

TOWNSHIP OF WASHINGTON  
PLANNING BOARD

RESOLUTION 19-7

WHEREAS, Pascack Mart Corp. (C/o Ali Musa), has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 290 Pascack Road in the Township of Washington, being Lot 21 in Block 2417 on the Township of Washington Tax Assessment Map:

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

- a. Application for Tentative Approval of Site Plan", as received by the Township Clerk on November 30, 2018;
- b. Township of Washington Tax Account Detail Inquiry dated November 26, 2018 reflecting a 2018 Principal Balance of \$0.00;
- c. A Narrative document entitled "Pascack Mart" undated, as prepared by the applicant;
- d. Partial copy of the LUKOIL Dealer PMPA Franchise Agreement for Site #57301;
- e. A hand-drawn Floor Plan sketch;
- f. An Isometric View drawing identifying the location and dimensions of existing and proposed signage;
- g. 3 (three) "Google Maps" Street View images depicting the site and the structures situated thereupon as of September 2016 and August 2018; and
- h. An 8½" x 11" reduction of a drawing entitled "Proposed Canopy Additions & Improvements, Site & Signage Plan", dated March 18, 1995, last revised on December 20, 1995, as prepared by Eastern Consulting Inc., of

Burlington, New Jersey.

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 the continued operation of the existing gasoline service station with a retail market operation in the Township of Washington.

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 540-76, subsection 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 proposed use of this space as described hereinabove is in conformance with the requirements of the Township Zoning Ordinance and the Board concludes that the subject premises may continue to be occupied by the new owner 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:

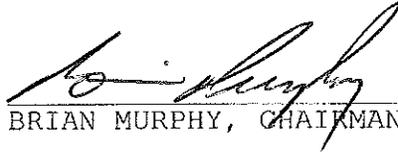
1. The Applicant shall continue to utilize the site in accordance with the testimony given at the hearing of this application. Specifically, the applicant agrees that no vehicles shall be advertized for sale or sold from the premises, that tractor-trailers shall not be serviced for repairs although the dealer may continue to sell diesel fuel, that outside lights will be extinguished by 10:00 P.M., that gasoline shall only be delivered during the daytime hours, that lumination of any new signs will be the same as allowed for the newly opened Exxon location in the Township and that the sale of vaping or any other paraphernalia now prohibited by Township Ordinance shall not occur at the premises;
2. The Applicant shall conform to all the details of the plans and information as hereinabove set forth and to any revisions made hereto;
3. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated December 28, 2018 and will perform accordingly;
4. 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
5. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed signage;
6. The Board shall have the authority to approve and alter the Applicant's lighting of the subject signs during a "look back" period not to exceed one (1) year; and
7. This approval is conditioned upon the Fire Official's approval of a plan for a locker type facility with appropriate safeguards in place to protect against an errant vehicle striking any propane storage facility on the premises.

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 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 February 6, 2019.

  
BARBARA COLEMAN, Secretary