

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Anthony Thanasides and Amy Thanasides, have made an application to the Township of Washington Planning Board for approval of a minor subdivision permit application pursuant to the provisions of Township Ordinance No. 82-36 for the property located at 701 Van Emburgh Avenue in the Township of Washington, being Lot 8 in Block 1102 on the Township of Washington Tax Assessment Map:

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

- a. "Township of Washington, Bergen County, New Jersey, Application for Tentative Approval of a Site Plan," dated March 1,, 2016;
- b. Township of Washington, Bergen County, New Jersey, Affidavit of Applicant," dated March 7, 2016;
 - c. A drawing entitled "Survey of Lands, Tax Lot 8, Block 1102, Township of Washington, Bergen County, New Jersey," with an issue date of the 8th of February 2016 with no revision date, as prepared by Anthony M. DeVizio, Professional Engineer and Land Surveyor of Upper Montclair, New Jersey;
 - d. A drawing entitled "Minor Subdivision of Lands, Lot 8 Block 1102, Township of Washington, Bergen County , New Jersey," dated February 8, 2016 and revised through May 27, 2016, as prepared by Anthony M. DeVizio, Professional Engineer and Land Surveyor of Upper Montclair, New Jersey;
 - e. A drawing entitled "Building Height Calculation, 701 Van Emburgh Avenue, Tax Lot 8, Block 1102, Township of Washington, Bergen County, New Jersey," dated November 29, 2016, as prepared by Anthony M. DeVizio, Professional Engineer and Land Surveyor of Upper Montclair, New Jersey;
 - f. Correspondence dated April 14, 2016, April 22, 2016 and August 10, 2016, all as prepared by Eric V. Timsak, Supervising Planner of the County of Bergen, Department of Planning and Engineering, dated April 14, 2016
 - g. the report of the Township Planning Board Engineer, dated November 30, 2016;
 - h. 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

- with respect to the pending application;
- i. the testimony provided and/or 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:

2. The application of the applicants is for a minor subdivision approval. The subject property is located within the Class AA District Residential Zone.
3. The applicants seek a variance and/or conditional use authorization with respect to the lot area of proposed Lot 8 (remainder) in that the required lot area is 0.50 acre and the proposed lot area is 0.403 acre.
4. The applicants seek a variance and/or conditional use authorization with respect to the street frontage of proposed Lot 8 (remainder) in that the required street frontage is 100.00 feet and the proposed street frontage is 49.42 feet.
5. The applicants seek a variance and/or conditional use authorization with respect to the front yard setback in that the required front yard setback for proposed Lot 8 (remainder) is 50.0 feet and the proposed front yard setback is 35.6 feet.
6. The applicants seek a variance and/or conditional use authorization with respect to the rear yard setback in that the required rear yard setback for proposed Lot 8 (remainder) is 26.79 feet, as a function of the existing building height, and the proposed rear yard setback is 21.3 feet.
7. The applicants seek a variance and/or conditional use authorization with respect to the lot area of proposed new Lot 8.03 in that the required lot area is 0.50 acre and the proposed lot area is 0.403 acre.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the application of the applicants 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 concur with the recommendations set forth in the report of the Township Planning Board Engineer;
5. That there shall be no changes made to the existing dwelling and related site amenities now situated on existing Lot 8;
6. That any building plans for proposed new Lot 8.03 must be brought before the Planning Board for review and consideration;
7. That the applicants pay the costs of the Township Planning Board Engineer, the Township of Washington Planning Board Attorney and the Township of Washington Attorney, as applicable, associated with this application and deposit sufficient funds for same with the Township of Washington Treasurer;
8. 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: December 23, 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, December 21, 2016.

Patricia McDermott
Patricia McDermott, Secretary