

TOWNSHIP OF WASHINGTON  
PLANNING BOARD

RESOLUTION

WHEREAS, Miracle Catering, L.L.C., has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 279 Pascack Road in the Township of Washington, being Lot 1 in Block 3403 and Lots 18-20 in Block 3402 on the Township of Washington Tax Assessment Map:

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

- a. A "Planning Board, Township of Washington, Bergen County, New Jersey, Application for Tentative Approval of a Site Plan", dated 8/29/17;
- b. A narrative document dated 7/24/17, describing the operational aspects of Miracle Catering, LLC, as prepared by Ron Spaziani, Owner;
- c. A "marked-up" schematic floor plan drawing indicating existing room and equipment locations and proposed Table and Chair layouts, lacking standard Title Block information, such as the name and address of the individual or firm responsible for the preparation of the same and the date on which the drawing was prepared and/or revised;
- d. "Signage Details" for the proposed façade-mounted signage installation; and
- e. Page 19 of 19, of the executed Lease Agreement by and between the applicant and Washington Town Center, LLC, dated August 30, 2017.

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

1. The applicant was not required to notify all property owners within 200 feet of the subject property.
2. The applicant is seeking Planning Board approval of a Site Plan for an off-premises catering and restaurant operation in the Washington Town Center shopping plaza.

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

1. The Applicant's proposal as depicted on the above referenced documents satisfies the criteria set forth under Township Code Section 239-3.A for a "Minor Site Plan" and is so classified by the Board.
2. The design, as presented, is found to comply with the lot area, street frontage, lot depth, front yard width, side yard width, rear yard width, building height, and building coverage requirements for this Zoning District and thus, is "variance-free" and is a permitted use.
3. The Applicant adequately answered all of the Township Engineer's and board members questions about the proposed operation during his testimony.
4. The applicant's signage proposal, as modified during his testimony, complies with the requirements of Township Code Section 194-4.1(A), which permits the installation of signage within the "Signage Area" the dimension of which is noted to be 12'-6" (twelve feet six inches) in length and 4'-0" (four feet zero inches) in height.
5. The proposed use of this space as described hereinabove is in conformance with the requirements of the Township Zoning Ordinance, as well as consistent with the existing tenancy within the Town Center and thus, the Board concludes that the subject premises may be occupied by the prospective tenant without adverse impact to the existing utilities or other site amenities.

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 construct the space in accordance with the testimony given at the hearing of this application as to the work space/storage area and bathroom facilities;
2. Hours of operation shall be as follows:  
9:00 AM to 10:00 PM weekdays  
7:00 AM to 11:00 PM weekends
3. The number of employees shall range from 2 to 5;
4. The Applicant shall conform to all the details of the plans and information as hereinabove set forth and to any revisions made hereto;
5. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated September 6, 2017 and will perform accordingly;
6. The Applicant shall confer with the Chief of the Township of Washington Volunteer Fire Department to revise the plans as necessary to depict the location and details of any "Knox Box" type installation to enable the Fire Department to have key access to the building in the event of a fire emergency during non-business hours;
7. As the modifications to the premises are limited to the building's interior elements, the final construction plans shall be submitted to the Township Construction Code Official for his review and approval;
8. 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; and

9. 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: September 27, 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 September 27, 2017.

  
VINCE CORRADO, Secretary