

TOWNSHIP OF WASHINGTON  
PLANNING BOARD

RESOLUTION

WHEREAS, Bethany Church of the Assembly of God, has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 605 Pascack Road in the Township of Washington, being Lot 3 in Block 3202.01 on the Township of Washington Tax Assessment Map:

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

- a. A "Planning Board, Township of Washington, Bergen County, New Jersey, Application for Tentative Approval of a Site Plan", dated 12/8/17;
- b. An 8 ½" x 11" (not to scale) drawing entitled "Sidewalk Replacement Plan" dated 9/18/17, as previously submitted by the applicant in connection with prior applications for Zoning/Engineering approvals as required in connection with a recently completed curb and sidewalk replacement project; and
- c. A set of Signage Specifications entitled "Bethany Church, Washington Twp., NJ" dated September 5, 2017, as prepared by Bob Behles, of Midatlantic Sign & Awning LLC, of Franklin Lakes, New Jersey consisting of:
  - "Bethany Church Dimensional Letters"
  - "Bethany Church Reverse Channel Letters"
  - "Bethany Church Front Lit Logo Sign"

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

1. The applicant properly notified all property owners within 200 feet of the subject property.

2. The applicant is seeking Planning Board approval of a Minor Site Plan for modification of two (2) existing building mounted signs and a single existing free-standing monument sign situated adjacent to the southerly curb line of the Pascack Road driveway.

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

1. The Applicant's proposal as depicted on the above referenced documents satisfies the criteria set forth under Township Code Section 239-3.A for a "Minor Site Plan" and is so classified by the Board.
2. The design, as presented, is found to comply with the requirements for this Zoning District and thus, is "variance-free" and is a permitted use.
3. The Applicant adequately answered all of the Township Engineer's and board members questions about the proposed signs during his testimony.
4. The applicant's signage proposal complies with the requirements of Township Code Section 194-4.1(A), which permits the installation of signage within the "Signage Area" with signage having the same dimensions as have existing for at least the last thirty (30) years.

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

1. The Applicant shall revise the signs in accordance with the testimony given at the hearing of this application to include insuring that the illumination of the monument sign shall be focused on the sign without spillage, that the illumination will be by way of the same 30 watt LED bulbs as have been used in the past and that the photocell shall cause the sign to be illuminated from dusk to 10:00 PM;

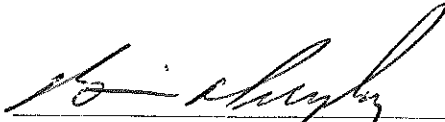
2. The Applicant shall conform to all the details of the plans and information as hereinabove set forth and to any revisions made hereto;
3. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated January 2, 2018 and will perform accordingly;
4. The Applicant shall pay the costs of the Township Engineer, the Township of Washington Attorney and/or the Township of Washington Planning Board attorney associated with this application, and deposit sufficient funds for payment with the Township of Washington Treasurer; and
5. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed signage;
6. The granting of this signage approval does not address the Applicant's possible need to apply for Minor Site Plan approval upon a change of tenancy, as to be determined by the Construction Code Official;
7. The Board shall have the authority to approve and alter the Applicant's lighting of the subject signs during a "look back" period not to exceed one (1) year;

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicant and/or applicant's 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: February 7, 2018

BY THE BOARD

BY:

  
BRIAN MURPHY, CHAIRMAN

Certified to be a true copy of the Resolution adopted by the  
Planning Board of the Township of Washington at its meeting on  
February 6, 2018.

  
VINCE CORRADO, Secretary