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TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Michael and Debra Mariano 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 644 Mountain Avenue, in the Township of Washington, being Lot 5 in Block 4213 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 7/3/17;
- b. Township of Washington "Application For Soil Movement Permit", undated;
- c. A letter dated April 24, 2017, as prepared by the Township of Washington, "Office of the Tax Collector", indicating the owners of properties within 200 feet;
- d. Memo dated 6/19/17, as prepared by the Township of Washington Tax Collector stating that the tax payments on the above referenced property were current as of that date;
- e. Township of Washington "Land Development (Zoning) Application, Zoning / Engineering Approval", dated 2-15-2017;
- f. a drawing entitled "Driveway Location & Grading Plan, for the Mariano Residence, 644 Mountain Avenue, Block 4213 - Lot 5; Washington Township, Bergen County, N.J." dated January 9, 2017 and revised through August 14, 2017, as prepared by DJ Egarian & Associates. Inc., of Fairfield, New Jersey; and

- g. a drawing entitled "Topographic Survey, Block 4213 Lot 5, 644 Mountain Avenue, Township of Washington, Bergen County, New Jersey." dated October 10, 2016, as prepared by William T. Manning, PLS, of PAX Surveying & Environmental Consultants, LLC, of Fairfield, 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 he has proposed.

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

1. The Applicant's proposal as depicted on the above referenced "Minor Subdivision of Property" drawing satisfies the criteria set forth within the Code for classification as a "Minor Subdivision" and is so classified by the Board.
2. 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 August 30, 2017 review letter.

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 August 30, 2017 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 or to indicate that waiver relief is requested with respect to that 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 August 30, 2017 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. Mountain Avenue has been paved within the last three (3) years. Accordingly, 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 Board hereby approves Applicant's Landscape and Tree Management Plan, 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 shall submit for review and approval by the Township Engineer design calculations (as prepared by a New Jersey Licensed Professional Engineer) for all retaining walls exceeding four (4) feet in height. Appropriate fall protection measures shall also be provided along the top of wall where warranted. The requisite construction details for any such installation shall be added to the Plans;
11. 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; and
12. 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

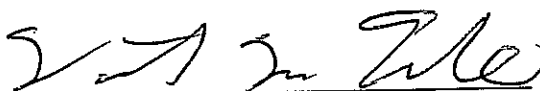
of Washington Clerk, and to cause a notice of this determination of the Planning Board to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Dated: September 6, 2017

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 September 6, 2017.


VINCE CORRADO, Secretary