

TOWNSHIP OF WASHINGTON  
PLANNING BOARD

RESOLUTION

WHEREAS, Keith Jensen d/b/a Family House, LLC has made an application to the Township of Washington Planning Board for tentative approval of a revised site plan to permit additional tree removal for the property located at 1154 Washington Avenue in the Township of Washington, being part of Lot 7.01 and 8.01 and Block 1102 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, Bergen County, New Jersey, Application for Tentative Approval of Site Plan dated September 29, 2017;
- b. A drawing entitled "Subdivision Layout/Drainage/Erosion Control" for Minor Subdivision, Family House, LLC, Block 1102, (AA Zone), Lots 7.01 & 8.01, Township of Washington, Bergen County, New Jersey" being Drawing No. 1 of 2, dated 3/17/14 and revised through 9/25/17 and re-signed 9/25/17, as jointly prepared by R.L. Engineering, Inc. of Park Ridge, New Jersey and James E. Drum, Land Surveyor, of Nanuet, New York; and
- c. A "hand-drawn tree removal and replacement drawing" by Kevin Alberta.

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 of an amendment to a Minor Site Plan to permit additional tree removal for the property located

at 1154 Washington Avenue in the Township of Washington.

3. The following approvals were previously granted by this Board:

Minor Subdivision approval granted on July 29, 2015 and memorialized in a Resolution adopted on August 5, 2015 and

Major Soil Movement Permit granted on July 29, 2015 and memorialized in a Resolution adopted on August 5, 2015.

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

1. The Applicant's proposal for additional tree removal and replacement, as depicted on the hand written tree replacement and replacement plan and as modified during his expert's testimony before the Board on November 29, 2017, is hereby approved.
2. The Applicant adequately answered all of the Township Engineer's and board members questions about the plan during the testimony.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the application of the applicant as submitted subject to the following:

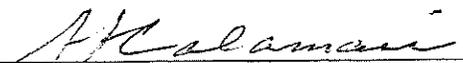
1. The Applicant shall remove and replace the trees in accordance with the testimony given at the hearing of this application and as set forth on the hand-drawn tree removal and replacement drawing presented at the November 29, 2017 Board meeting;
2. The Applicant shall conform to all the details of 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 October 25, 2017 and will perform accordingly;

4. 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;
5. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed development; and
6. The Board shall have the authority to approve and alter the Applicant's tree removal and landscape plan during a "look back" period not to exceed one (1) year;

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: December 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 December 6, 2017.

  
VINCE CORRADO, Secretary