

Revised

TOWNSHIP OF WASHINGTON  
PLANNING BOARD

RESOLUTION

WHEREAS, Nicolas Donato and Christina Donato, have made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 67 Salem Road in the Township of Washington, being Lot 10.03 in Block 1404.01 on the Township of Washington Tax Assessment Map:

WHEREAS, the Township of Washington Planning Board has reviewed the following:

- a. "Township of Washington Planning Board Application for tentative Approval of a Site Plan," dated May 9, 2016;
- b. "Township of Washington Application for Soil Movement Permit," dated May 9, 2016;
- c. "Township of Washington Affidavit of Applicant," dated May 9, 2011;
- d. "Township of Washington, Authorization of Owner," dated May 9, 2016;
- e. "Township of Washington, Office of Tax Assessor, List of Property Owners within 200 feet," dated May 6, 2016;
- f. "Township of Washington Affidavit of Service," dated May 9, 2016;
- g. Memo dated March 31, 2016, as prepared by the "Township of Washington Tax Collector," stating that the tax payments on the above referenced property were current as of that date;
- h. "Township of Washington, Land Development (Zoning) Application," dated March 31, 2016;
- i. "Township of Washington Land Development (Zoning) Application, Zoning/Engineering Approval, Authorization of Owner(s)," dated March 31, 2016;
- j. A set of drawings entitled "Plot Plan, Soil Erosion and Sediment Control Plan" and "Details & Cross Sections," Lot 10.03 Block 1404.01, Current Tax Assessment Map No. 14, 67, Salem Road, Township of Washington, Bergen County, New Jersey." Comprised of two (2) sheets, dated March 15, 2016, with last revision date May 11, 2016, as prepared by Weissman Engineering Co., P.C., of Midland Park, New Jersey;
- k. A set of architectural drawings entitled "Proposed Single Family, 67 Salem Road, Washington Township, New Jersey," comprised of four (4) sheets, dated June 13, 2016 with no revision date, as prepared by Joseph M. Donato, A.I.A. of River Edge, New Jersey;
- l. the statements of and/or on behalf of the applicants at the work session

determination of the Planning Board to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Dated: July 6, 2016

BY THE BOARD

BY: *A.A. Calamari*  
A.A. CALAMARI, Chairman

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on Wednesday, July 6, 2016.

*Patricia McDermott*  
PATRICIA McDERMOTT, Secretary

*Revised*

TOWNSHIP OF WASHINGTON  
PLANNING BOARD

RESOLUTION

WHEREAS, Nicolas Donato and Christina Donato have made an application to the Township of Washington Planning Board for approval of a major soil movement permit application pursuant to the provisions of Township Ordinance No. 82-36 for the property located at 67 Salem Road in the Township of Washington, being Lot 18 in Block 1404.01 on the Township of Washington Tax Assessment Map:

WHEREAS, the Township of Washington Planning Board has reviewed the following:

- a. "Township of Washington Planning Board Application for tentative Approval of a Site Plan," dated May 9, 2016;
- b. Township of Washington Application for Soil Movement Permit," dated May 9, 2016;
- c. "Township of Washington Affidavit of Applicant," dated May 9, 2011;
- d. "Township of Washington, Authorization of Owner," dated May 9, 2016;
- e. "Township of Washington, Office of Tax Assessor, List of Property Owners within 200 feet," dated May 6, 2016;
- f. "Township of Washington Affidavit of Services, dated May 9, 2016;
- g. Memo dated March 31, 2016, as prepared by the "Township of Washington Tax Collector," stating that the tax payments on the above referenced property were current as of that date;
- h. "Township of Washington, Land Development (Zoning) Application," dated March 31, 2016;
- i. "Township of Washington Land Development (Zoning) Application, Zoning/Engineering Approval, Authorization of Owner(s)," dated March 31, 2016;
- j. A set of drawings entitled "Plot Plan Soil Erosion and Sediment Control Plan" and "Details & Cross Sections," Lot 10.03 Block 1404.01, Current Tax Assessment Map No. 14, 67, 67 Salem Road, Township of Washington, Bergen County, New Jersey," compromised of two (2) sheets, dated, March 15, 2016, with last revision date May 11, 2016, as prepared by Weissman Engineering Co., P.C., of Midland Park, New Jersey;
- k. A set of architectural drawings entitled "Proposed Single Family, 67 Salem Road, Washington Township, New Jersey," comprised of four (4) sheets, dated, June 13, 2016 with no revision date, as prepared by Joseph M.

- Donato, A.I.A. of River Edge, New Jersey;
- l. the statements of and/or on behalf of the applicants at the work session and/or public hearing of the Township of Washington Planning Board on June 29, 2016 with respect to said application;
  - m. The report of the Washington Township Zoning and Planning Board Engineer, dated June 29, 2016;
  - n. As applicable, the exhibits offered into evidence by and/or on behalf of the applicant during the course of the hearing relative to the pending application held at the Township of Washington Planning Board, as made part of the witness and exhibits lists, and/or comments from the public at the hearing.

NOW, THEREFORE, the Township of Washington Planning Board hereby approves said soil movement permit application, as a major soil movement application, subject to the following:

1. That the applicants conform to all of the provisions and details of the plan and information as hereinabove set forth;
2. That the applicants conform to all of the recommendations set forth in the report of the Washington Township Zoning and Planning Board Engineer, particularly Appendix A, dated June 29, 2016;
3. That the applicants comply with all applicable municipal and governmental regulations affecting the proposed development herein;
4. That prior to the beginning of excavation or transportation of any soil upon the site, the name and address of persons in charge of operations and transportation, as well as the place to which any soil will be removed and the truck route by which any soil will be removed, shall be furnished to the Washington Township Zoning and Planning Board Engineer and occur only upon approval of the Township of Washington Police Department;
5. That the entrance and exit of the applicant removing the soil pursuant to the soil movement permit shall be determined by the Township of Washington Police Department;
6. That at least thirty days prior to the beginning of excavation or transportation of any soil upon the site, the applicant will provide a breakdown of the soil movement for each phase of the construction;
7. That the applicants shall inform the Washington Township Zoning and Planning Board Engineer and receive approval with respect to any soil being moved on or off the premises pursuant to the soil movement permit;
8. That the applicants will provide a bi-weekly certification of the quantity of excavation and fill on the site, plus the quantity of any fill imported and exported from the site to the Township of Washington, through the Washington Township Zoning and Planning Board Engineer;
9. That any fill which is imported must first be tested and approved, at the

- applicant's own expense, by a qualified New Jersey certified laboratory;
10. That the applicants shall erect a five (5) foot buffer fence on the property prior to commencing any work with respect to said soil movement;
  11. That the applicants remove residue of soil on the roads of the Township of Washington on a daily basis or in the event fails to remove same, that the Township of Washington shall remove same and applicant shall pay the cost of removal of said residue of soil on the roads of the Township of Washington;
  12. That the applicants shall not place stockpiles of soil any higher than seven (7) feet and that the replacement of said soil shall be monitored by the Washington Township Zoning and Planning Board Engineer;
  13. That the applicants shall procure a performance guarantee bond in the appropriate amount and post same prior to the commencement of construction with the Township Clerk;
  14. That all necessary measures shall be taken to minimize the impact of the soil movement upon area roads, including the possibility of increased frequency of street sweeping, as deemed appropriate by the Washington Township Zoning and Planning Board Engineer;
  15. That during the period when the soil movement is undertaken all precautionary steps shall be taken, as applicable, to protect any downhill neighbor from potential flooding;
  16. That the applicants deposit sufficient funds with the Township Treasurer to pay the costs of the Washington Township Zoning and Planning Board Engineer and the Township of Washington Planning Board Attorney concerning this application and the necessary monitoring with respect to this approval by the Washington Township Zoning and Planning Board Engineer. There shall be no certificate of occupancy or building permit issued until the funds have been deposited with the Treasurer to pay for said costs and the Treasurer has certified same in writing to the Secretary of the Planning Board;

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board of the Township of Washington is hereby directed to mail a copy of this Resolution to the applicants and to the applicants' attorney, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning Board to be published in the official

newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Dated: July 6, 2016

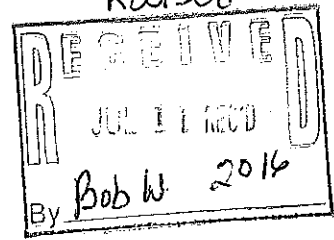
BY THE BOARD

BY: *A.A. Calamari*  
A.A. CALAMARI, Chairman

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on Wednesday, July 6, 2016.

*Patricia McDermott*  
PATRICIA McDERMOTT, Secretary

TOWNSHIP OF WASHINGTON  
PLANNING BOARD



RESOLUTION

WHEREAS, Mahmoud Elayan and Nour Jaloudi, have made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 69 Salem Road in the Township of Washington, being Lot 10.02 in Block 1404.01 on the Township of Washington Tax Assessment Map:

WHEREAS, the Township of Washington Planning Board has reviewed the following:

- a. "Township of Washington Planning Board Application for tentative Approval of a Site Plan," undated;
- b. "Township of Washington Application for Soil Movement Permit," dated January 25, 2016;
- c. "Township of Washington Affidavit of Applicant," dated January 26, 2016;
- d. "Township of Washington, Authorization of Owner," dated January 26, 2016;
- e. "Township of Washington, Land Development (Zoning) Application," dated January 26, 2016;
- f. Memo dated January 26, 2016, as prepared by the "Township of Washington Tax Collector" stating that the tax payments on the above referenced property were current as of that date;
- g. A drawing entitled "Survey, Lot 10.02 Block 1404.1, Current Tax Assessment Map No 14, 69 Salem Road, Township of Washington, Bergen County, New Jersey," dated December 22, 2015, as prepared by Wesissman Engineering Co., P.C., of Midland Park, New Jersey;
- h. A drawing set entitled "Plot Plan & Soil Erosion Control Plan, for Lot 10.02 in Block 1404.01, located in Township of Washington, Bergen County, New Jersey" comprised of four (4) sheets, dated January 22, 2016 and last revision date of May 24, 2016, as prepared by David E. Fantina, P.E., of Bernardsville, New Jersey;
- i. A set of architectural drawings entitled "Proposed Single Family House for: Elayan/Jaloudi residence, 69 Salem Road, Township of Washington, New Jersey" comprised of four (4) sheets, dated January 26, 2016, with latest revision dated, June 8, 2016, as prepared by Plan Architecture, LLC of Little Falls, New Jersey;
- j. The statements of and/or on behalf of the applicants at work session and/or public hearing of the Township of Washington Planning Board on June 29,

- k. 2016 with respect to said application;  
The report of the Washington Township Zoning and Planning Board Engineer, dated June 29, 2016;
- l. As applicable, the exhibits offered into evidence by and/or on behalf of the applicants, during the course of the hearing relative to the pending application held at the Township of Washington Planning Board, as mad part of the witness and exhibits lists, and/or comments from the public at hearing.

NOW, THEREFORE, the Township of Washington Planning Board makes the following findings of fact:

1. The applicants have notified all property owners within 200 feet of the subject property of their application.
2. The applicants seek a variance with respect to maximum building coverage in that the permitted coverage is 20.00%, and the proposed coverage is 21.05%.

NOW, THEREFORE, the Township of Washington Planning Board hereby makes the following conclusions:

1. The granting of the variance as requested by the applicants in their application will not cause substantial detriment to the public good and will not impair the intent and purposes of the zone plan and the zoning ordinance;
2. The granting of the variance benefits the intent and purpose of the zone plan and the zoning ordinance of the Township of Washington.
3. The applicants' request for approval to demolish the existing ranch dwelling which straddles the common boundary between their property and the contiguous lands to the north is granted.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the application of the applicants as submitted subject to the following:

1. That the applicants conform to all details of the plans and information as hereinabove set forth and to any revisions made thereto;
2. That the applicants concur with the recommendations set forth in the report of the Washington Township Zoning and Planning Board and perform accordingly;
3. That the applicants pay the costs of the Washington Township Zoning and Planning Board Engineer and/or the Township of Washington Planning Board Attorney associated with this application, and deposit sufficient



4. funds for same with the Township of Washington Treasurer;  
That the applicants comply with all applicable municipal and governmental regulations affecting the proposed development of said premises.

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicants and/or the applicants' attorney, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning Board to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Dated: July 6, 2016

BY THE BOARD

BY: *A.A. Calamari*  
A.A. CALAMARI, Chairman

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on Wednesday, July 6, 2016.

*Patricia McDermott*  
PATRICIA MCDERMOTT, Secretary

*Raised*  
RECEIVED  
JUL 11 2016  
By *Bob W 2016*

TOWNSHIP OF WASHINGTON  
PLANNING BOARD

RESOLUTION

WHEREAS, Mahmoud Elayan and Nour Jaloudi, have made an application to the Township of Washington Planning Board for approval of a major soil movement permit application pursuant to the provisions of Township Ordinance No. 82-36 for the property located at 69 Salem Road in the Township of Washington, being Lot 10.02 in Block 1404.01 on the Township of Washington Tax Assessment Map:

WHEREAS, the Township of Washington Planning Board has reviewed the following:

- a. "Township of Washington Planning Board Application for tentative Approval of a Site Plan," undated;
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- j. The statements of and/or on behalf of the applicants at work session and/or public hearing of the Township of Washington Planning Board on June 29, 2016 with respect to said application;
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NOW, THEREFORE, the Township of Washington Planning Board hereby approves said soil movement permit application, as a major soil movement application, subject to the following:

- 1. That the applicants conform to all of the provisions and details of the plan and information as hereinabove set forth;
- 2. That the applicants conform to all of the recommendations set forth in the report of the Washington Township Zoning and Planning Board Engineer, dated June 29, 2016;
- 3. That the applicants comply with all applicable municipal and governmental regulations affecting the proposed development herein;
- 4. That prior to the beginning of excavation or transportation of any soil upon the site, the name and address of persons in charge of operations and transportation, as well as the place to which any soil will be removed and the truck route by which any soil will be removed, shall be furnished to the Washington Township Zoning and Planning Board and occur only upon approval of the Township of Washington Police Department;
- 5. That the entrance and exit of the applicant removing the soil pursuant to the soil movement permit shall be determined by the Township of Washington Police Department;
- 6. That at least thirty days prior to the beginning of excavation or transportation of any soil upon the site, the applicant will provide a breakdown of the soil movement for each phase of the construction;
- 7. That the applicants shall inform the Washington Township Zoning and Planning Board Engineer and receive approval with respect to any soil being moved on or off the premises pursuant to the soil movement permit;
- 8. That the applicants will provide a bi-weekly certification of the quantity of excavation and fill on the site, plus the quantity of any fill imported and exported from the site to the Township of Washington, through the Washington Township Zoning and Planning Board Engineer;
- 9. That any fill which is imported must first be tested and approved, at the applicant's own expense, by a qualified New Jersey certified laboratory;
- 10. That the applicants shall erect a five (5) foot buffer fence on the property

- prior to commencing any work with respect to said soil movement;
11. That the applicants remove residue of soil on the roads of the Township of Washington on a daily basis or in the event fails to remove same, that the Township of Washington shall remove same and applicant shall pay the cost of removal of said residue of soil on the roads of the Township of Washington;
  12. That the applicants shall not place stockpiles of soil any higher than seven (7) feet and that the replacement of said soil shall be monitored by the Washington Township Zoning and Planning Board Engineer;
  13. That the applicants shall procure a performance guarantee bond in the appropriate amount and post same prior to the commencement of construction with the Township Clerk;
  14. That all necessary measures shall be taken to minimize the impact of the soil movement upon area roads, including the possibility of increased frequency of street sweeping as deemed appropriate by the Township Engineer;
  15. That during the period when the soil movement is undertaken all precautionary steps shall be taken, as applicable, to protect any downhill neighbor from potential flooding;
  16. That the applicants deposit sufficient funds with the Township Treasurer to pay the costs of the Washington Township Zoning and Planning Board Engineer and the Township of Washington Planning Board Attorney concerning this application and the necessary monitoring with respect to this approval by the Washington Township Zoning and Planning Board Engineer. There shall be no certificate of occupancy or building permit issued until the funds have been deposited with the Treasurer to pay for said costs and the Treasurer has certified same in writing to the Secretary of the Planning Board;

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicants and/or the applicants' attorney, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning Board to be published in the official newspaper of the

Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Dated: July 6, 2016

BY THE BOARD

BY:   
A.A. CALAMARI, Chairman

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on Wednesday, July 6, 2016.

  
PATRICIA McDERMOTT, Secretary