

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Chun Feng, has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 419 Jackson Avenue in the Township of Washington, being Lot 72 in Block 2328 on the Township of Washington Tax Assessment Map:

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

- a. "Township of Washington Application for a Tentative Approval of Preliminary Minor Subdivision Plat" dated 12-5-16;
- b. A drawing entitled "Survey of Property, at 419 Jackson Avenue, Township of Washington, County of Bergen, New Jersey", dated October 13, 2016, signed 6/29/17, unrevised, as prepared by Kent Rigg Engineering & Land Surveying, LLC of Midland Park, New Jersey.
- c. A set of drawings entitled "Minor Subdivision of Property, at 419 Jackson Avenue, Township of Washington, County of Bergen, New Jersey", dated November 15, 2016, last revision date of 6/26/17, consisting of:

Sheet 1 of 3 Area Map
Sheet 2 of 3 Subdivision Grading and Soil
 Erosion & Sediment Control Plan
Sheet 3 of 3 Notes and Details

as prepared by Kent Rigg Engineering & Land Surveying, LLC of Midland Park, New Jersey.
- d. A drawing entitled "Tree Removal Plan, at 419 Jackson Avenue, Township of Washington, County of Bergen, New Jersey", dated November 15, 2016, last revision date of 11/29/16, as prepared by Kent Rigg Engineering & Land Surveying, LLC of Midland

Park, New Jersey.

- e. A set of drawings entitled "Site Plan of Property, at 419 Jackson Avenue, Township of Washington, County of Bergen, New Jersey", dated May 8, 2017, last revision date of 6/26/17, consisting of:

Sheet 1 of 2 Grading and Soil Erosion & Sediment
Control Plan
Sheet 2 of 2 Notes and Details

- f. A set of drawings entitled "Site Plan of Property, at 419 Jackson Avenue, Township of Washington, County of Bergen, New Jersey", dated May 8, 2017, last revision date of 6/26/17, consisting of:

Sheet 1 of 2 Grading and Soil Erosion & Sediment
Control Plan
Sheet 2 of 2 Notes and Details

- g. A set of drawings entitled, "Site Plan of Property, at 873 Crest Place, Township of Washington, County of Bergen, New Jersey", dated May 8, 2017, last revision date of 6/26/17, consisting of:

Sheet 1 of 2 Grading and Soil Erosion & Sediment
Control Plan
Sheet 2 of 2 Notes and Details

- h. A set of Preliminary Architectural drawings entitled "Proposed Lots 72.01, 72.02, 72.03, Block 2328, Township of Washington, NJ", dated 4/17/17, last revision date of 6/29/17, consisting of:

Sheet A-1 Site Plan and Detail
Sheet A-2 419 Jackson Ave. - Proposed 1st
Floor Plans, b'ment Plan and Roof
Plan
Sheet A-3 409 Jackson Ave. - Elevations,
Section and Details
Sheet A-4 419 Jackson Ave. - Existing &
Proposed Front Elevations
Sheet A-5 419 Jackson Ave. - Plans and
Section
Sheet A-6 873 Crest Place - Plans, Elevation
and Tables
Sheet A-7 873 Crest Place - Plans and Section

as prepared by Chun Feng, Architect, of Ramsey,

New Jersey.

- i. "Township of Washington Application for Soil Moving Permit" - 419 Jackson Avenue, Block 2328, Lot 72.01", undated.
- j. "Township of Washington Application for Soil Moving Permit" - 409 Jackson Avenue, Block 2328, Lot 72.02", undated.
- k. "Township of Washington Application for Soil Moving Permit" - 873 Crest Place, Block 2328, Lot 72.03", undated.
- l. "Soil Moving Calculations, Lot 72, Block 2328, 419 Jackson Avenue, Township of Washington", dated May 8, 2017, as prepared by Kent Rigg Engineering & Land Surveying, LLC of Midland Park, 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 Planning Board approval to subdivide existing Lot 72 into three (3) lots; with one lot possessing street frontage along Jackson Avenue while the two remaining lots shall possess their primary street frontage along Crest Place.
3. The Applicant is also seeking Demolition, Minor Site Plan and Major Soil Moving Permit approvals as required in connection with the proposed future development of each of the building lots (i.e. Proposed Lots 72.01, 72.02 & 72.03) created pursuant to the subject Minor Subdivision application.

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 the proposed demolition activities, tree removal operations and the proposed construction of 3 (three) single family residential dwellings which dwellings shall be constructed by this same applicant.
3. The subdivision 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".
4. The applicant's request for approval to demolish the existing structures on the property is granted.

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 Borough Engineer Paul Azzolina, P.E. and the attached Appendix "A" to that Report. Specifically, the plans must be revised to include the required information to depict all streets, roads, streams and watercourses within 200 feet of the subject property as opposed to within 500 feet of the subdivision, as required pursuant to Code Section 239-6.G. or indicate that waiver relief is requested with respect to this plan detail 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 July 26, 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. Both Crest Place and Jackson Avenue have 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;

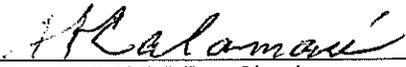
6. The Applicant shall submit a DVD copy of the building sewer inspection to the Township Engineer;
7. The applicant shall provide the appropriate calculations demonstrating the adequacy of the proposed stormwater management system;
8. The Applicant shall pay the costs of the Township Engineer, the Township 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;
9. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed development;
10. The Board shall have the authority to approve and alter the Applicant's Landscape plan during a "look back" period not to exceed one (1) year;
11. The Applicant shall submit for review and approval by the Borough 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;

12. The Applicant shall have the well water tested for potability by the appropriate authority;
13. The Applicant shall provide a "Notice of Exempt Application" from the Bergen County Planning Board; and
14. The Applicant is granted a *de minimus* exception from the Residential Site Improvement Standards regarding new sidewalks which are not to be constructed along the south side of Crest Drive because no sidewalks currently exist at that location. Any sidewalks constructed shall include a handicap ramp.

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 2, 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 August 2, 2017.


VINCE CORRADO, Secretary