

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, LJC Holdings, LLC, has made an application to the Township of Washington Planning Board for tentative approval of a site plan for the property located at 163 Cosman Street in the Township of Washington, being Lot 7 in Block 4521 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 Application for Tentative Approval of a Site Plan, as received by the Township of Washington on October 29, 2015;
- b. a drawing entitled "Drainage and Soil Erosion Control Plan, 163 Cosman Street, Proposed Two-Story Single Family Residence, Block 4521, Lot 7 163 Cosman Street, Township of Washington, County of Bergen, New Jersey," as prepared by Stonefield Engineering & Design of Rutherford, New Jersey, dated October 14, 2013;
- c. a set of Architectural Drawings entitled "Additions & Alterations to 163 Cosman Street, Township of Washington, Block 4521, Lot 7, County of Bergen, New Jersey, 07675," comprised of eleven (11) sheets, as prepared by RS Mannino, Architect of Paramus, New Jersey, dated July 31, 2015 and revised October 21, 2015;
- d. Township of Washington Application for Soil Movement, dated October 26, 2015;
- e. the report of the Township Engineer, dated December 2, 2015;
- f. the statements of and/or on behalf of the applicant at the work session and/or public hearing of the Township of Washington Planning Board on December 2, 2015 with respect to said application.

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

1. The applicant has notified all property owners within 200 feet of the subject property of this application.

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

1. That the applicant conform to all details of the plans and information as hereinabove set forth and to any revisions made thereto;
2. That the applicant concur with the recommendations set forth in the report of the Township Engineer and perform accordingly;
3. That the applicant shall procure the requisite ministerial soil movement permit;
4. That the applicant shall not be making any application for street opening;
5. That the applicant shall submit a DVD copy of the building sewer inspection to the Township Engineer;
6. That the applicant pay the costs of the Township of Washington Engineer; Township of Washington Attorney and/or 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 is hereby directed to mail a copy of this Resolution to the applicant and/or 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.

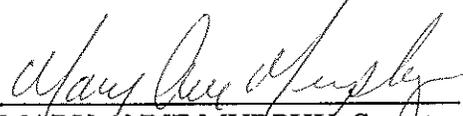
Dated: December 16, 2015

PLANNING BOARD
APPROVAL DATE 12/16/15
CHAIRMAN A.A. Calamari
SECRETARY A. Pappalardo

BY THE BOARD

BY: A.A. Calamari
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 Wednesday, December 16, 2015.



MARY ANNE MURPHY, Secretary