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January 15, 2021

Via Certified Mail, Return Receipt Requested

RE: Application of Golden Orchard Associates LP
Premises: Pascack Road
Block 2101, Lots 3 and 7

Dear Property Owner:

Enclosed please find the formal legal notice concerning a continued public hearing scheduled for January 26, 2021 in this matter.

As you may recall from a previous notice, the application seeks approval for six (6) single family age-restricted homes to be held under the condominium form of ownership which will be part of an adult community development. It also seeks approval for the construction of a separate single-family home on Pascack Road that will not be part of the adult community development. Much of the adult community is located in Hillsdale, New Jersey, with 21 of the 31 units there constructed and sold or under construction.

Due to the COVID-19 emergency this hearing will be a *virtual hearing*. Instructions and access codes are attached hereto and in the enclosed formal notice in the event you wish to participate in the hearing.

If you have any questions which can be answered in advance of the hearing, please contact me at my office.

Thank you.

Very truly yours,
HUNTINGTON BAILEY, L.L.P.



Russell R. Huntington

RRH/cmp

2021 JAN 19 PM 1:41
TOWNSHIP OF WASHINGTON
BERGEN COUNTY

Instructions to Access the Remote Meeting

Tuesday, January 26, 2021
7:30 p.m.

At the scheduled date and time of the meeting set forth above, to join the hearing by video and audio using a smart phone, computer or tablet, go to the following web address:

Please click the link below to join the webinar:

<https://zoom.us/j/97050700655?pwd=c2VBUGIHUG01Ymw3Ty9ETEDuMnZhUT09>

Passcode: 825172

Or iPhone one-tap :

US: +13126266799,,97050700655#,,, *825172# or
+19292056099,,97050700655#,,, *825172#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1
346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 970 5070 0655

Passcode: 825172

International numbers available: <https://zoom.us/j/97050700655?pwd=c2VBUGIHUG01Ymw3Ty9ETEDuMnZhUT09>

TOWNSHIP OF WASHINGTON, BERGEN COUNTY
ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

Pursuant to the provisions of the Municipal Code of the Township of Washington and the provisions of N.J.S.A. 40:55D-12, notice is hereby given that Golden Orchard Associates LP, owner of the property known and designated on the tax assessment map of the Township of Washington as Block 2101, Lots 3 and 7 on Pascack Road; and on the tax assessment map of the Borough of Hillsdale as Block 506, Lot 1, Qualifiers C0001, C0008 through C0034 and C0037, with street addresses as follows: 2 Arden Place; 16 Arden Place; 18 Arden Place; 20 Arden Place; 22 Arden Place; 24 Arden Place; 26 Arden Place; 28 Arden Place; 30 Arden Place; 32 Arden Place; 34 Arden Place; 36 Arden Place; 33 Arden Place, 31 Arden Place; 29 Arden Place; 27 Arden Place; 25 Arden Place; 23 Arden Place; 21 Arden Place; 19 Arden Place; 17 Arden Place; 15 Arden Place; 11 Arden Place; 9 Arden Place; 7 Arden Place; 5 Arden Place; 3 Arden Place; 1 Arden Place; and 207 Ell Road, has filed an application with the Zoning Board of Adjustment of the Township of Washington seeking variance(s) from the provisions of the Zoning Ordinances of the Township of Washington, including Section 580-32, which states the permitted use in the Class AA District as permitting a single-family residence on a single lot, as well as various bulk restrictions, including frontage and lot area requirements, height restrictions, rear and side yard restrictions, and proximity of buildings to the rear lot line. In addition to the specific relief requested above, the Applicant reserves the right to request such additional waivers, exceptions and/or variances which may be found necessary or desirable during the review and hearing process.

The Applicant seeks a use variance, site plan and subdivision approval, and related relief, for the second phase of a two-phase project that consists of an adult community with a total of thirty-seven (37) detached units. Thirty-one (31) of the units are or will be located wholly in the Borough of Hillsdale, and several of these units have been constructed and are occupied. Six (6) of the adult community dwelling units will be located either partially or

fully in the Township of Washington. Each unit located in the adult community is a single-family dwelling and separately owned under the condominium form of ownership. The Washington Township portion of the Premises is located in the Township's Class AA District and the application includes a request for a use variance related to the six (6) units noted above that are part of the adult community condominium development. The adult community condominium development is a permitted use in Hillsdale where the majority (31) of the units, and all of the roadway and related infrastructure, are located. The project also contemplates the subdivision and creation of a separate lot in Washington Township for the construction of a conventional single-family dwelling that will not be part of the condominium development.

The Applicant received final site plan approval for the Development Project from the Borough of Hillsdale and has fully constructed the roadway, stormwater drainage facilities, utilities that service the entire development. Seventeen (17) of the Thirty-One (31) units that are located entirely within Hillsdale have been constructed or are partially constructed, eleven (11) of which have been sold and are occupied.

PLEASE TAKE NOTICE that there will be a continuation of the public hearing with respect to this application and a virtual public hearing has been scheduled for Tuesday, January 26, 2021 at 7:30 p.m. Virtual public hearings on the application were conducted on October 20, 2020, November 17, 2020 and December 15, 2020. In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, et. seq. and P.L.2020 Chapter 11, permitting public meetings to be conducted by means of communication or other electronic equipment, and as a result of that ongoing Public Health Emergency involving the COVID-19 Virus and directives of State and County governments, including the guidelines issued by the Division of Local Government Services of the Department of Community Affairs, and in consideration of various Executive Orders issued by the Hon. Philip D. Murphy, Governor of the State of New Jersey, including, but not limited to, Executive Orders 104 and 107 restricting public gatherings and directing New Jersey residents to stay at home, and the continuing need for social distancing, the meeting will take place by remote video/audio conference. The meeting would otherwise have taken place at the

Township of Washington Municipal Building, Courtroom, 350 Hudson Avenue, Township of Washington, New Jersey 07676.

THIS NOTICE IS GIVEN pursuant to the provisions of the Open Public Meetings Act (N.J.S.A. 10:4-6, et. seq.) and related Guidelines for Remote Public Meetings issued by the Division of Local Government Services (DLGS). While the Guidelines have not been statutorily adopted or judicially interpreted, the Board has followed these procedures to the maximum extent practicable to facilitate access by the public to the meeting and application materials.

You have two ways of attending the meeting remotely. You can attend by video and audio using your computer, smartphone, or tablet via the Zoom conferencing service (see below how to access) or by audio only by dialing in on your telephone (see below how to access) if you cannot attend using your computer, smartphone or tablet. As recommended by the Division of Local Government Services, Local Operation Guidance, COVID-19, instructions to access the remote meeting and procedures for participating are as follows:

At the scheduled date and time of the meeting set forth above, to join the hearing by video and audio using a smart phone, computer or tablet, go to the following web address:

Please click the link below to join the webinar:

<https://zoom.us/j/97050700655?pwd=c2VBUGIHUG01Ymw3Ty9ETEdUbnZhUT09>

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Members of the public may participate in the meeting according to the customary practice and procedures of the Zoning Board of Adjustment of the Township of Washington.

PLEASE TAKE FURTHER NOTICE a copy of the application may be obtained by requesting a copy in advance of the meeting by contacting the Board Secretary at 201-666-1463 or you may view the application online at <https://www.twpofwashington.us/page/180006394/180121126/ZB-Applications--2020>.

Siobhan Spillane Bailey, Esq.
Attorney for Applicant,
Golden Orchard Associates LP