

APPROVAL DATE: 1/6/2015

MAN *Robert B...*  
TOWNSHIP OF WASHINGTON  
PLANNING BOARD  
RESOLUTION

WHEREAS, Joseph Prezzia has made an application to the Township of Washington

Planning Board for tentative approval of a site plan pursuant to conditional use authorization for premises located at 1984 East Glen Avenue, being Lot 4 of Block 2504 on the Township of

Washington Tax Assessment Map;

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

- a. A set of Architectural Drawings entitled "Additions & Renovations to 1984 East Glen Avenue, private residence, Mr. Joseph Prezzia, Township of Washington, New Jersey", containing a total of eight sheets dated October 6, 2014, as prepared by Lorenzo Franchina Architects & Associates of Hasbrouck Heights, New Jersey;
- b. A survey entitled "Location Survey for Fred Puccio, 1984 East Glen Avenue, Township of Washington, Bergen County, New Jersey, dated August 31, 2015, as prepared by Peter C. Kirch, PLS, of Surveying Technologies, Inc., of Ramsey, New Jersey;
- c. A survey entitled "Elevation Survey for Fred Puccio, 1984 East Glen Avenue, Tax Lot 4, Block 2504, Township of Washington, Bergen County, New Jersey, dated November 2, 2015, as prepared by Peter C. Kirch, PLS, of Surveying Technologies, Inc., of Ramsey, New Jersey;
- d. the Township of Washington Planning Board Application for Tentative Approval of a Site Plan, received by the Township on December 1, 2015; Memo, dated October 5, 2015 as prepared by Elaine Erlwein, confirming that the property taxes were current as of that date;
- e. the report of the Township Engineer, dated December 15, 2015;
- f. the statements of and/or on behalf of the applicant at the public meeting of the Township of Washington Planning Board on December 16, 2015.

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

findings of fact:

- 1. The application of Joseph Prezzia is for a minor site plan.
- 2. The applicant seeks a variance and/or conditional use authorization with respect to the lot area in that the required lot area is 21,780.00 square feet

3. The applicant seeks a variance and/or conditional use authorization with respect to the front yard setback in that the required setback is 50.00 feet and the existing setback is 38.6 feet, and the proposed setback is 38.6 feet.
4. The applicants seek a variance and/or conditional use authorization with respect to the garage parking requirement in that a two-car garage is required and there is an existing one-car garage, and a one-car garage is proposed.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the

application of the applicant as submitted subject to the following:

1. That the granting of the variances and/or conditional use authorization requested by the applicants will not cause substantial detriment to the public good and will not impair the intent and purpose of the zone plan and the zoning ordinances of the Township of Washington;
2. That the granting of the variances and/or conditional use authorization benefits the intent and purpose of the zone plan and the zoning ordinances of the Township of Washington;
3. That the applicant conform to all details of the plans and information as hereinabove set forth;
4. That the applicant shall provide adequate stormwater management measures pursuant to monitoring by the Township Engineer should inadequacies arise to the detriment of any neighbor;
5. That the applicant concur with the recommendations set forth in the reports of the Township Engineer, as well as those made by him during the hearing, and perform accordingly;
6. That the applicant pay the costs of the Township of Washington Engineer and the Township of Washington Planning Board Attorney associated with this application and deposit sufficient funds for same with the Township of Washington Treasurer;
7. That the applicant comply with all applicable municipal and governmental regulations affecting the proposed development of said premises.

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/or 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: January 6, 2016

BY THE BOARD

BY: *Bernard Gohok*  
Bernard Gohok, Acting 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, January 6, 2016.

*Mary Anne Murphy*  
Mary Anne Murphy, Secretary