

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Axia Creations, LLC has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 280 Pascack Road in the Township of Washington, being Lot 26 in Block 2417 on the Township of Washington Tax Assessment Map:

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

- a. Application for Tentative Approval of Site Plan, as received by the Township Clerk on July 9, 2018, with the following attachments thereto:
- b. Narrative document entitled Application for Tenant Approval of Site Plan undated, as prepared by the applicant:
 - i. A Floor Plan sketch;
 - ii. Signed Lease Agreement;
 - iii. A 200 foot property list "Owner & Address Report" dated July 9, 2018; and
 - iv. Property Tax Certification dated July 5, 2018.
- c. Artwork indicating the type and dimensions of the proposed signage modifications, as prepared by FastSigns of Paramus, New Jersey.

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 is seeking Planning Board approval of a Site Plan for use as an event planning and

speciality gift shop.

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. 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 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:
10:00 AM to 6:00 PM on the weekdays
Saturdays from 11:00 AM until 6:00 PM;
3. The number of employees will be two (2);

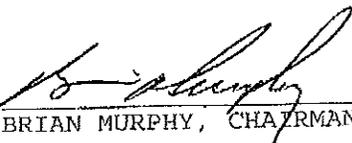
4. The applicant's signage proposal complies with the requirements of Township Code Section 194-4.1(A), consisting of an awning sign of 180 inches long and 30 inches high, which shall contain a logo area as well as a phone number of the business in 7 inch high letters and other text in 3 inch high letters, and is approved;
5. The Applicant shall confer with the Chief of the Township of Washington Volunteer Fire Department to revise the plans as necessary to depict the location and details of any "Knox Box" type installation to enable the Fire Department to have key access to the building in the event of a fire emergency during non-business hours;
6. The Applicant shall conform to all the details of the plans and information as hereinabove set forth and to any revisions made hereto;
7. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated July 25, 2018 and will perform accordingly;
8. 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;
9. 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
10. 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

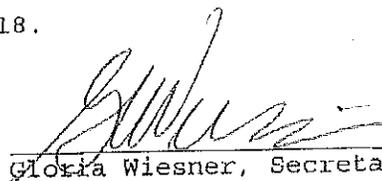
determination of the Planning Board to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Dated: August 29, 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 August 29, 2018.


Gloria Wiesner, Secretary

Dated: August 29, 2018