

TOWNSHIP OF WASHINGTON
Planning Board

Resolution 19-10

WHEREAS, Michael O'Neill d/b/a Wilsey Square Accupuncture & Massage LLC, 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, Suite #4 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 "Township of Washington Planning Board Application for Tentative Approval of a Site Plan", dated December 19, 2018;
- b. A free hand sketch of the proposed Flor Plan, undated;
- c. a Key Map, depicting the location of the subject office suite within the Washington Town Center Complex; and
- d. A copy of the last page of the Lease Agreement dated December 17, 2018.

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

1. The applicant, Michael O'Neill d/b/a Wilsey Square Accupuncture & Massage LLC, is seeking site plan approval in connection with the proposed Leasehold of Suite No. 4 within the Professional Offices Wing of the Washington Town Center for the operation of an "Acupuncture Office".
2. The applicant was not required to notify all property owners within 200 feet of the subject property.

3. The applicant proposed use is for a "medical office" not a clinic.

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 his 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, 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:

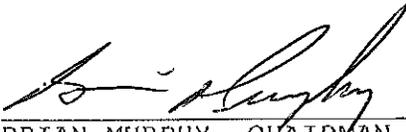
Varied; no specifics given. Depends upon appointment times
3. The number of employees shall range from 1 to 2;

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 February 1, 2019 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. This approval is subject to the subsequent review and approval of the Township's Health department;
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: February 27, 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
February 27, 2019.


BARBARA COLEMAN, Secretary

Member	Motion	Second	Aye	Nay	Abstain	Absent
Golick						X
Murphy			X			
Pinnick			X			
Sabino						X
Sears	X		X			
Vinagre						X
Scudieri						X
Cumming		X	X			
Calamari			X			