

**TOWNSHIP OF WASHINGTON
PLANNING BOARD**

RESOLUTION PB 20-15

WHEREAS, Jairo Campos has made an application to the Township of Washington Planning Board for a conditional use for renovation/addition for the property located at 95 Ridgewood Road, in the Township of Washington, being Lot 11 in Block 3501 on the Township of Washington Tax Assessment Map:

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

Township of Washington "Land Development (Zoning) Application, Zoning / Engineering Approval", received by the Township on October 28, 2019,

A memo from the Township of Washington Tax Collector's Office dated January 20, 2020, confirming that the taxes on the subject property are paid to date

A "Letter of Denial", dated January 24, 2020 as prepared by Joe Setticase, Zoning Officer,

Township of Washington Planning Board, Bergen County, New Jersey, "Application for Tentative Approval of Site Plan" dated January 27, 2020,

A set of Architectural Drawings entitled "Addition & Renovation 95 Ridgewood Road Washington TWSP, NJ"

<u>Sheet</u>	<u>Title</u>	<u>Date</u>	<u>Revision</u>
A-1	1 st , 2 nd , Basmt & Site Plans, Zoning TBL	10-21-19	-
A-2	Elevations	10-21-19	01-06-20

A drawing entitled "Location Survey At 95 Ridgewood Road, Tax Map Block 3501 - Lot 11, Township of Washington, Bergen County, New Jersey", dated 08/09/19 as prepared by Osterkorn Engineering Associates, of Wyckoff, New Jersey;

A drawing entitled "Location Survey And Partial Topography At 95 Ridgewood Road Tax Map Block 3501 - Lot 11 Township of Washington, Bergen County, New jersey", dated 12/10/19 as

prepared by Osterkorn Engineering Associates, of Wyckoff, New Jersey, and

A drawing entitled "Existing Boundary, Topographic Survey & Plot Plan At 95 Ridgewood Road Tax Map Block 3501 - Lot 11 Township of Washington, Bergen County, New Jersey", dated 01/17/20 and revised 01/21/20, as prepared by Osterkorn Engineering Associates, of Wyckoff, 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 Planning Board approval for "Conditional Use" authorization as required in connection with certain Additions and Alterations to the Campos Residence consisting of:

Two small 2 Story Additions (approximately 6' x 5' and 2' x 15') along the front elevation of the existing 1 ½ Story wood frame dwelling and a larger (approximately 5' x 36') 2 Story addition along the rear elevation of the existing dwelling;

A 26'- 0" x 61'- 6" (overall dimension including expanded footprint area as noted above), 2nd floor Add-A-Level Addition to the existing dwelling to include a study area, a bathroom, 2 (two) walk in closets, and 4 (four) bedrooms;

Certain interior renovations at the Basement and First Floor levels of the existing dwelling as depicted on the above referenced Architectural Drawings;

An elevated 12'-0" X 14'-0" wood deck and stairway situated at or about the midpoint of the proposed building addition along the rear limits of the dwelling, and

New stairs and landing at the proposed Mudroom Addition.

3. The property in question is located within the "Class AA" Residential Zoning District but is presently nonconforming with respect to the current zoning

requirements (i.e. Minimum Lot Area, Minimum Front Yard), is classified as an "Eligible Lot", as defined under Section 580-92 (Definitions) of the Township Code.

4. Pre-existing non-conformities associated with the subject property or the structures situated thereupon are as follows:

a) Lot Area

Required: 0.50 acres (§ 580-33)
Existing: 0.46 acres
Proposed: 0.46 acres

Note:

The above referenced, pre-existing non-conforming Lot Area of 0.46 acres shall remain unchanged in connection with the subject application for development.

b) Minimum Front Yard

Required: 60.0 feet (§ 580-35.B)
Existing: 52.1 feet
Proposed: 52.1 feet

Notes:

i. The width of the street (i.e. Ridgewood Road) on which this lot abuts is noted to be less than 50 feet, measuring 33 (thirty three) feet across the entire frontage of the subject property as per the above referenced Existing Boundary, Topographic Survey & Plot Plan... ." drawing.

ii. In accordance with the requirements of Township Code Section 580-35.B:

In the event the street on which said lot or plot abuts is less than 50 feet, the depth of such front yard shall be increased so that the distance between the center line of said street, if widened to 50 feet, and the building line proper is not less than 60 feet, not including open porches.

iii. Therefore in accordance with these regulations, the front yard of the lot is measured from the centerline of the Ridgewood Road right-of-way and is accurately

depicted on the "Plot Plan" as being equal to 52.1 feet as measured from the centerline of Ridgewood Road, being less than the required minimum distance of 60.0 feet.

c) Minimum Garage Parking: Number of Vehicles

Required: 2 car garage (§ 580-84.A)
Existing: 1 car garage
Proposed: 1 car garage

Note:

- i. The subject non-conforming condition is neither corrected nor exacerbated pursuant to the subject application for development.

d) Minimum Garage Parking: Floor Area

Required: 500 Square feet (§ 580-84.D)
Existing: 1 car garage
Proposed: 1 car garage

Note:

- i. The subject non-conforming condition is neither corrected nor exacerbated pursuant to the subject application for development.

5. Variance conditions associated with the subject Application for Development are as follows:

a) Minimum Front Yard

Required: 60.0 feet (§ 580-35.B)
Existing: 52.1 feet
Proposed: 58.42 feet at 1st Floor Mudroom Addition
52.15 feet at 2nd Floor Addition

6. With the exception of the above noted pre-existing non-conformities associated with the subject property and the principal structure situated thereupon and Variance conditions associated with the proposed additions to the principal structure, the plan, as presented, is found to comply with the minimum requirements of the Class AA District with respect to street frontage, lot depth, side and rear yard setback dimension, building coverage and building height.
7. The Applicant is not seeking to modify prior variances granted for this property.

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

1. The application for development satisfies the criteria set forth under Township Code Section 580-94 for a Conditional Use approval and is so classified by the Board, encompassing the proposed work outlined in the Township Engineer's January 31, 2020 review letter.

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 January 31, 2020 and as agreed during the hearing.
2. The plan as presented is found to comply with the bulk regulations applicable to this Zoning District, with the following exception, for which departures from the literal requirements of the Township's Zoning Ordinance, the applicant has requested variance relief as follows:

a) Minimum Front Yard

Required: 60.0 feet (§ 580-35.B)

Existing: 52.1 feet

Proposed: 58.42 feet at 1st Floor Mudroom Addition
52.15 feet at 2nd Floor Addition

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.

3. With respect to the proposed Building Height, given the vertical dimensions depicted on Drawing No. A-2 of the above referenced Preliminary Architectural Drawings, the highest ridge shall be constructed at a height of 20'-6" (i.e. 20.5 ft) above the finished first floor elevation (i.e. 102.06 ft.), yielding a proposed highest ridge elevation of 122.56 ft. The Average Ground Elevation as calculated by the Township Engineer by averaging the existing ground elevation adjacent to the building (which data is provided on the above referenced Location Survey And Partial Topography drawing) is equal to +/- 97.5 ft. Consequently, the proposed Height of Building shall equal 25.06 feet, representing the mathematical difference between these values (i.e. 122.56 feet - 97.5 feet) and as such conforms to the maximum building height permitted within this zoning district (i.e. 30 feet).
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 January 31, 2020 and 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. 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;

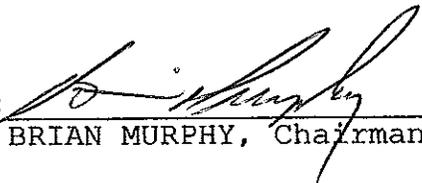
7. A note shall be added to the Plan stating that the existing building sewer shall be internally inspected using a CCTV video inspection of the existing building sewer connection to the main line sewer. An electronic copy of any such inspection shall be submitted to the Township Engineer's office for review and approval as a pre-requisite to any continued use of the existing lateral sewer piping;
8. 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;
9. As the volume of soil to be moved on site is less than the 400 c.y. cutoff figure for a ministerial permit, the Applicant shall apply for a Minor Soil Permit through the Township's Clerk's Office.
10. 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;
11. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed development; and
12. No trees shall be removed by the Applicant.

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: March 4, 2020

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 March 4, 2020.


BARBARA COLEMAN, Secretary