

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION - PB 19-6

WHEREAS, Peter DiBlasi 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 731 White Birch Road, in the Township of Washington, being Lot 4 in Block 2210 on the Township of Washington Tax Assessment Map:

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

- a. Correspondence dated September 11, 2018, as prepared by Robert J. Mancinelli, of Meyerson, Fox, Mancinelli & Conte, P.A., of Montvale, New Jersey;
- b. Township of Washington Planning Board Application for Tentative Approval of a Site Plan as received by the Township on September 17, 2018;
- c. Certification of Payment of Taxes dated August 24, 2018, as prepared by the Township of Washington Tax Collector's Office;
- d. A drawing entitled "Property Survey, Property Situated in Township Of Washington, Bergen County, New Jersey, Lot No. 4 (Tax Map), Block 2210 (Tax Map), dated 01/06/17, as prepared by Christopher Lantelme, P.E. & L.S., of Lantelme, Kurens and Associates, P.C., of Hillsdale, New Jersey;
- e. A drawing entitled "Site Plan for Peter DiBlasi, 731 White Birch Road, Lot 4, Block 2210, Township of Washington, Bergen County, N.J." dated January 31, 2017 and revised July 30, 2018, as prepared by Lantelme, Kurens and Associates, P.C., of Hillsdale, New Jersey;

- f. A set of Preliminary Architectural Drawings entitled "Proposed New Single Family Residence, DiBlasi Residence, 731 White Birch Road, Township of Washington, NJ, consisting of:

<u>Sheet No.</u>	<u>Title</u>	<u>Dated</u>	<u>Revised</u>
A-00	Proposed Foundation Plan	11/2/2016	-
A-01	Proposed First Floor Plan	11/2/2016	-
A-02	Proposed Second Floor Plan	11/2/2016	-
A-03	Proposed Front Elevation (School Street)	11/2/2016	-
A-04	Proposed Left Side Elevation (White Birch Road) & Proposed Right Side Elevation	11/2/2016	-
A-05	Proposed Rear Elevation	11/2/2016	-

all as prepared by Jordan Rosenberg Architects & Associates of Ridgewood, 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 proposed 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, 4,927 s.f., Wood Frame with Natural Stone Veneer, single family dwelling featuring an attached, front-loading, two-car garage and Covered Stone Porch along the Right Side (i.e. East Elevation) of the proposed dwelling.
3. The property in question is located within the "Class AA" Residential Zoning District and is identified on the current Tax Assessment Map as Lot 4 in Block 2210. The property is more commonly identified as #731 White Birch Road and is classified as a "Corner Lot", being situated within the northeast quadrant formed by the

intersection of White Birch Road at School Street. The subject property is located across the street from Memorial Field and has a rectangular configuration (roughly 103' wide by 213' deep) occupying an Area of 21,853 square feet.

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

1. The applicant's request for demolition, pursuant to Township Code Section 239-83.1 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 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 October 3, 2018 review letter.
3. The applicant's request, pursuant to Township Code Section 242-2 (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; 1,311 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 November 7, 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:

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.

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 October 3, 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. 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-A. The Applicant shall comply with the requirements set forth in the December 14, 2018 letter from Sgt. Michael Glock regarding construction pickups and deliveries. As copy of the letter is attached hereto and incorporated herein as an express condition of approval.
7. 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;
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 245-9.1 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) 1,000 Gallon Seepage Pits; which are located in the front yard areas 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 242-7 (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 (727 c.y @ \$0.25/c.y.)	\$ 181.75

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 shall obtain a Soil Erosion and Sediment Control Plan Certification from the Bergen County Soil Conservation District.

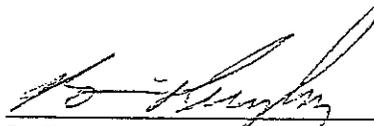
12. The Applicant shall pay the costs of the Township Engineer, the Township of Washington Attorney and/or the Township of Washington Planning Board attorney associated with this application, and deposit sufficient funds for payment with the Township of Washington Treasurer;
13. The Applicant shall comply 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: February 6, 2019

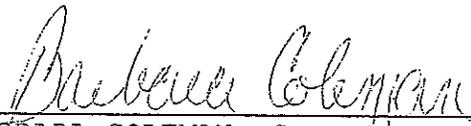
BY THE BOARD

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 December 5, 2018.



BARBARA COLEMAN, Secretary



TOWNSHIP OF WASHINGTON POLICE

DEPARTMENT OF PUBLIC SAFETY

350 HUDSON AVENUE, TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NJ 07676

PHONE # 201-664-1140 FAX # 201-664-2959 E-MAIL wtpolice@carroll.com

WWW.WASHTWPPOLICE.ORG

GLENN HOOPER
CHIEF OF POLICE

WILLIAM CICHETTI
DIRECTOR

To: Twp. of Washington Planning Board
From: Sgt. Michael Glock
Re: Construction application at 731 White Birch Rd.
Date: 12/04/2018

The Twp. of Washington Police Department's Traffic Bureau has been made aware of a pending construction project at 731 White Birch Rd. This location experiences a high volume of traffic on school days due its proximity to Washington School. As such, I am requesting that the following conditions be applied prior to any project approval:

No construction deliveries or pick-ups at 731 White Birch Rd. between the hours of 7:30 A.M.-9:00 A.M. and 2:45 P.M.-4:00 P.M. on School days.

Please feel free to contact me if you have any questions or concerns at 201-664-1140 Ext. 126:

Respectfully,

Sgt. Michael Glock #117
Traffic Bureau

TOWNSHIP OF WASHINGTON



Phone 201-666-1463 • Fax 201-664-8281 • 350 HUDSON AVENUE • TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NJ 07676

PLANNING BOARD
OFFICE OF THE SECRETARY

December 19, 2018

Mayor Peter Calamari
250 Hudson Avenue
Township of Washington, NJ 07676

Police Chief Glenn Hooper
350 Hudson Avenue
Township of Washington, NJ 07676

RE: 731 White Birch Road – Future Construction Project

Gentlemen:

In keeping with the content of the December 4, 2018 letter of Sgt. Michael Glock and the close proximity the referenced construction project is to Washington School, the Planning Board hereby requests the following:

1. No parking be allowed on White Birch Road;
2. No parking from the corner of White Birch & School Street for 100 ft. going east on the north side of School Street; and
3. That a yellow line be painted from the corner with White Birch extending 100 ft down School Street.

Due to the proximity of the project to the school and drop off & pick up and related safety concerns, we are requesting that this stay in place for the duration of the building project at 731 White Birch.

Very truly yours,

Brian Murphy,
Chairman

BM/bc
Enclosure