

TOWNSHIP OF WASHINGTON  
PLANNING BOARD

RESOLUTION

WHEREAS, Timothy Leahy and Elizabeth Leahy have made an application to the Township of Washington Planning Board for tentative approval of a site plan for premises located at 275 Wilson Avenue, being Lot 14 of Block 2414 on the Township of Washington Tax Assessment Map;

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

- a. A set of Architectural Drawings entitled "Proposed Addition for Mr. & Mrs. Leahy, 275 Wilson Avenue, Township of Washington", containing three sheets, identified and dated as follows:

<u>Dwg.No.</u>	<u>Title</u>	<u>Dated</u>	<u>Revised through</u>
A-1	Site Plan, Front Elevation Schedule (Zone B)	3-18-11	3-30-15
A-2	Existing First Floor Plans	3-18-11	no revision
A-3	Second Floor Plan	3-18-11	3-29-11

as prepared by Edward T. Chudzinski, Jr., AIA, Architect, of Saddle River, New Jersey,

- b. A survey entitled "Location Survey of the Property Known by Street Number 275 Wilson Avenue, Township of Washington, NJ, also known and designated as Lot 14 in Block 2414 on the Tax Map of the Township of Washington, Bergen County, New Jersey", dated October 17, 2014 and revised through March 3, 2015, as prepared by Michael H. Saperstein, PLS, of Statewide Surveying & Land Development, LLC, of Washington Township, New Jersey;
- c. the Township of Washington Planning Board Application for Tentative Approval of a Site Plan, undated;
- d. Memo, dated February 26, 2015 as prepared by Mary Clancy of the Tax Office, confirming that the taxes are paid to date on the subject property;
- e. the report of the Township Engineer, dated December 2, 2014;
- f. the report of the Township Engineer, dated April 1, 2015;
- g. the statements of and/or on behalf of the applicants at the public meeting of the Township of Washington Planning Board on April 1, 2015.

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

findings of fact:

1. The application of Timothy Leahy and Elizabeth Leahy is for a minor site plan.
2. The applicants seek a variance and/or conditional use authorization with respect to the lot area in that the required lot area is 7,500.00 square feet and the existing lot area is 6,019.00 square feet, and the proposed lot area is 6,019.00 square feet.
3. The applicants seek a variance and/or conditional use authorization with respect to the sideyard setback in that the required setback is 10.00 feet and the existing setback is 9.3 feet, and the proposed setback is 9.3 feet.
4. The applicants seek a variance and/or conditional use authorization with respect to the garage parking requirement in that a one-car garage is required and there is no existing garage, or is a garage proposed.
5. The applicants seek a variance and/or conditional use authorization with respect to impervious lot coverage in that the permitted maximum coverage is 30% and the existing coverage is 35%, and the proposed coverage is 35%.
6. The applicants seek a variance and/or conditional use authorization with respect to accessory building height and area in that one accessory structure, which is less than six feet in height and occupies a surface area of 36 square feet, is permitted and two accessory structures, each approximately nine feet high and occupying a surface area of approximately 74 square feet each are existing, and that the same existing structures are proposed.
7. The applicants seek a variance and/or conditional use authorization with respect to accessory building location in that such location is permitted within a rear yard area with a setback dimension of not less than three feet and two accessory structures within the northerly side yard area, with the easterly structure being situated 0.2 feet from the property line and the westerly structure being situated at 0 feet from the property line, and the same existing locations are proposed.
8. The applicants seek relief from newly created or existing variance conditions which shall be intensified in that the front yard setback at Wilson Avenue is required to be 20.00 feet and the existing setback is 21.1 feet, and the proposed setback, at the second floor addition, is 14.5 feet.
9. The applicants seek relief from newly created or existing variance conditions which shall be intensified in that the front yard setback, at Hudson Avenue, is required to be 20.00 feet and the existing setback is 20.11 feet, and the proposed setback, at the second floor cantilever, is 18.1 feet.
10. The applicants seek relief from newly created or existing variance conditions which shall be intensified in that the maximum building coverage is 20% and the existing coverage is 17.3%, and the proposed coverage is 21.6%.

11. The applicants seek relief from newly created or existing variance conditions which shall be intensified in that the permitted building height is 25.0 feet and the existing height is 22 feet, and the proposed height is 27.4 feet.

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

1. That the granting of the variances and/or conditional use authorization requested by the applicants will not cause substantial detriment to the public good and will not impair the intent and purpose of the zone plan and the zoning ordinance;
2. That the granting of the variances and/or conditional use authorization benefits the intent and purpose of the zone plan and the zoning ordinances of the Township of Washington;
3. That the applicants conform to all details of the plans and information as hereinabove set forth;
4. That the applicants acknowledge and concur that certain improvements are situated within Hudson Avenue and Wilson Avenue 50 foot rights-of-way, including the retaining wall along the Hudson Avenue street frontage and the retaining wall originating at Hudson Avenue and running parallel to the street line until its point of termination at Wilson Avenue.
5. That the applicants concur with the recommendations set forth in the reports of the Township Engineer, as well as those made by him during the hearing, and perform accordingly;
6. That the applicants pay the costs of the Township of Washington Engineer and the Township of Washington Planning Board Attorney associated with this application and deposit sufficient funds for same with the Township of Washington Treasurer; and
7. 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 of the Township of Washington is hereby directed to mail a copy of this Resolution to the applicants and/or 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: April 29, 2015

BY THE BOARD

BY:   
Bernard Golick, Vice 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, April 29, 2015.

  
Elaine Erlewein, Acting Secretary

TOWNSHIP OF WASHINGTON  
PLANNING BOARD

RESOLUTION

WHEREAS, Robin Meyer NYC, LLC d/b/a Bark Place Dog Grooming, has made an application to the Township of Washington Planning Board for tentative approval of a site plan for a dog grooming salon upon premises located at 303A Pascack Road in the Township of Washington, being a portion of the Washington Town Center:

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

- a. a "Township of Washington Planning Board Application for Tentative Approval of a Site Plan," dated February 13, 2015;
- b. a Rider Document entitled "Application for Washington Town Center: Feb. 11, 2015." Submitted by Robin Meyer NYC, LLC dba Bark Place";
- c. the Signature Page of the Lease Agreement, executed February 12, 2015;
- d. an architectural drawing entitled "Bark Place Dog Grooming, 315 Pascack Rd., Washington, NJ", comprised of a single sheet dated 02/04/15, as prepared by Joel Ives, AIA, of The Ives Architecture Studio, LLC., of Fair Lawn, New Jersey;
- e. a Construction Detail of the proposed business identification signage (undated) as prepared by Signart Graphix of Andover, New Jersey, as e-mailed to this office on March 3, 2015, by the Project Architect, Joel Ives;
- f. the reports of the Township of Washington Engineer, dated March 3, 2015 and March 30, 2015;
- g. the statements of and/or on behalf of the applicant at the work session of the Township of Washington Planning Board on March 4, 2015 and the public hearing on April 1, 2015.

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

1. That the applicant's plan is for a minor site plan.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the

application of the applicant as submitted subject to the following:

1. That the applicant execute the applicable lease relative to its tenancy;
2. That the drop off and pick up areas for grooming services shall be in the rear parking lot behind the salon;
3. That the applicant shall concur and abide by the letter, dated April 1, 2015, of the Health Department of the Township of Washington;
4. That the applicant conform to all details of the plans and information as hereinabove set forth;
5. That the applicant concur with the recommendations set forth in the reports of the Township Engineer and perform accordingly;
6. That the applicant pay the costs of the Township of Washington Engineer and the Township of Washington Planning Board Attorney associated with this application and deposit sufficient funds for same with the Township of Washington Treasurer;
7. That the applicant comply with all applicable municipal and governmental regulations affecting the proposed development of said premises.

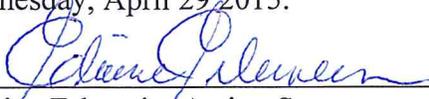
BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicant and/or the applicant's attorney, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning 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: April 29, 2015

BY THE BOARD

BY:   
Bernard Golick, Vice -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, April 29 2015.

  
Elaine Erlewein, Acting Secretary