

TOWNSHIP OF WASHINGTON
Planning Board

Resolution PB-19-13

WHEREAS, Helen Flynn and Noel Flynn doing business as "Row House" has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 275 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 April 11, 2019;
- b. A Narrative document entitled Row House, Washington Town Center, undated;
- c. A set of architectural drawings entitled Row House - Washington Town Center, 275 Pascack Road, Washington Township, New Jersey containing a total of 7 (seven) sheets dated March 14, 2019, as prepared by Architectural Design Associates of Clifton, New Jersey;
- d. Artwork drawings for signage installation entitled, Client: Row House consisting of two sheets (ART1 And ART2) dated February 22, 2019 and revised through March 20, 2019, as prepared by Fastsigns National Accounts; and
- e. Page 21 of 21, of the executed Lease Agreement by and between the applicant and Washington Town Center, LLC, dated April 4, 2019.

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

1. The applicants, Helen Flynn and Noel Flynn doing business as "Row House", is seeking site plan approval in connection with the proposed Leasehold of Unit # 275 in the Washington Town Center for the operation of a boutique fitness (rowing)" studio.
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 his 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 there is a retail sales component to the operation, 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:

Varied; no specifics given. Depends upon class times
3. The number of employees shall range from 7 to 10;
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 April 26, 2019 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 the 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 (10) days of the date hereof and thereafter published according to law.

Dated: May 8, 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 May 8, 2019.


BARBARA COLEMAN, Secretary