

TOWNSHIP OF WASHINGTON  
PLANNING BOARD

RESOLUTION

WHEREAS, Pope Kyrollos VI Coptic Orthodox Church, has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 399 Pascack Road in the Township of Washington, being Lot 1 in Block 3301 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 April 18, 2018;
- b. Correspondence dated April 13, 2018 as prepared by Marize Helmy, Esq, board member of the Pope Kyrollos VI Coptic Orthodox Church;
- c. Layout/Design Drawing entitled "Coptic Church, Monument Sign/Digital Graphics" dated 2/14/2018 as prepared by MidAtlantic Sign & Awning of Franklin Lakes, New Jersey; and
- d. E-mail communications (with attachments thereto) dated May 11, 2018, as prepared by Marize Helmy, Esq.

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

1. The applicant properly notified all property owners within 200 feet of the subject property.
2. The applicant is seeking Planning Board approval of a Minor Site Plan for its continued occupancy of the premises.

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 239-3.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 her testimony.
4. The site is located within the "Class A One Family Residential Area" Zoning District. A House of Worship is not among the uses specifically enumerated at Code Section 245-11 and is therefore rightfully classified as a preexisting nonconforming use. The proposed use of this space as described hereinabove is in conformance with the requirements of the Township Zoning Ordinance as the continuation of a prior non-conforming use and thus, 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.
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 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
4. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed signage.
5. The Schedule of Services shall be as follows:
  - a. 1 weekly 2 hour Mass, either morning of Wednesday or Thursday between 6:00 AM and 8:00 AM;
  - b. Weekly Bible Study, Thursday evenings, typically less than 20 congregants, 7:30 PM to 9:00 PM
  - c. Saturday morning mass, 8:30 or 9:00 AM to 11:00 AM;
  - d. Sunday morning mass, 8:30 or 9:00 AM to 11:30 AM;
  - e. Sunday school services and servants meetings; and
  - f. 1 board meeting bi weekly one night per week, every three weeks for one hour, 8:00 to 9:00 PM.

These services are in addition to Lenten, Christmas, Feasts and Holiday Schedules which haven not yet been determined.

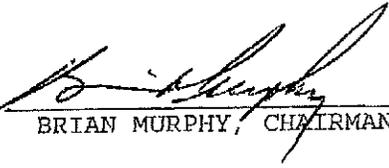
6. The Applicant's sign application, as depicted by A-1 in evidence, is granted, with the proviso that the illumination of the monument sign shall be focused on the sign without spillage, that the illumination will be by way of the same bulbs as have been used in the past and that the photocell shall cause the sign to be illuminated from dusk to dawn;
7. 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
8. The applicant shall advise its congregants and visitors that the subject property is located in a

residential zone and as such, the residents' properties must be respected. There have been reports of littering, parking on front of fire hydrants, parking facing the wrong way and people walking on lawns. Applicant shall insure that these issues do not continue and shall report back to the Board, either by letter or appearance, of first, the methods employed to advise its congregants and second, whether the objectionable behavior has been remediated.

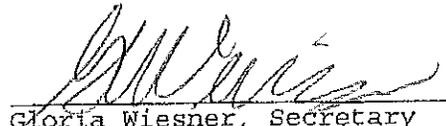
BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicant and/or applicant's attorney, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning Board 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: August 29, 2018

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 August 29, 2018

  
Gloria Wiesner, Secretary