

**TOWNSHIP OF WASHINGTON**  
**PLANNING BOARD - PB-23**

WHEREAS, SBRK Realty has made an application to the Township of Washington Planning Board for a tentative approval of a Minor Site Plan and for a Major Soil Removal Permit for the property located at 508 Ridgewood Boulevard North, in the Township of Washington, being Lot 17 in Block 2303 on the Township of Washington Tax Assessment Map:

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

- a. Township of Washington Land Development Application dated April 1, 2019;
- b. Township of Washington Application for Soil Movement Permit, dated January 28, 2019;
- c. Memo dated April 1, 2019, as prepared by the Township of Washington Tax Collector stating that the tax payments on the above referenced property were current as of that date;
- d. A survey entitled, "Topographic Survey of Property at 508 Ridgewood Boulevard North, Township of Washington, N.J. County of Bergen", dated September 18, 2017 and revised through November 5, 2018, as prepared by Rigg Associates, P.A., of Glen Rock, New Jersey;
- e. A set of Civil Engineering drawings containing two sheets entitled, "Plan for Property at 508 Ridgewood Boulevard North, Township of Washington, N.J. County of Bergen", consisting of Plot Plan, Soil Erosion & Sediment Control Plan (Sheet 1 of 2) and Details (Sheet 2 of 2), both sheets dated September 25, 2017 and revised through January 28, 2019, as prepared by Rigg Associates, P.A., of Glen Rock, New Jersey;
- f. A set of Architectural drawings containing five sheets (A1 - A5) entitled "Proposed Residence For:, 508 Ridgewood Boulevard North, Township of Washington, N.J.", dated June 26, 2017 and revised through May 3,

2019, as prepared by Edward A. Easse, Architect Planner, of Hawthorne, New Jersey;

- g. Correspondence dated September 24, 2018, Re: Withdrawal of a Letter of Interpretation Verification Application, as prepared by Patrick Ryan, Supervisor, New Jersey Department of Environmental Protection (NJDEP): Land Use Regulation Program; and
- h. Correspondence dated September 24, 2018, Re: Letter of Interpretation: Line Delineation, as prepared by Patrick Ryan, Supervisor, NJDEP Land Use Regulation Program.

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 property in question is located within the "Class B" Residential Zoning District and is identified on the current Tax Assessment Map as Lot 17 in Block 2303. The property is more commonly identified as #508 Ridgewood Boulevard North and is classified as an "Interior Lot", being situated on the west side of Ridgewood Boulevard North between approximately 300 feet south of Bridge Street. The site is bounded to the west by wooded areas comprising a portion of the Angus "Russ" Gardner Memorial Filed Complex. The subject property is rectangularly shaped, (i.e. approximately 100.00' wide by 95.00' deep) occupying an Area of 9,500 square feet (0.218 acres).
3. The single family dwelling which was once situated on this property was extensively damaged by a fire approximately ten (10) years ago and was then subsequently demolished. The following site improvements and/or topographic features are remnants of the earlier development of this property.
  - A macadam driveway at or about the southeast corner of the property;
  - A small concrete pad toward the rear of the lot; and
  - Having a grass cover without any trees.
4. The property is encumbered by a 50 foot Transition Area (i.e. Wetland Buffer) for Freshwater Wetland Areas

located on the contiguous lands to the west owned by the Township of Washington, being the forested portion of the W. "Angus" Gardner Memorial Field and identified on the current Tax Assessment Map As Block 1305.01 - Lot 2.01.

5. The applicant has request and obtained from the DEP a "Letter of Interpretation" which establishes the freshwater wetlands boundary line(s) on the Township owned parcel as well as the associated standard transition area (i.e. buffer) that is located on the subject property parallel and is established at a distance of 50 (fifty) feet as measured parallel and/or concentric to the limits of the freshwater wetlands boundary line(s) as delineated by the NJDEP on the contiguous lands owned by the Township.

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

1. The application for development satisfies the criteria set forth under Township Code Section 239-3.A for a "Minor Site Plan" encompassing the proposed work outlined in the Township Engineer's August 2, 2019 review letter.

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 conform to all the details of the plans, as to be amended, and information as hereinabove set forth and to any revisions made hereto;
2. Sheet A-1 of the Architectural Drawings shall be revised to depict the maximum vertical separation distance between the Finished First Floor Elevation (123.3) and the Highest Roof Ridge Elevation. Given the elevations noted on the "Plot Plan, Soil Erosion & Sediment Control Plan", the proposed maximum separation distance shall equal to 23.7 feet (23-8½");
3. The following information must be provided on the Site Plan:
  - i. Place for signature of Chairman and Secretary of the Planning Board;

- ii. Place for signature of Board Engineer;
  - iii. A landscaping plan, including location, type and size of proposed plantings and screenings;
  - iv. Building dimensions shall be provided;
  - v. Notes/details as required for any proposed landscape improvements shall be provided;
  - vi. Indicate Generator details, if applicable at this time; and
  - vii. Correct Area of Disturbance as indicated under General Note No. 14.
4. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated August 2, 2019 and will perform accordingly which includes eliminating the concrete lid and communicating with the Township Engineer to address what, if anything, is below the lid;
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. 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 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;
7. A note shall be added to the Plan stating that the existing building sewer shall be internally inspected using a CCTV video inspection of the existing building sewer connection to the main line sewer. An electronic copy of any such inspection shall be submitted to the

Township Engineer's office for review and approval as a pre-requisite to any continued use of the existing lateral sewer piping;

8. If a standby emergency generator is proposed in connection with the proposed development of this property, it shall be located in accordance with the requirements of Township Code Section 245-9.1 entitled "Generators". The Site Plan shall also be revised to depict all details of construction associated with any such facility;
9. As this application is not classified as a "Major Development, the applicant is not required to provide calculations demonstrating the adequacy of the proposed stormwater management system. The applicant was required to provide appropriate surface drainage measures so that removal of surface waters will not adversely affect neighboring properties or the public drainage system. The plans indicate that the applicant is proposing to control stormwater runoff from the rooftop areas by installing a 6" PVC Pipe Collection System discharging to a single 6' Diameter Seepage Pit System which shall be placed within the northerly side yard area. The proposed design of the stormwater management system is satisfactory with respect to the control of runoff from the proposed roof area. A test pit investigation shall be completed at the proposed location of the seepage pit to assess the groundwater conditions at this location. An Inspector from this office must witness any such test pit investigation any must be notified at least 24 hours in advance of any construction activity related to the initial investigation and/or construction of this improvement;
10. Proposed soil movement volumes as reflected in the "Soil Moving Calculations" (Sheet 2 of 2) are as follows:

Total Cut:	543.7 c.y.
Total Fill:	26.5 c.y.
Net Soil Removed From Site:	517.2 c.y.

Inasmuch as the volume of soil to be moved on site exceeds the 400 c.y. cutoff figure for a ministerial permit, the application is classified as a Major Soil Permit Application.

In accordance with the requirements of Township Code Section 565-7 (Soil Removal Fees), the applicant is

required to post the following Fees and Deposits in connection with the subject application for the issuance of a Major Soil Permit:

1. Major Soil Application Fee \$ 500.00
2. Engineering Review & Inspection Fee \$1,500.00
3. Soil Moving Fee \$ 135.93  
(543.7 c.y. @ 0.25/c.y);

11. Sidewalks along the property frontage shall be removed and replaced as directed by the Township Engineer;
12. 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;
13. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed development;
14. The Board shall have the authority to approve and alter the Applicant's Landscape plan during a "look back" period not to exceed one (1) year; and
15. The Applicant shall provide the Board as well as the Township Engineer with a copy of the recorded Deed for this property which Deed must contain the five specific pieces of information as enumerated on Page 3 of the September 24, 2018, Letter of Interpretation: Line Delineation.

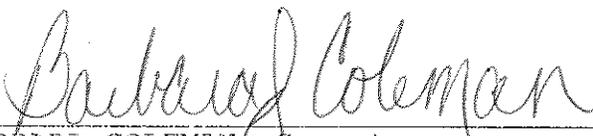
BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicants, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning Board to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Dated: September 4, 2019

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 September 4, 2019.

  
BARBARA COLEMAN, Secretary