

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Vimi Mehta has made an application to the Township of Washington Planning Board for a tentative approval of a Minor Site Plan and Major Soil Moving Permit for the property located at 2 Rose Court in the Township of Washington, being Lot 17.02 in Block 2502.01 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 dated January 12, 2018;
- b. Township of Washington Planning Board, Affidavit of Applicant, dated January 10, 2018;
- c. Township of Washington Planning Board, Authorization of Owner, undated;
- d. Township of Washington Planning Board, Affidavit of Service, dated January 10, 2018;
- e. Township of Washington Planning Board, Affidavit of Notification, dated January 10, 2018;
- f. Township of Washington Application For Soil Movement Permit, dated 1-10-2018;
- g. A set of drawings entitled "No. 2 Rose Court, Lot 17.02, Block 2502.01, Township of Washington, Bergen County, New Jersey," comprised of the following sheets:

<u>Sheet No.</u>	<u>Title</u>	<u>Dated</u>	<u>Revised</u>
1 of 2	Grading & Drainage Plan	12-12-17	1-10-18
2 of 2	Soil Moving		

as prepared by Hubschman Engineering, P.A., of Bergenfield, New Jersey;

- h. A "Soil Moving Report, Proposed Single Family Dwelling, 2 Rose Court, Lot 17.02, Block 2502.01, Lot 35, Township of Washington, Bergen County, New Jersey", dated December 12, 2017, as prepared by Hubschman Engineering, P.A., of Bergenfield, New Jersey; and
- i. A Memo dated December 20, 2017, as prepared by the Township of Washington Tax Assessor with the list all owners of property within 200 feet.

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 Minor Site Plan and Major Soil Moving Permit approvals as required in connection with the site plan work he has proposed.

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 work outlined in the Borough Engineer's January 31, 2018 review letter and the previously approved subdivision plans dated 12-13-11 with a last revision date of 10-19-15. With respect to the proposed side yard and rear yard setback dimensions, the proposed dimensions are consistent with the requirements of the zoning ordinance

which stipulates that these yards be increased as a function of the proposed building height in excess of 25 (twenty five) feet.

3. The property is situated in the "Class AA" Zoning District. The subject application for development is noted to comply with the requirements of the Zoning Ordinance with the exception of the following standards, for which departures from the literal requirements of the Township's zoning ordinance the required variance relief is noted to run with land and remains in-place at this time:

a) Minimum Lot Frontage (Sect. 245-28)

Required: 100.00 feet
Proposed: 0.00 feet (Lot 17.02)

Note:

Lot 17.02 possess frontage along the improved private driveway (now known as Rose Court), as opposed to possessing frontage along an improved public roadway.

b) Minimum Front Yard Setback (Sect. 245-30)

Required: 50.00 feet
Proposed: 26.00 feet as measured to the dwelling
Proposed: 25.17 feet as measured to the Portico

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 Township Engineer Paul Azzolina, P.E. and as discussed at the Board's January 31, 2018 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 January 31, 2018 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. If required, 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 has providing the appropriate calculations demonstrating the adequacy of the proposed stormwater management system, which the Board hereby approves;
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 work;
9. The Applicant is granted a waiver from the requirements of Township Code Section 242-6.C to provide topographic mapping of all surrounding lands within 100 feet of the perimeter of the

subject property given the limited scope of development; and

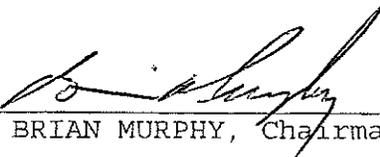
10. The Applicant shall obtain a Soil Erosion and Sediment Control Plan Certification from the Bergen County Soil Conservation District.
11. The applicant shall also obtain the written approval from the Township of Washington Police Department as regards to the approved route of travel through the Township of Washington for any construction vehicles entering or exiting this site.

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: February 7, 2018

BY THE BOARD

BY:


BRIAN MURPHY, Chairman

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on February 7, 2018.


VINCE CORRADO, Secretary