

TOWNSHIP OF WASHINGTON  
PLANNING BOARD

RESOLUTION

WHEREAS, Kevin Finnesey, has made application to the Township of Washington Planning Board for site plan approval and approval of the demolition of an existing structure located on Lot 4 in Block 4502, more commonly known as 148 Fern Street 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 October 5, 2016;
- b. Township of Washington Land Development (Zoning) Application Zoning/Engineering Approval, dated September 6, 2016;
- c. Township of Washington, Bergen County, New Jersey, Application Soil Moving Permit, dated October 4, 2016;
- d. A drawing entitled "Topographic Survey of Property 148 Fern Street, Washington Township, Bergen County, New Jersey," as prepared by Brooker Engineering, PLLC, of Ramsey, New Jersey, dated August 18, 2016;
- e. A drawing entitled "Soil Erosion and Sediment Control, Site Plan, Block 4502, Lot 4, #148 Fern Street, Township of Washington, Bergen County, New Jersey," compromised of one (1) sheet, as prepared by Thomas W. Skrable, P.E., dated September 1, 2016, last revision date October 4, 2016;
- f. A set of Architectural Drawings entitled "New Home, 148 Fern Street, Washington Township, NJ" compromised of four (4) sheets, as prepared by Cesar F. Padilla, R.A., of Glen Rock, New Jersey, dated June 27, 2016, last revision date July 6, 2016;
- g. the report of the Washington Township Planning Board Engineer, dated October 26, 2016;
- j. the statement of and/or on behalf of the applicant at the work session and/or public hearing of the Township of Washington Planning Board with respect to the pending application;
- k. the testimony provided and/or 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 makes the following findings of fact:

1. The application of the applicant is for after the fact approval of the demolition of the existing dwelling on the premises.
2. The present zone designation of A Zone shall be corrected to AA Zone.

NOW, THEREFORE, be it resolved that the Township of Washington Planning Board hereby grants the subject application as hereinabove set forth for approval of the demolition, subject to the following conditions:

1. That the proposed dwelling be situated at a minimum depth of twenty five feet from the street line;
2. That a single ten inch tree located within the front yard area shall not be removed in connection with the proposed redevelopment of the property;
3. That the concrete sidewalks along Fern Street shall be removed and replaced in-kind along the entire frontage of the property, and that curbing if and where damaged during construction shall be removed and replaced in-kind;
4. That the applicant conform to all of the provisions and details of the plans and information as hereinabove set forth, including any conditions set forth by the Washington Township Planning Board Engineer;
5. That the applicant pay the costs of the Washington Township Planning Board 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;
6. That the applicant comply with all applicable municipal and governmental regulations affecting the proposed development herein.

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: November 16, 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, November 16, 2016.

*Patricia McDermott*  
PATRICIA McDERMOTT, Secretary