TOWNSHIP OF WASHINGTON

Planning Board

Resolution PB 20-11

WHEREAS, Eden Nails Salon, Inc. d/b/a Eden Nail has made an application to the to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 293 Pascack Road, in the Township of Washington, being Lot 20 in Block 3402 on the Township of Washington Tax Assessment Map:

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

a. A "Washington Town Center Application for Tentative Approval of a Site Plan", received by the Board on February 4, 2020;

b. A Narrative document from the applicants, entitled "Description of business", containing operational details, undated;

c. A drawing entitled "Interior Fit out For: Nail Salon" dated January 27, 2020, as prepared by Po Yi Wu Architects, of Teaneck, New Jersey;

d. Artwork drawings for signage installation entitled, "Eden Nail 293 Pascack Road, Township of Washington 07676" consisting of 3 (three) sheet, dated February 4, 2020, as prepared by Signarama, of Morristown, New Jersey; and

e. Page 18 of 19, of the executed Lease Agreement by and between the applicant and Washington Town Center, LLC, dated January 20, 2020.

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

1. The applicant, Eden Nails Salon, Inc., doing business as "Eden Nail", is seeking site plan approval in connection with its proposed Leasehold of Unit No. 293 in the

Washington Town Center for the operation of a "Nail Salon".

2. The applicant was not required to notify all property owners within 200 feet of the subject property.

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 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 her testimony.

4. The proposed use of this space as described hereinabove is in conformance with the requirements of the Township Zoning Ordinance section 580-62.

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 construct the space in accordance with the testimony given at the hearing of this application as to the work space/storage area and bathroom facilities;

2. Hours of operation shall be as follows:

Sunday,	10:00AM to 6:00 PM
Monday,	9:30 AM to 7:30 PM
Tuesday,	9:30 AM to 7:30 PM
Wednesday,	9:30 AM to 7:30 PM
Thursday,	9:30 AM to 7:30 PM
Friday,	9:30 AM to 7:30 PM
Saturday,	9:30 AM to 7:30 PM

3. The number of employees shall be three (3);

4. The building façade signage installation shall consist of raceway mounted LED illuminated green vinyl channel letters, 18" high (Eden) and 24" high (NAIL).The overall length of the proposed lettering of the "Eden NAIL" signage complies with the design standards set forth under Township Code Section 194-4.1A which restricts the dimension of any such signage placed within the sign band to a maximum length of 12'-6" and maximum height of 4'-0". In this regard we note that the proposed signage shall have an overall length of 12'0 with a proposed maximum height of 2'-0".

5. The proposed Canopy Blade sign is in compliance with the design standards set forth under Township Code Section 194-4.1D in terms of its stated dimensions (i.e. 30" x 12") but is, however, found to be nonconforming in terms of its "uniformity of style and color" as compared to the existing blade signage installations within the Washington Town Center, as is specifically stated under the above referenced section of the Code. ~~The design of the proposed blade sign must therefore be revised accordingly or alternatively~~ the applicant ~~may request~~ has requested relief from this design standard from ~~the owner of the Washington Town Center and/or~~ this Board, ~~in accordance with the opinion of the Board's Attorney as to party or parties having jurisdiction in this matter.~~ and the Board has granted relief in this regard.

6. The Applicant shall conform to all details of the plans and information as hereinabove set forth and to any revisions made hereto;

7. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated February 20, 2020 and will perform accordingly;

8. As the modifications to the premises are limited to the building's interior elements, the final construction plans shall be submitted to the Township Construction Code Official for his review and approval;

9. The Applicant shall confer with the Chief of the Township of Washington Volunteer Fire Department to review and discuss the proposed handling and storage locations for any compressed gas material and revise the plans as necessary to depict the location and details of any "Knox Box" type installation to enable

the Fire Department to have key access to the building in the event of a fire emergency during non-business hours;

10. The Applicant shall pay the costs of the Township Engineer, the Township of Washington Attorney and/or Township of Washington Planning Board attorney associated with this application, and deposit sufficient funds for payment with the Township of Washington Treasurer;

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

12. 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.

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 (1) days of the date hereof and thereafter published according to law.

BY THE BOARD

BY: _____
BRIAN MURPHY, CHAIRMAN

Dated: February 26, 2020

Certified to be a true copy of the resolution adopted by the

Planning Board of the Township of Washington at its meeting on February 26, 2020.

Barbara Coleman

BARBARA COLEMAN, Secretary