

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Melissa Gayle Cinema has made an application to the Township of Washington Planning Board for tentative approval of a site plan in connection with a change of occupancy for the theater to be known as Melissa Gayle Cinema located at 249 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. "Application for Tentative Approval of a Site Plan, Washington Town Center," undated;
- b. pertinent part of applicable lease agreement
- c. the statements of and/or on behalf of the applicant at the public meeting of the Township of Washington Planning Board on October 5, 2016.

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 relative to a change of occupancy for the theater.
2. That certain interior painting will be done in the theater by the applicant.

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 conform to all details of the plans and information as hereinabove set forth;
2. That there will be no changes in the nature of the business being conducted at the subject location;
3. That the applicant pay the costs of the Township of Washington Engineer and the Township of Washington Planning Board Attorney associated with

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- this application and deposit sufficient funds for same with the Township of Washington Treasurer;
4. 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: October 26, 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, October 26, 2016.

Patricia McDermott
PATRICIA McDERMOTT, Secretary

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Nicholas Markets, Inc., has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 315 Pascack Road in the Township of Washington, being Block 3402 in Lots 18, 19 & 20 and Block 3403 in Lots 1 & 2 on the Township of Washington Tax Assessment Map:

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

- a. Correspondence dated June 29, 2016, as prepared by Daniel J. Granatell, Esq.;
- b. "Township of Washington, Application for Approval of Site Plan," undated but received by the Washington Township Planning Board Engineer on July 19, 2016;
- c. Affidavit of Applicants and attached "Authorization of Owner" dated September 21, 2016, received via email on September 22, 2016;
- d. A drawing entitled "Site Plan-Proposed Restriping for Foodtown, Lots 18, 19 & 20- Block 3402; Lots 1 & 2-Block 3403, Borough of Washington, Bergen County, New Jersey," Sheet No. 1 of 2, dated June 9, 2016 and revised through September 2, 2016, as prepared by Hubschman Engineering, P.A., of Bergenfield, New Jersey;
- e. A drawing entitled "Existing Conditions & Demolition Plan; Details, Lots 18, 19 & 20-Block 3402; Lots 1 & 2-Block 3403, Borough of Washington Township, Bergen County, New Jersey," Sheet No. 2 of 2, dated June 9, 2016 and revised through September 2, 2016, as prepared by Hubschman Engineering, P.A. of Bergenfield, New Jersey;
- f. A set of architectural drawings entitled "Alteration to Existing Foodtown Supermarket, 315 Pascack Road, Washington Township, NJ," comprised of three (3) sheets, dated June 27, 2016 and revised through August 30, 2016, as prepared by James E. DeBarbieri Architects, of Rutherford, New Jersey;
- g. "Storefront Sign Fabrication and Installation Detail" for "Foodtown, 315 Pascack Road, Township of Washington, NJ," comprised of a single sheet dated September 28, 2016, received via email on September 30, 2016, as prepared by Impressions Signs and Printing of Prospect Park, NJ;
- h. "Awning Fabrication and Installation Detail" for "Foodtown, 315 Pascack Road, Township of Washington, NJ," comprised of a single sheet dated September 28, 2016, received via email September 30, 2016, as prepared

- i. by Impressions Signs and Printing, of Prospect Park, New Jersey; “Logo Dimensions,” drawing SK-1, dated September 30, 2016, as prepared by James E. DeBarbieri Architects;
- j. The Memo relative to traffic safety, pedestrian safety and lighting review, dated October 21, 2016, of the Traffic Officer of the Washington Township Police Department;
- k. The statements of and/or on behalf of the applicant at the work session and/or public hearing of the Township of Washington Planning Board on October 5, 2016 with respect to said application;
- l. The report of the Washington Township Planning Board Engineer, dated October 4, 2016;
- m. 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 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 makes the following findings of fact:

1. The applicant’s plan is for a minor site plan with respect to the proposed alteration of certain interior and exterior elements of the existing supermarket, and certain commercial signage and awning sign installation;
2. The minor site plan also concerns the reconfiguration and resurfacing of the parking lot areas located to the north of the divided driveway entrance to the site.

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

1. The size limitations set forth under Section 194-4.1 (Washington Township Shopping Center) of the Township Code are relaxed given the approval of the owner of the Washington Township Shopping Center;
2. Waiver relief is granted with respect to the proposed means of illumination for storefront signage;
3. Waiver relief is granted with respect to the total number of parking spaces provided on the site, said number being calculated at 467;
4. Waiver relief previously granted by the Planning Board as to the proposed area and length of the proposed parking stalls is hereby reaffirmed in that said dimensions for same are acceptable;
5. Any proposed milling and paving operations to be conducted in the evening and/or early morning hours is acceptable after having given careful

consideration to the comments of the neighboring property owners.
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 conforms to all details of the plans and information as hereinabove set forth and to any revisions made thereto;
2. That the applicant concur with the recommendations set forth in the report of the Washington Township Planning Board Engineer and perform accordingly;
3. That the applicant 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 funds for same with the Township of Washington Treasurer;
4. That the applicant comply with all applicable municipal and governmental regulations affecting the proposed development of said premises.

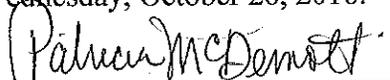
BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicant and/or the applicant's attorney, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning 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: October 26, 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, October 26, 2016.


PATRICIA MCDERMOTT, Secretary