

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION 19-8

WHEREAS, 501 Washington, LLC 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 501 Washington Avenue, in the Township of Washington, being Lot 2 in Block 4201 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 11/16/18;
- b. Township of Washington Application For Soil Movement Permit, dated 12/19/18;
- c. Memo dated 11/16/18, 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 "Property Survey" dated June 13, 2018, as prepared by Lantelme, Kurens & Associates, PC of Hillsdale, New Jersey;
- e. A drawing entitled "Site Plan For 501 Washington Ave, LLC Lot 2 Block 4201, 501 Washington Avenue Township of Washington, Bergen County, N.J." dated September 28, 2018, revised on November 7, 2018, as prepared by Lantelme, Kurens & Associates, P.C. of Hillsdale, New Jersey;
- f. A set of Architectural plans entitled "501 Washington Ave LLC, 501 Washington Ave, Washington Township, New Jersey" dated October 15, 2018, consisting of:

<u>Sheet No.</u>	<u>Title</u>	<u>Dated</u>	<u>Revised</u>
T1	Cover Sheet	Oct. 15, 2018	-
A1	Foundation Plan	Oct. 15, 2018	-
A2	First Floor Plan	Oct. 15, 2018	-
A3	Second Floor Plan	Oct. 15, 2018	-
A4	Roof Plan	Oct. 15, 2018	-
A5	Front and Right Side Elevation	Oct. 15, 2018	-
A6	Rear and Left Side Elevation	Oct. 15, 2018	-
A7	First Floor & Second Floor Framing Plan	Oct. 15, 2018	-
A8	Second Floor Ceiling Framing & Roof Framing Plan	Oct. 15, 2018	-
A9	Basement Electrical Plan	Oct. 15, 2018	-
A10	First Floor Electrical Plan	Oct. 15, 2018	-
A11	Second Floor Electrical Plan	Oct. 15, 2018	-
A12	Wall Section & Riser Diagram	Oct. 15, 2018	-
A13	Typical Detail Sheet #1	Oct. 15, 2018	-
A14	Typical Detail Sheet #2	Oct. 15, 2018	-
A15	Typical Detail Sheet #3	Oct. 15, 2018	-

all as prepared by Zampolin & Associates Architects of Westwood, 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 property in question is located within the "Class B" Residential Zoning District and is identified on the current Tax Assessment Map as Lot 2 in Block 4201. The property is more commonly identified as #501 Washington Avenue and is classified as an "Interior Lot", being

situated on the south side of Washington Avenue between Beech Street (to the West) and Walnut Street (to the East). The subject property is rectangularly shaped, (i.e. approximately 78.78' wide by 182.79' deep) occupying an Area of 14,402 square feet (0.3306 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 27, 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; 658 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 January 2, 2019, 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 Borough Engineer Paul Azzolina, P.E. dated December 27, 2018 and as agreed during the hearing including but not limited to reconfiguring the driveway to include a properly sized "branch area" to obviate the need for vehicles to back out onto Washington Avenue and for a new depressed curb opening with a concrete apron area at Washington Avenue.

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 seven (7) trees to be 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 fourteen (14). Applicant shall submit a Landscape Plan depicting the location of the replacements for review and approval of the Township Engineer. Applicant may try to save one (1) or more of the seven (7) trees approved for removal, which would decrease its replanting obligation in the same two (2) to one (1) ratio. 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;
3. The plan as presented is found to comply with all applicable requirements of this Zoning District;
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 27, 2018 and will perform accordingly;
6. No work shall take place within the limits of the roadway unless and until the appropriate road opening permit has been obtained through the office of the Township Clerk;
7. The Applicant is granted a waiver from the requirements of Township Code Section 565-6.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. That inspection shall be conducted early in the process. 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 is 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 one (1) 6' by 8' diameter Seepage Pit which will be constructed in the front yard area of the property. The Application for Development shall be supplemented to include a Stormwater Management Report substantiating the adequacy of the proposed system design with respect to the volume of storage provided therein;
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 \$ 188.25
 (658 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 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;
- 14. There shall be no ingress to or egress from the property through Fern Street;
- 15. The existing crosswalk sign on Washington Avenue shall not be removed;
- 16. This approval is subject to the applicant presenting documentation that Adam E. Dar is a managing member of 501 Washington, LLC, which the applicant provided subsequent to the hearing; and
- 17. The property is located in a one-family zone. There shall be a one (1) year look-back period from the time construction is complete for this Board to confirm that the property will continue to be utilized as a one family home. Nothing in this Resolution shall in any way prohibit or inhibit the Township's ability to address the one-family requirement after the passage

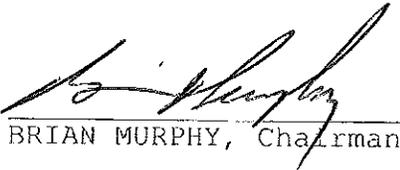
of one (1) year through its code enforcement procedures.

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 February 6, 2019.


BARBARA COLEMAN, Secretary