

TOWNSHIP OF WASHINGTON  
Planning Board

Resolution

WHEREAS, Lonegan for Congress, Inc. Political Campaign Headquarters, has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 253 Pascack Road in the Township of Washington, being Lot 1 in Block 3403 and Lots 18-20 in Block 3402 on the Township of Washington Tax Assessment Map:

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", received by the Board on April 6, 2018;
- b. Narrative document "Washington Town Center Application" describing the proposed operation, hours of operation and number of employees;
- c. A free hand sketch entitled "Detailed Floor Plan - 253 Pascack Road", undated; and
- d. Page 18 of 18, of the executed Lease Agreement by and between the applicant and Washington Town Center, LLC, undated.

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

1. The applicant was not required to notify all property owners within 200 feet of the subject property.
2. The applicant, Lonegan for Congress, Inc., is seeking site plan approval in connection with the proposed short-term tenancy of Unit No. 253 in the Washington Town Center for the operation of a Congressional Campaign Headquarters Office.

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 lot area, street frontage, lot depth, front yard width, side yard width, rear yard width, building height, and building coverage 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 operation during his testimony.
4. Given the proposed campaign office use, it is assumed that "Campaign Signs" as defined under Township Code Section 194-1, shall in some way be associated with the proposed use of this space. With respect to any such campaign signage, a permit is required pursuant to Township Code Section 194-2.A. The applicant shall apply for the required permit as a condition of using any campaign signs as defined under the Township Code. The Applicant did not request signage approval.
5. The proposed use of this space as described hereinabove is in conformance with the requirements of the Township Zoning Ordinance, as well as consistent with the existing tenancy within the Town Center and thus, the Board concludes that the subject premises may be occupied by the prospective tenant without adverse impact to the existing utilities or other site amenities.

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 construct the space in accordance with the testimony given at the hearing

of this application as to the work space/storage area and bathroom facilities;

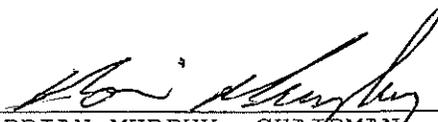
2. Hours of operation shall be as follows:  
9:00 AM to 10:00 PM seven (7) days per week;
3. There will be 5 employees;
4. The Applicant shall conform to all the details of the plans and information as hereinabove set forth and to any revisions made hereto;
5. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated April 25, 2018 and will perform accordingly;
6. As the modifications to the premises are limited to the building's interior elements, the final construction plans shall be submitted to the Township Construction Code Official for his review and approval;
7. 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
8. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed development;

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: May 30, 2018

BY THE BOARD

BY:   
BRIAN MURPHY, CHAZRMAN

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on May 30, 2018.

  
Secretary