

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Petros and Karolina Psarianos have made an application to the Township of Washington Planning Board for a tentative approval of a Minor Site Plan and for a Major Soil Removal Permit for the property located at 252 West Place, in the Township of Washington, being Lot 15 in Block 2401 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 January 12, 2018;
- b. Township of Washington Application For Soil Movement Permit, dated 03/01/2018;
- c. A Memo dated February 1, 2018, as prepared by the Township of Washington Tax Collector's Office, confirming that the property Taxes are paid to date;
- d. Bergen County Soil Conservation District notice of Soil Erosion and Sediment Control Plan Certification, dated February 9, 2018;
- e. A drawing entitled "Topographic Survey, Lot 15 Block 2402, Current Tax Assessment Map No. 5995, 252 West Place, Township of Washington, Bergen County, N.J." dated 11/07/17, as prepared by Lantelme, Kurens and Associates, P.C., of Hillsdale, New Jersey;
- f. A drawing entitled "Site Plan for, Petros and Karolina Psarianos, 252 West Place, Lot 15, Block 2402, Township of Washington, Bergen County, N.J." dated January 9, 2018 as prepared by Lantelme, Kurens and Associates, P.C., of Hillsdale, New

Jersey;

- g. A drawing entitled "Soil Erosion and Sediment Control Plan for, Petros and Karolina Psarianos, 252 West Place, Lot 15, Block 2402, Township of Washington, Bergen County, N.J." dated January 9, 2018, as prepared by Lantelme, Kurens and Associates, P.C., of Hillsdale, New Jersey;
- h. A drawing entitled "Tree Removal Request, 252 West Place, Block 2402, Lot 15, Township of Washington, Site Planning Meeting: Feb. 28th, 2018", undated with photo exhibit attached thereto;
- i. A set of "Drainage Calculations, Client: Petros and Karolina Psarianos, 252 West Place, Lot 15, Block 2402, Township of Washington, Bergen County, New Jersey", dated January 9, 2018, as prepared by Lantelme, Kurens and Associates. P.C. of Hillsdale, New Jersey and
- j. A set of Preliminary Architectural Drawings entitled "Proposed Residence for, Psarianos Residence, 252 West Place, Washington Twp., New Jersey, Bergen County, Block: 2402, Lot: 15, consisting of:

<u>Sheet No.</u>	<u>Title</u>	<u>Dated</u>	<u>Revised</u>
A0	Title Sheet & General Notes	1/14/2018	- - -
A1	Elevations,	1/14/2018	- - -
A2	Elevations,	1/14/2018	- - -
A3	Foundation Plan	1/14/2018	- - -
A4	First Floor Plan	1/14/2018	- - -
A5	Electrical & Roof Plans & Sections	1/14/2018	- - -
A6	Wall Bracing & Details	1/14/2018	- - -

all as prepared by Stephanie De Carlo Pantale, Architect of Montvale, New Jersey.

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

1. The applicant has notified all property owners within 200 feet of the subject property.
2. The Applicant is seeking Minor Site Plan and Major Soil Moving Permit approvals as required in connection with the site plan work they have proposed.

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

1. The application for development satisfies the criteria set forth under Township Code Section 239-3.A for a "Minor Site Plan" and is so classified by the Board, encompassing tree removal operations and the proposed work outlined in the Borough Engineer's February 28, 2018 review letter.
2. The plan, as presented is found to conform to the area, setback and building coverage requirements of this Zoning District. With respect to the proposed side yard and rear yard setback dimensions, the proposed dimensions are consistent with the requirements of the zoning ordinance which stipulates that these yards be increased as a function of the proposed building height in excess of 25 (twenty five) feet.
3. The Zoning Table reflects a conforming Building Height of 26.1 feet which is rightfully calculated as the difference between the proposed average ground elevation (i.e. 101.2 feet) and the proposed roof peak elevation (i.e. 127.3 feet).

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 revise the plans and application documents in accordance with the Findings of the Board and as enumerated in the body of the report of Township Engineer Paul Azzolina, P.E. and as discussed at the Board's February 28, 2018 meeting. Specifically, a Landscape and Tree Management Plan must be submitted to include the required information, as required pursuant to Code Section 212 (Trees) to comply with the Code's 2:1 replacement requirement;
2. The Applicant shall conform to all the details of the plans and information as hereinabove set forth and to any revisions made hereto;
3. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated February 28, 2018 and will perform accordingly;
4. The Applicant shall procure the requisite Major Soil Movement Permit;
5. No work shall take place within the limits of the roadway unless and until the appropriate road opening permit have been obtained through the office of the Township Clerk. Any road, street or thoroughfare improved by paving with macadam or bituminous concrete surface shall not be opened for a period of three years from the time of acceptance of said work by the Township without the approval of the Township Council, except in the case of an emergency only and then in accordance with the provisions of Paragraph 202-21 of this article. The Applicant shall make a subsequent application to the Township Council for any such road openings, with the understanding that the Township may require curb to curb milling and resurfacing and/or the use of infrared pavement repair methods. The limits of any such required restoration of the surface course pavement shall be established by the Township in connection with the issuance of the necessary road opening permits;
6. The applicant has providing the appropriate calculations demonstrating the adequacy of the

proposed stormwater management system, which the Board hereby approves;

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;
8. The Applicant shall comply with all applicable municipal and governmental regulations affected by the proposed work;
9. The Applicant shall supply a Landscape and Tree Management Plan consistent with the Applicant's Engineer's testimony depicting the replacement of the seven (7) trees to be removed, with the condition that the Board shall have the authority to approve and alter the Applicant's Landscape and Tree Management Plan during a "look back" period not to exceed one (1) year;
10. The Applicant is granted a waiver from the requirements of Township Code Section 242-6.C to provide topographic mapping of all surrounding lands within 100 feet of the perimeter of the subject property given the limited scope of development;
11. A note shall be added to the Plan stating that the existing building sewer shall be internally inspected using a CCTV video inspection of the existing building sewer connection to the main line sewer. An electronic copy of any such inspection shall be submitted to the Township Engineer's office for review and approval as a pre-requisite to any continued use of the existing lateral sewer piping;
12. The standby emergency generator proposed in connection with the proposed development of this property shall be located in accordance with the requirements of Township Code Section 245-9.1 entitled "Generators". The Site Plan shall also be revised to depict all details of construction associated with any such facility;

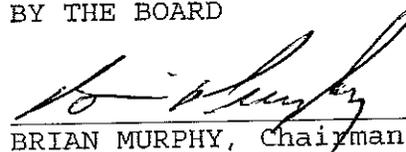
13. The applicant must also obtain the written approval from the Township of Washington Police Department as regards the approved route of travel through the Township of Washington for any construction vehicles entering or exiting this site; and
14. The Applicant shall obtain a Soil Erosion and Sediment Control Plan Certification from the Bergen County Soil Conservation District.

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicants, 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.

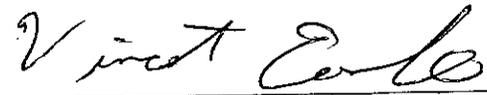
Dated: March 7, 2018

BY THE BOARD

BY:


BRIAN MURPHY, Chairman

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on March 7, 2018.


VINCE CORRADO, Secretary