TOWNSHIP OF WASHINGTON
Planning Board

Resolution PB-20-9

WHEREAS, Joseph M. Sanzari, Inc. has made an application to the Township of Washington Planning Board for approval of the demolition of the structure located at 397 Fern Street, in the Township of Washington, being Block 4308 - Lot 19 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 as received by the Township on December 19, 2019;

b. Certification of Payment of Taxes dated December 13, 2019, as prepared by the Township of Washington Tax Collector's Office; and

c. A drawing titled "Boundary and Topographic Survey, Lorraine Rubino, Block 4308, Lot 19, Township of Washington, Bergen County, New Jersey" dated December 20, 2019, as prepared by Costa Engineering Corporation, of Hackensack, New Jersey, which has been annotated to indicate that the existing dwelling is "For Demolition".

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

1. The applicant Joseph M. Sanzari, Inc. is seeking Planning Board approval to allow for the full (i.e. 100%) demolition of the existing dwelling and other site features including but not limited to concrete patio, walkways and retaining walls, etc.

2. The applicant was not required to notify all property owners within 200 feet of the subject property, as the application is not for development but instead demolition.

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

1. The Applicant adequately answered all of the Township Engineer's and board members questions about the proposed operation during her testimony.

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 19 in Block 4308. The property is more commonly identified as #397 Fern Street and is classified as an "Interior Lot", being situated on the east side of Fern Street, 450.00 feet north of Lincoln Avenue. The subject property has a rectangular configuration (roughly 50' wide by 100' deep) occupying an Area of 5,000 square feet (0.11 acres). 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 conform to all the details of the plans and information as hereinabove set forth and to any revisions made hereto;

2. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated January 24, 2020 and will perform accordingly;

3. The Applicant shall obtain Letter of Exemption or Soil Erosion and Sediment Control Plan Certification as determined by the Bergen County Soil Conservation District based upon the proposed Limit(s) of Disturbance (i.e. if greater than 5,000 s.f.);

4. 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

5. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed demolition.

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: January 29, 2020

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at its meeting on January 29, 2020.

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BARBARA COLEMAN, Secretary