

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Peter Calamari, Member Fiscally Responsible Government for the Township of Washington, has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 291 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 "Township of Washington Planning Board Application for Tentative Approval of a Site Plan", received by the Board on September 21, 2017;
- b. Narrative document describing the proposed operations of Fiscally Responsible Government For The Township of Washington, undated, as prepared by the applicant;
- c. A free hand sketch of the proposed floor plan, undated; and
- d. Page 19 of 19, of the executed Lease Agreement by and between the applicant and Washington Town Center, LLC, dated September 20, 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 a short term tenancy for use as a campaign office.

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. Given the proposed campaign office use, it is assumed that "Campaign Signs" as defined under Township Code Section 194-1, shall in some way be associated with the proposed use of this space. With respect to any such campaign signage, a permit is required pursuant to Township Code Section 194-2.A. The applicant shall apply for the required permit as a condition of using any campaign signs as defined under the Township Code. The Applicant did not request signage approval.
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:
8:00 AM to 9:00 PM seven (7) days per week;
3. The number of volunteers will vary; there will be no employees;
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 26, 2017 and will perform accordingly;
6. 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;
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; and
8. 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: October 4, 2017

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BY THE BOARD

BY:

Donald J. Salina 10/25/17
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 October 4, 2017.

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VINCE CORRADO, Secretary