

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Habitat for Humanity of Bergen County has made an application to the Township of Washington Planning Board for a Major Soil Removal Permit for the property located at 639 Jefferson Avenue in the Township of Washington, being Lot 25 in Block 3103 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 Soil Movement Permit" dated August 30, 2017;
- b. A set of drawings entitled "Block 3103 - Lot 25, 639 Jefferson Avenue, for Habitat for Humanity, Washington Township, Bergen County, N. J.", containing the following sheets:

<u>Sheet No.</u>	<u>Title</u>	<u>Dated</u>	<u>Revised Thru</u>
1 of 5	Preliminary & Final Major Subdivision/Site Plan	May 23, 2016	9-15-17
2 of 5	Survey / Development Plan	May 23, 2016	9-15-17
3 of 5	Grading, Drainage & Utility Plan	May 23, 2016	9-15-17
4 of 5	Landscape Plan	May 23, 2016	9-15-17
5 of 5	Soil Erosion and Sediment Control Plan	May 23, 2016	9-15-17

all as prepared by Schwanewede/Hals Engineering of Oakland, New Jersey.

- c. Soil Moving Calculations dated August 15, 2016 and revised October 24, 2017, as prepared by Schwanewede/Hals Engineering of Oakland, New Jersey; and
- d. A set of Architectural Drawing entitled "Habitat Bergen Veterans & Seniors Housing Project, 639 Jefferson Avenue, Township of Washington, New Jersey", dated 4-15-2016 and revised through 8-28-2017, as prepared by Piero F.

Gabucci, A.I.A, of Axis Architectural Group, LLC, of Englewood, New Jersey.

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

1. The applicant had previously applied to the Zoning Board of Adjustment of the Township of Washington for the following approvals:

- a "d-1" Use Variance to permit the proposed construction of a non-conforming principal structure (i.e. attached townhouse building containing 4 (four) dwelling units which are to be offered for sale to income qualified veterans and seniors,
- a "d-5" Variance for a corresponding density of approximately 14 (fourteen) dwelling units per acre, given a total lot area of 0.286 acres,
- Preliminary/Final Major Subdivision with associated variance relief as required in connection therewith for the creation of 4 (four), "fee simple" lots,
- Preliminary/Final Major Site Plan with associated Variance relief and
- de minimis exceptions from the requirements of the Residential Site Improvement Standards (RSIS) with respect to the construction of sidewalks and the number of off-street parking spaces provided on the site.

2. The above noted approvals were granted by the Board of Adjustment on August 16, 2016 and subsequently memorialized in Resolution of the Board as adopted on September 13, 2016.

3. The subject property is identified on the current Tax Assessment Map as Lot 25 in Block 3103 and has an area of 12,500 s.f. +/- (0.286 acres), with 125.00 feet of frontage along Jefferson Avenue.

4. The tract is located on the south side of Jefferson Avenue.

5. The property is located within the "Class B" Residential Zoning District.

6. The site has been cleared of the wood frame and masonry structures (i.e. VFW Post No. 6192) that were previously situated on this property. The now completed demolition operations

entailed the on-site crushing of the concrete materials containing within the existing structures. The byproduct of this operation (i.e. recycled concrete aggregate) is currently stockpiled along the westerly limits of the site. The volume of material contained within the stockpile is estimated to equal approximately 800 (eight hundred) cubic yards, which shall be exported from the site.

7. In accordance with the requirement set forth under Condition "n" of the above referenced Resolution, the applicant is now seeking the approval of this Board for the issuance of a Major Soil Moving Permit as required in connection with the proposed redevelopment of this site as described hereinabove.

8. The applicant has notified all property owners within 200 feet of the subject property.

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

1. Planning Board review and approval is required pursuant to Township Code Section 242-2 (entitled Definitions), wherein a Major Soil Permit is defined as any soil permit other than Ministerial, which form of permit allows the movement of not more than 400 cubic yards of soil.

2. Proposed soil movement volumes as indicated on Page 2 of above referenced Soil Moving Calculations are as follows:

Total Cut:	19 c.y.
Total Fill:	492 c.y.
Net Import to Site:	473 c.y.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the application of the applicant as submitted for a Major Soil Permit subject to the following:

1. Item #10 of the Application for Soil Moving Permit as originally submitted by the applicant must be revised to reflect the amended soil moving quantities as noted above. Furthermore, assuming that the entire volume of the recycled concrete aggregate materials currently stockpiled on the site are deemed unsuitable for re-use elsewhere on the site either as a controlled or general fill material, the application shall likewise be

amended to reflect the volume of any such material to be exported from the site.

2. The applicant must also obtain the written approval from the Township of Washington Police Department as to the approved route of travel through the Township of Washington for any construction vehicles entering or exiting this site.
3. Notwithstanding that in accordance with the requirements of Township Code Section 242-7 (Soil Removal Fees), the applicant is typically required to post certain Fees and Deposits in connection with any such application for the issuance of a Major Soil Permit, in accordance with the terms and conditions set forth within the "Amended and Restated Purchase and Sale Agreement" dated March 11, 2016 between Habitat For Humanity Of Bergen County New Jersey, Inc. and the Township of Washington, it is specifically stated under Item No. 10 that:

The Township shall waive and or cover the costs of the applicable fees and/or costs customarily charged by the Township under its ordinances for residential construction and development...

Therefore, the posting of fees and deposits are waived.

4. As the subject property was recently conveyed (without compensation) to the applicant, a not-for-profit corporation of the State of New Jersey, by the Township of Washington, a municipal corporation of the State of New Jersey, given the tax exempt status of both entities, there would not presently be a tax burden associated with the subject property causing any taxes to be due or delinquent on the subject property.
5. Given the not-for-profit nature of the enterprise, the Township Council has determined that the applicant shall be permitted to deposit with the Township a reduced Performance Guaranty in the amount of \$10,000.00 (ten thousand dollars).
6. In accordance with the requirements of Township Code Section 242-6.C, the applicant is granted waiver relief with respect to topographic mapping of all surrounding lands within 100 feet of the perimeter of the subject property.
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 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: November 1, 2017

BY THE BOARD

BY:



A.A. CALAMARI, Chairman

MICHAEL ULLMAN
ACTING CHAIR

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on November 1, 2017.



VINCE CORRADO, Secretary