

TOWNSHIP OF WASHINGTON

Planning Board

Resolution PB 20-12

WHEREAS, Jackie Nicholas 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 267-R Pascack Road, in the Township of Washington, being Lot 1 in Block 3403 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", dated February 13, 2020;
- b. A narrative document (undated) as prepared by the applicant providing a description of the business and other operational details associated with the proposed meditation studio use;
- c. A drawing entitled "Store Plan", undated, as prepared by James E. DeBarbierri Architect; and
- d. Page 18 of 19, of the executed Lease Agreement by and between the applicant and Washington Town Center, L.L.C. dated February 12, 2020.

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

1. The applicant, Jackie Nicholas, is seeking minor site plan approval in connection with her proposed Leasehold of #267R within the Washington Town Center for the operation of a Meditation Studio as stated under Item No. 1 of the above referenced "Narrative document".
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, as well as consistent with the existing tenancy within the Town Center and thus, the Board concludes that the subject premises may be occupied by the prospective tenant 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 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:

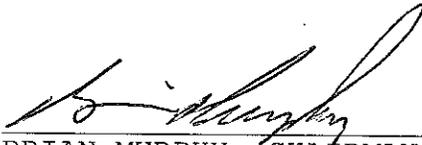
Sunday,	Closed
Monday,	9 AM to 6 PM
Tuesday,	9 AM to 6 PM
Wednesday,	9 AM to 6 PM
Thursday,	9 AM to 6 PM
Friday,	9 AM to 6 PM
Saturday,	9 AM to 6 PM
3. The number of employees shall be one (1);

4. The Applicant shall conform to all 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 February 21, 2020 and will perform accordingly;
6. 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;
7. 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;
8. 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; and
9. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed development.

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

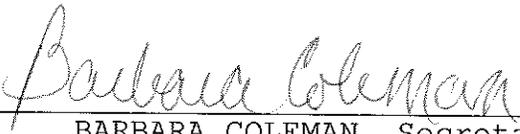
within ten (1) days of the date hereof and thereafter published according to law.

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, Secretary