

TOWNSHIP OF WASHINGTON
Planning Board

Resolution PB-19-25

WHEREAS, Jhia and Ja'yne Davis d/b/a Limitless Pets has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 285 Pascack Road, Unit 303A, in the Township of Washington, being Lot 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 Washington Town Center Application for Tentative Approval of a Site Plan, received by the Board on October 11, 2019;
- b. An undated narrative document entitled "Business Description, as prepared by the applicants;
- c. An architectural drawing entitled "Bark Place Dog Grooming, 315 Pascack Road, Suite 303A, Washington, N.J., Construction Plan & reflected Ceiling Plan", comprised of a single sheet dated 3/26/15, as prepared by Joel Ives, AIA, of The Ives Architecture Studio, LLC, of Fair Lawn, New Jersey, as submitted in connection with the earlier (i.e. 2015) application by Robin Droescher, for Bark Place Dog Grooming, now located within this same storefront location;
- d. Reduced scale, color proof of the proposed signage installation, consisting of a single sheet, undated, as prepared by Signarama, of Clifton, New Jersey;
- e. Page 18 of 19, of the executed Lease Agreement by and between the applicant and Washington Town Center, LLC, dated October 7, 2019; and
- f. A document entitled Township of Washington, Fire Prevention Bureau, Annual or New Business

Registration dated October 11, 2019 as executed by
Jhia Y. Davis and Ja'Nye A. Davis.

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

1. The applicants Jhia and Ja'yne Davis d/b/a
Limitless Pets are seeking site plan approval in
connection with the proposed Leasehold of Unit #
303A of the Washington Town Center for the
operation of a pet grooming operation and retail
operation for the sale of pet related items.
2. The applicant was not required to notify all
property owners within 200 feet of the subject
property.

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 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 her testimony.
4. The proposed use of this space as described
hereinabove is in conformance with the
requirements of the Township Zoning Ordinance
section 580-62.

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:

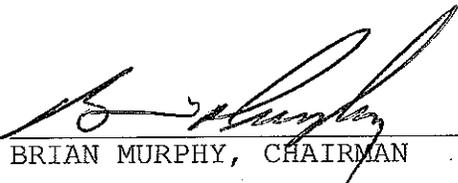
Sunday,	9 AM to 7 PM
Monday,	9 AM to 3 PM
Tuesday,	9 AM to 5 PM
Wednesday,	9 AM to 5 PM
Thursday,	9 AM to 5 PM
Friday,	9 AM to 7 PM
Saturday,	9 AM to 7 PM
3. The number of employees shall be five(5);
4. The Applicant shall conform to all the details of the plans and information as hereinabove set forth 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 October 25, 2019 and will perform accordingly;
6. As the modifications to the premises are limited to the building's outdoor sign, the final construction plans shall be submitted to the Township Construction Code Official for his review and approval;
7. The Applicant shall confer with the Chief of the Township of Washington Volunteer Fire Department to review and discuss the proposed handling and storage locations for any compressed gas material and 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;
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;

9. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed development; and
10. The applicant shall comply with, and be bound by, the seven (7) conditions set forth in this Board's Resolution approving the prior use of the premises as a dog grooming establishment, including the Board of Health's April 1, 2015 letter, copies of which are attached hereto, with the understanding and agreement that there shall be no boarding of any animals at any time.
11. This approval is subject to the review and approval of the Township's Board of Health.

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.

BY THE BOARD

BY:


BRIAN MURPHY, CHAIRMAN

Dated: October 30, 2019

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on

October 30, 2019.



BARBARA COLEMAN, Secretary

TOWNSHIP OF WASHINGTON



TELEPHONE (201) 668-8512 • 350 HUDSON AVENUE • TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NJ 07676

DEPARTMENT OF HEALTH

DANIEL LEVY
HEALTH OFFICER

FLORENCE MAMMOLITTI
SECRETARY-REGISTRAR

April 1, 2015

Planning Board
Township of Washington
Municipal Building
350 Hudson Ave.
Twp. of Washington, NJ 07676

Re: Bark Place Dog Grooming 315 Pascack Rd. Twp. of Washington, NJ 07676

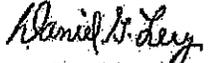
Dear Board Members,

I have the following concerns and/or recommendations regarding the pending approval and subsequent opening of the above-captioned business:

1. A stipulation from the owner(s) be obtained that there will be no boarding or day-care of dogs and/or cats at any time.
2. Animal hair traps will be installed for plumbing fixtures.
3. Animal hair will be kept in plastic-lined containers while in the store and discarded into the garbage dumpster at least on a daily basis.
4. Animal excrement and waste will be disposed of in a sanitary and timely manner.
5. Animal odors will be adequately ventilated to the outside air so as not to cause a public health nuisance.
6. All deodorizers, shampoos and disinfectants will be utilized according to product label guidelines.
7. Pest control shall be maintained at all times.
8. Unfettered access ensured by the owner to health department personnel as a result of consumer complaints.
9. All animal bites must be reported to the health department as soon as possible.

If you have any further questions or comments, please do not hesitate to call me.

Sincerely,


Daniel G. Levy,
Health Officer

Cc: Matthew Cavallo, Business Administrator
Jeanne Covello, Director of Health Department
Advisory Board of Health

PLANNING BOARD

APPROVAL DATE 4/29/15 TOWNSHIP OF WASHINGTON
PLANNING BOARD

WT-2269

vice-

CHAIRMAN [Signature]
SECRETARY [Signature] RESOLUTION

WHEREAS, Robin Meyer NYC, LLC d/b/a Bark Place Dog Grooming, has made an application to the Township of Washington Planning Board for tentative approval of a site plan for a dog grooming salon upon premises located at 303A Pascack Road in the Township of Washington, being a portion of the Washington Town Center:

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," dated February 13, 2015;
- b. a Rider Document entitled "Application for Washington Town Center: Feb. 11, 2015." Submitted by Robin Meyer NYC, LLC dba Bark Place";
- c. the Signature Page of the Lease Agreement, executed February 12, 2015;
- d. an architectural drawing entitled "Bark Place Dog Grooming, 315 Pascack Rd., Washington, NJ", comprised of a single sheet dated 02/04/15, as prepared by Joel Ives, AIA, of The Ives Architecture Studio, LLC., of Fair Lawn, New Jersey;
- e. a Construction Detail of the proposed business identification signage (undated) as prepared by Signart Graphix of Andover, New Jersey, as e-mailed to this office on March 3, 2015, by the Project Architect, Joel Ives;
- f. the reports of the Township of Washington Engineer, dated March 3, 2015 and March 30, 2015;
- g. the statements of and/or on behalf of the applicant at the work session of the Township of Washington Planning Board on March 4, 2015 and the public hearing on April 1, 2015.

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

- 1. That the applicant's plan is for a minor site plan.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the

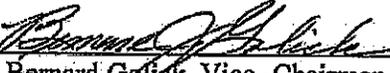
application of the applicant as submitted subject to the following:

1. That the applicant execute the applicable lease relative to its tenancy;
2. That the drop off and pick up areas for grooming services shall be in the rear parking lot behind the salon;
3. That the applicant shall concur and abide by the letter, dated April 1, 2015, of the Health Department of the Township of Washington;
4. That the applicant conform to all details of the plans and information as hereinabove set forth;
5. That the applicant concur with the recommendations set forth in the reports of the Township Engineer and perform accordingly;
6. That the applicant pay the costs of the Township of Washington Engineer and 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.

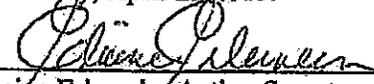
BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicant and/or the applicant's attorney, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning 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: April 29, 2015

BY THE BOARD

BY: 
Bernard Galick, Vice -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, April 29 2015.


Elaine Erlewein, Acting Secretary