

TOWNSHIP OF WASHINGTON  
PLANNING BOARD

RESOLUTION

WHEREAS, William Reilly and Jeanine Reilly 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 392 Lafayette Avenue in the Township of Washington, being Lot 2 in Block 4322 on the official tax map of the Township of Washington and being Lot 4 in Block 301 on the official tax map of the Borough of Westwood:

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 February 25, 2016;
- b. Township of Washington Planning Board, Affidavit of Applicant," dated February 17, 2016;
- c. "Township of Washington Planning Board, Affidavit of Ownership," dated February 17, 2016;
- d. Memo dated February 8, 2016, 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. Correspondence dated May 9, 2016, as prepared by Kathryn L. Walsh, of Harwood Lloyd, LLC Counselors at Law, of Hackensack, New Jersey;
- f. A drawing entitled "Subdivision for Bill and Jeanine, Lot 4 Block 301, Borough of Westwood, Lot 2 Block 4322, Township of Washington, Bergen County, NJ," dated February 12, 2016, last revision dated of April 26, 2016, as prepared by Lantelme, Kurens & Associates, P.C. of Hillsdale, New Jersey;
- g. Deed dated December 1, 1977 as recorded in the Bergen County Clerk's Office in Book 6328 Page 387 to 389;
- h. the report of the Township of Washington Zoning and Planning Board Engineer, dated June 28, 2016;
- i. the statements of and/or on behalf of the applicant at the work session and/or public hearings of the Township of Washington Planning Board with respect to the pending application on June 28, 2016 and July 27, 2016;
- j. the testimony provided and/or the exhibits offered into evidence by and/or on behalf of the applicants during the course of the hearings relative to the

- k. pending application held at the Township of Washington Planning Board;  
The comments made by the public at the hearing on July 27, 2016.

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

1. The application of the applicants is for a minor subdivision approval.
2. The present zone designation of A Zone shall be corrected to AA Zone.
3. Neither of the owners of the adjoining lots to the north and south of the entrance to the subject property from Mountain Avenue desires to sell any property to the applicants.

NOW, THEREFORE BE IT RESOLVED, that the Township of Washington Planning Board hereby denies the application of the applicants for minor subdivision approval pursuant to the provisions of Township Ordinance No. 82-36 based upon the following:

1. That the Board, after careful deliberation, has found the application to be insufficient to meet the requirements of N.J.S.A. 40:55D-47;
2. That the Board has found that the relief sought would have a substantial negative impact on the neighborhood;
3. That the Board has great concern over the ability of first responder emergency apparatus, including fire trucks, police vehicles and ambulances, to properly, effectively and safely service the proposed area, Lot 2, Block 4322, in the Township of Washington, especially because the access road frontage on Mountain Avenue of the "flag" lot is only 30 feet and the paved portion of the private right of way is only 12 feet wide;
4. That private right of way easements over the driveway entering into the proposed lot at the Mountain Avenue access, and continuing, could result in an untenable and unsafe amount of vehicular traffic on same, particularly in the event of development on the lot;
5. That the Board has determined that any future development of Lot 2, Block 4322, will only magnify the issues concerning inadequate emergency response, as well as introduce an unattractive and visually unappealing aesthetic element into the community;
6. That given these considerations, the Board has found that the detriments of the applicants' proposal outweigh its benefits.

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 applicant and to 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: September 7, 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, September 7, 2016.

*Patricia McDermott*  
Patricia McDermott, Secretary