

**TOWNSHIP OF WASHINGTON  
PLANNING BOARD**

**RESOLUTION - 19-16**

WHEREAS, Ulus Taso d/b/a Dairy Queen has made an informal site plan application to the Township of Washington Planning Board for tentative approval of a site plan for the property located at 257-B Pascack Road in the Township of Washington, being part of Lot 20 in Block 3402 on the Township of Washington Tax Assessment Map, Leasehold of Unit No. 257-B;

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

- a. Township of Washington Application for a Tentative Approval of a Site Plan dated 7/3/19;
- b. A narrative document from the applicants untitled, containing operational details;
- c. A set of architectural drawings entitled, "Dairy Queen/Orange Julius Washington Township, NJ #257-B Pascack Road" containing a total of 9 (nine) sheets dated June 18, 2019, as prepared by Kaplan Architecture L.L.C, of Closter, New Jersey;
- d. "Artwork" drawings for signage installation entitled "Dairy Queen" consisting of two sheets dated June 7, 2019, as prepared by Persona Signs Lighting Image; and
- e. Page 18 of 19, of the executed Lease Agreement by and between the applicant and Washington Town Center, LLC, dated May 9, 2019.

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 an ice cream store in the Washington Town Center shopping plaza.

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. The applicant's signage proposal does not comply with the requirements of Township Code Section 194-4.1(A), which permits the installation of signage within the "Signage Area" the dimension of which is noted to be 12'-6" (twelve feet six inches) in length and 4'-0" (four feet zero inches) in height. Rather, the combined length of proposed signs is 13'-0 3/8", which includes an 8" gap between signs. Applicant agrees to reduce the overall length of the signage to conform with the ordinance ~~or is granted a waiver from the requirements of the ordinance.~~
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:  
Monday - Sunday: 11:00 AM to 10:00 PM
3. Applicant shall have approximately eight (8) 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 July 19, 2019 and will perform accordingly;
6. 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;
7. 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;
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

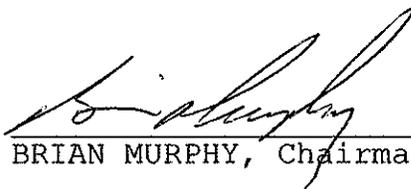
9. The Applicant shall comply with all applicable municipal and governmental regulations affecting the proposed development.

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: July 24, 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 July 24, 2019.

  
BARBARA COLEMAN, Secretary