

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Sussex Partners, LLC, has made an application to the Township of Washington Planning Board for a tentative approval of a site plan for the property located at 99 Sussex Road in the Township of Washington, being Lot 4 in Block 3409 on the Township of Washington Tax Assessment Map:

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

- a. "Township of Washington Planning Board, Application for Tentative Approval" of a Site Plan", received by the Township Clerk on May 30, 2017;
- b. "Township of Washington Planning Board, Affidavit of Applicant," dated May 30, 2017;
- c. "Township of Washington, Bergen County, Application for Soil Moving Permit", dated May 30, 2017;
- d. "Memo" from the "Township of Washington Tax Collector's Office", confirming that the property taxes have been paid to date for the above referenced property, dated May 30, 2017;
- e. drawing entitled "Site Plan for Sussex Partners LLC, 99 Sussex Road, Lot 4, Block 3409, Township of Washington, Bergen County, N.J.", dated April, 17 2017 and revised June 29, 2017, as prepared by Lantelme, Kurens & Associates, P.C. of Hillsdale, New Jersey and
- f. a set of Architectural Drawings entitled "Addition & Alteration, Sussex Partners LLC, 99 Sussex Road, Washington Township, Block 3409, Lot 1," containing a total of 3 (three) sheets, dated April, 12, 2017 and revised July 12, 2017, as prepared by Molinari, Stubaus, Architects, PA, of

Fair Lawn, 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 Approval for "Conditional Use" authorization to permit the proposed demolition of 100% of the existing wood-frame structure (i.e. exterior and interior walls and roof structure), while maintaining 100% of the existing masonry foundation and expanding the footprint of the existing dwelling.

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

1. The subject parcel, having been developed, but which is nonconforming with respect to the current zoning requirements (i.e. Minimum Lot Depth and existing rear yard setback), is classified as an "Eligible Lot" as defined under Section 245-82 (Definitions) of the Township Code.
2. The applicant's request for approval to demolish the existing ranch dwelling while maintaining 100% of the existing masonry foundation is granted.

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. and the attached Appendix "A" to that Report including but not limited to providing a code compliant garage area or alternatively indicating that a variance relief is requested in this regard;

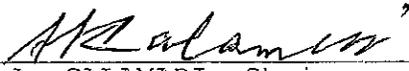
2. The Applicant shall conform to all the details of the plans and information as hereinabove set forth and to any revisions made hereto;
3. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated June 28, 2017 and revised July 26, 2017 and perform accordingly;
4. The Applicant shall procure the requisite ministerial soil movement permit;
5. The Applicant shall not make any application for street openings;
6. The Applicant shall submit a DVD copy of the building sewer inspection to the Township Engineer;
7. The applicant shall provide the appropriate calculations demonstrating the adequacy of the proposed stormwater management system;
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;
9. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed development; and
10. The Board shall have the authority to approve and alter the Applicant's Landscape plan 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

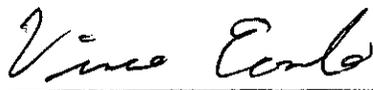
within ten (10) days of the date hereof and thereafter published according to law.

Dated: August 2, 2017

BY THE BOARD

BY: 
A.A. CALAMARI, 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 2, 2017.


VINCE CORRADO, Secretary