

**TOWNSHIP OF WASHINGTON
PLANNING BOARD**

RESOLUTION - 19-17

WHEREAS, Jeffery Picinic 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 669 Jacquelyn Road, in the Township of Washington, being Lot 3 in Block 2108 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 Approval of a Site Plan dated May 2, 2019
- b. A set of drawings entitled "Soil Erosion and Sediment Control - Plot Plan-Cross Sections, Block 2108 - Lot 3 669 Jacquelyn Road for Jeffrey Picinic, Township of Washington, Bergen Co., N.J.", containing two sheets dated July 3, 2018, and revised through May 6, 2019, as prepared by Schwanewede/Hals Engineering, of Oakland, New Jersey and
- c. A set of Architectural Drawings entitled "Prepared for One Family Residence, Mr. & Mrs. Jeff Picinic, 669 Jacquelyn Road, Township of Washington, NJ 07676, Sheets A0 through A5", dated 6/29/18 and revised October 15, 2018, as prepared by Lino Picinic, Architect, of Tenafly, New Jersey

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. In connection with the proposed redevelopment of the subject property, the applicant, Jeffery Picinic had originally obtained:

Engineering approval dated October 29, 2018,
Zoning approval dated November 1, 2018,
Construction Permit No. 19-067 dated March 4, 2019
and Ministerial Soil Moving Permit dated March 4,
2019.

3. As per the approved Architectural Drawings, the applicant was permitted to remove 57'-8" (approximately 27%) of the existing perimeter walls at the ground floor level. On March 25, 2019, a Stop Construction Order was issued by John Scialla, Construction Official, due to the fact that the applicant's Contractor had removed approximately 82% of the perimeter wall structure at ground floor level "in violation of the preapprovals".
4. As depicted on the above referenced drawings, the applicant is now seeking an "after the fact" approval as required to permit the demolition of the remaining portions of the existing wood wall framing (approximately 38 LF) followed by the construction of a new single family dwelling atop the remaining portions of the (preexisting) nonconforming structure with certain additions to the building "footprint" along the front and rear elevations of the structure; creating a Covered Front Porch, Entry, Dining Room and Garage expansion along the front elevation and Covered Deck along the rear elevation.
5. The property in question is located within the "Class AA" Residential Zoning District and is identified on the current Tax Assessment Map as Lot 3 in Block 2108. The property is more commonly known as #669 Jacquelyn Road and is classified as an "Interior Lot", being situated along the east side of Jacquelyn Road, approximately 225.13 feet north of Washington Avenue. The subject property is rectangular in shape (110' wide x 200' deep) with an Area of 22,000 square feet (.505 Acres).
6. With respect to the proposed Principal Structure, with the exception of the revised building demolition limits, the Application for Development as presented is consistent with the originally approved Application for Development in terms of the location, dimension, gross floor areas and height of the proposed dwelling.
7. The applicant has provided a letter from his General Contractor, SZ General Construction, LLC dated June 28,

2019 explaining why the existing exterior walls had to be removed due to their rotted condition.

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" and is so classified by the Board, encompassing tree removal operations and the proposed work outlined in the Township Engineer's June 21, 2019 review letter.
2. As depicted on the above referenced revised Site Plan, a total of 6 (six) mature trees are proposed to be removed in connection with the proposed redevelopment of this site. Applicant's proposal for tree removal, as depicted on the Plan View presented at the hearing and as supported by the June 28, 2019 report of Master Arborist Collin Milde, is hereby approved subject to the conditions set forth below.

NOW, THEREFORE, the Township of Washington Planning Board hereby grants the application of the applicant as submitted subject to the following:

1. The applicant's tree removal application is not approved. The applicant is directed to return to the Planning Board to provide additional evidence.
2. The plan, as presented is found to conform to all applicable zoning regulations of this district, with the following exception, for which departures from the literal requirements of the Township's Zoning Ordinance, the applicant has requested variance relief as follows:

Minimum Front Yard (580-35)

Required:	50.00 feet
Existing:	49.13 feet
Proposed:	49.13 feet - first floor- (See Note I)
	50.00 feet - second floor- (See Note ii)

Notes:

- I. The remaining portions of the existing structure presently encroach by approximately 10 ½" for a distance of approximately 22 linear feet at or about the northwest corner of the existing dwelling.
- ii. As depicted on Sheet A4 of the above referenced Architectural Drawings, the Second Floor Addition shall be constructed 11" (0.92 ft.) behind (i.e. east) of the First Floor wall framing at or about the northwest corner of the dwelling resulting in a conforming front yard setback dimension at the second floor level.

The applicant's request for a front yard variance by reason of exceptional narrowness, shallowness or shape of the applicant's property and by reason of an extraordinary situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to N.J.S.A. 40:55D-62 et seq. would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the applicant of this property, is granted, so as to relieve such difficulties or hardship; and/or

The purposes of the N.J.S.A. 40:55D-2 would be advanced by a deviation from the zoning ordinance requirement and that the variance can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance.

3. The Applicant shall conform to all the details of the plans and information as hereinabove set forth and to any revisions made hereto;
4. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated June 21, 2019 and perform accordingly;
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 directing the same to a single 1,000 Gallon Seepage Pit situated within the rear yard. The

proposed design of the stormwater management system is satisfactory with respect to the control of runoff from the proposed roof area. As per Note No. 9, "All roof drains shall be tied into the seepage pit system";

10. A Ministerial Soil Moving Permit has been issued to the Applicant for the redevelopment of this property as depicted in the above referenced Soil Erosion And Sediment Control/ Plot Plan. The current scope of improvement is consistent with the originally approved Application for Development and as such the existing Ministerial Soil Moving Permit remains in full force and effect at this time.
11. The applicant submit for review and approval by the Planning Board's Engineer, a Plan of Survey prepared by a New Jersey Licensed Land Surveyor depicting and certifying the Maximum Ridge Elevation. The same shall be provided once the dwelling has been framed and prior to the installation of any roofing materials.
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;
14. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed development; and
15. 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.

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: 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