

**TOWNSHIP OF WASHINGTON
PLANNING BOARD**

RESOLUTION - PB-19-5

WHEREAS, Dominick Gramuglia has 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 158 Lafayette Avenue, in the Township of Washington, being Lot 3 in Block 4521 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 dated 10/18/18;
- b. Township of Washington Application For Soil Movement Permit, dated 10/18/18;
- c. Memo dated 10/18/18, as prepared by the Township of Washington Tax Collector stating that the tax payments on the above referenced property were current as of that date;
- d. a drawing entitled "Topographic Survey" dated June 10, 2018, as prepared by Mark Martins Engineering, LLC of Norwood, New Jersey;
- e. a drawing entitled "Site Plan" dated September 18, 2018, as prepared by Mark Martins Engineering, LLC of Norwood, New Jersey and
- f. a set of Architectural plans entitled "Proposed New House For: The Gramuglia Family, 158 Lafayette Avenue, Township of Washington, New Jersey 07676" dated October 4, 2018, consisting of:

<u>Sheet No.</u>	<u>Title</u>	<u>Dated</u>
A.000	Key Map, Title, Notes, P-Riser	Oct. 4, 2018
A.200	Construction Plan: Foundation	Oct. 4, 2018
A.200.1	Construction Plan; Basement	Oct. 4, 2018
A.200.2	Framing Plan: Basement	Oct. 4, 2018
A.201	Construction Plan: First	Oct. 4, 2018
A.201.1	Framing Plan: First	Oct. 4, 2018
A.202	Construction Plan: Second	Oct. 4, 2018
A.202.1	Framing Plan: Second	Oct. 4, 2018
A.203	Construction Plan: Roof	Oct. 4, 2018
A.203.1	Framing Plan: Roof	Oct. 4, 2018
A.300	R.C.P: Basement & First	Oct. 4, 2018
A.301	R.C.P: Second	Oct. 4, 2018
A.400	Diagrammatic Section	Oct. 4, 2018
A.401	Diagrammatic Section	Oct. 4, 2018
A.500	Exterior Elevations: Front & Right	Oct. 4, 2018
A.501	Exterior Elevations: Rear & Left	Oct. 4, 2018
A.600	Details, Wall Section	Oct. 4, 2018
A.700	Schedules	Oct. 4, 2018
A.800	Specifications	Oct. 4, 2018

all as prepared by Plan Architecture of Little Falls, 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. The applicant is seeking Minor Site Plan Approval and associated Bulk Variance relief as required in connection with the planned total (i.e. 100%) demolition of the existing principal structure in order to properly prepare the site for its eventual redevelopment to include a 2 ½ (two and one half) Story, 4,025 s.f., single family dwelling featuring and an attached, two-car, side entry garage.
3. The property in question is located within the "Class A" Residential Zoning District and is identified on the current Tax Assessment Map as Lot 3 in Block 4521. The property is more commonly identified as #158 Lafayette Avenue and is classified as an "Interior Lot", being situated on the west side of Lafayette Avenue between Maple Avenue (to the North) and Webster Avenue (to the south). The subject property is located adjacent to the Municipal Boundary between the Township of Washington and the Borough of Westwood and is rectangularly shaped, (i.e. 100' wide by 125' deep) occupying an Area of 12,500 square feet (0.2869 acres).

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

1. The applicant's request for demolition, pursuant to Township Code Section 540-84.B et. seq. wherein it is stipulated that such review and approval shall be required in connection with the demolition of more than 50% of any existing dwelling, is granted;
2. The application for development satisfies the criteria set forth under the Township Code 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 December 4, 2018 review letter.
3. The applicant's request, pursuant to Township Code Section 565-2 (entitled Definitions), wherein a Major Soil Permit is defined as any soil permit other than Ministerial, which form of permit allows the movement of not more than 400 cubic yards of soil; 515 cubic yards of

soil shall be moved under the subject application, is granted; and

4. The Applicant's proposal for tree removal and replacement, as depicted on the site plan marked as A-2 presented at the hearing and as modified during his expert's testimony before the Board on December 5, 2018, 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 shall revise the plans and application documents in accordance with the Findings of the Board and as enumerated in the body of the report of Township Engineer Paul Azzolina, P.E. and as agreed during the hearing.
2. The applicant shall submit a detailed landscape plan to the Township Engineer for review and approval, which will designate the types of trees to be planted to replace the eight (8) trees removed from the site. Applicant shall replace the number of trees removed in a two (2) to one (1) ratio, replanting two (2) trees for every one (1) tree that is removed in accordance with Township Code Section 465-3.B for a total of sixteen (16). Applicant shall submit a Landscape Plan depicting the location of the replacements for review and approval of the Township Engineer.
3. The plan as presented is found to comply with the bulk regulations applicable to this Zoning 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 Floor Area of Garage

Required:	500 square feet
Proposed:	477 square feet

The "Zoning Schedule" as presented on the Site Plan, shall be revised accordingly to illustrate the required Variance relief.

The applicant's request for a minimum floor area of garage 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.

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 December 4, 2018 and perform accordingly;
6. 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;
7. The Applicant is granted a waiver from the requirements of Township Code Section 580-11 to provide topographic mapping of all surrounding lands within 100 feet of the perimeter of the subject property given the limited scope of development;

8. 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;
9. 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 580-11 entitled "Generators". The Site Plan shall also be revised to depict all details of construction associated with any such facility;
10. 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 two (2) 1,200 Gallon Seepage Pits; which are located in the rear yard area of the property. The proposed design of the stormwater management system is satisfactory with respect to the control of runoff from the proposed roof area. The plan shall be revised to include an appropriate system of drainage at each of the two proposed Areaways which are located approximately 4.5 feet below the proposed ground elevation adjacent to these facilities;
11. As the volume of soil to be moved on site exceeds the 400 c.y. cutoff figure for a ministerial permit, the application shall be classified as a Major Soil Permit Application. The Application for Development must be amended to include a fully executed "Township of Washington, Bergen County, New Jersey, Application for Soil Moving Permit".

In accordance with the requirements of Township Code Section 565-7 (Soil Removal Fees), the applicant is required to post the following Fees and Deposits in connection with the subject application for the issuance of a Major Soil Permit:

- a) Major Soil Application Fee \$ 500.00
- b) Engineering Review & Inspection
 Fee \$1,500.00
- c) Soil Moving Fee \$ 149.25
 (597 c.y. @ 0.25/c.y)

The applicant must also obtain the written approval from the Township of Washington Police Department as regards the approved route of travel through the Township of Washington for any construction vehicles entering or exiting this site.

The Applicant has obtained a Soil Erosion and Sediment Control Plan Certification from the Bergen County Soil Conservation District on September 27, 2018;

- 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;
- 13. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed development; and
- 14. 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.

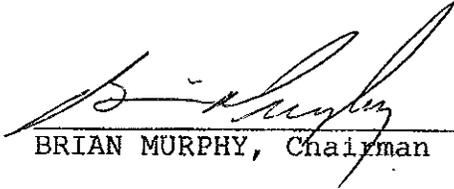
BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this

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: January ²⁹ 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 January 2, 2019.


BARBARA COLEMAN, Secretary