayor Sobkowicz, Chairman Calamari, Mr. Golick is absent.

Nays: Mrs. Do

Mrs. Do states the reasons for her vote.

New Business

Mr. and Mrs. Santaite of 570 Pascack Road are seeking approval to demolish and remove an existing single family dwelling and to construct a new single family dwelling on the site.

Motion to Open Public Hearing

Motion: Murphy, Pinnick

Roll Call: Mrs. Do, Messrs. Dumaresq, Murphy, Pinnick, Sabino, Councilman D’Urso, Mayor Sobkowicz, Chairman Calamari, Mr. Golick is absent.

Mr. Vassilios Cocoros, Architect and **Mr. Thomas Sterns, Engineer** are both sworn in and provide a brief summary of their experience.

Mr. Stern reviews Sheets: A3 Boundary Topography, A4 Properties Surrounding the Site, A2 Site Plan and A5 Front House View.

Chairman Calamari asks **Mr. Azzolina** if he is satisfied with the report.

Mr. Azzolina notes that he is and refers to Page 6 Section 4 of his report dated September 5, 2012.

Chairman Calamari asks if any Board Members have questions.

Mayor Sobkowicz inquires about the distance to the neighbor’s property on South side and on the height of the retaining wall. **Mr. Stern** provides dimensions. In addition, the elevation of the house is also reviewed.

Chairman Calamari inquires about page 4, section 5 of the Engineers report as it pertains to height. **Mr. Sterns** outlines their position on the height. Conversation ensues on various options regarding height.

Chairman Calamari asks if the Public has any questions for the Applicant.

Mr. LaRay of 723 Eastview Terrace asks questions about the retaining wall.

Mr. Stern outlines their plan as it pertains to his property.

Rosa D'Ambra of 423 Colonial Blvd. inquires about the inside height of the house and asks if that can be reduced.

Mr. Lenny Sabino of 747 White Birch supports the improvements

Mrs. Do voices several concerns as it pertains to neighboring homes.

Items are individually reviewed.

Motion to approve this Application

Motion: Murphy, Pinnick

Roll Call: Mrs. Do, Messrs. Dumaresq, Murphy, Pinnick, Councilman D'Urso, Mayor Sobkowicz, Chairman Calamari, Mr. Golick is absent.

Abstain: Mr. Sabino

Being no further business, a motion was made by **Chairman Calamari**, seconded by **Mr. Dumaresq** to adjourn the meeting.

Respectfully Submitted By:

Mary Anne Murphy

Planning Board

Summer Intern

August 19, 2013