

**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 through C0037, with street addresses as follows: 2 Arden Place; 4 Arden Place; 6 Arden Place; 8 Arden Place; 10 Arden Place; 12 Arden Place; 14 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; 211 Ell Road; 209 Ell Road; 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 serve 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 a virtual public hearing with respect to this application has been scheduled for Tuesday, October 20, 2020 at 7:30 p.m. 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:

<https://zoom.us/j/94492215190?pwd=Y2Fza1phVUc2T29TSIBYRm8zeUFuQT09>

Passcode: 065263

Or iPhone one-tap:

US: +19292056099,,94492215190#,,,,,0#,,065268# or
+13017158592,,94492215190#,,,,,0#,,065268#

Or Telephone:

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

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

Webinar ID: 944 9221 5190

Passcode: 065263

International numbers available: <https://zoom.us/j/aetm8j4bdb>

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



TOWNSHIP OF WASHINGTON

OFFICE OF THE TAX ASSESSOR
350 HUDSON AVENUE, TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NJ 07678
TELEPHONE 201-664-1292 fax 201-664-8281

August 12, 2020

Ms. Siobhan Spillane Bailey
Huntington Bailey, L.L.P.
373 Kinderkamack Road
Westwood, NJ 07675

RECEIVED

HUNTINGTON BAILEY

Dear Ms. Bailey.:

Re: Block 2101; Lots 3 & 7

Dear Ms. Pincus:

This is to certify that the attached list includes all the owners of property within 200 feet of the above block and lots within Township of Washington only.

You must notify the following Condo Association President:

Mr. Robert Malone, 71 Northgate Rd,
Twp of Washington, NJ 07676

You must contact Hillsdale Tax Assessor for list of property owners within 200' of the above Block and Lots.

Utilities within the Township of Washington that must be notified:

Suez Water
200 Lake Shore Dr
Haworth, NJ 07641

Cablevision
40 Potash Road
Oakland, NJ 07436-1831

Public Service Electric and Gas
214 Hudson Street
Hackensack, NJ 07601

NJ Highway Authority Parkway
400 King Georges Road
Woodbridge, NJ 07095

Verizon
P.O. Box 4833
Trenton, NJ 08650

Public Service Electric and Gas
750 Walnut St
Cranford, NJ 07016

Recorded and signed,

Murty Arisetty

Murty Arisetty, CTA
Tax Assessor, Township of Washington
Washington Twp., NJ 07676
201 664 1292

Fee: \$10.00
CC: Zoning Board

OWNER & ADDRESS REPORT

WASHINGTON TWP

08/12/20 Page 1 of 2

BLOCK: 2101; LOTS: 3 & 7
AUGUST 12, 2020

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2101	2		15C	TOWNSHIP OF WASHINGTON 350 HUDSON AVE TWP OF WASHINGTON, NJ 07676	PASCACK RD	
2101	4.01		2	HOGREFE, KIM DEAN & JANICE J 746 PASCACK ROAD WASHINGTON TOWNSHIP, NJ 07676	746 PASCACK RD	
2101	8	C010C	2	DEMARTINO (TRUSTEE), PAULINE 10 BRAEBURN DR TWP OF WASHINGTON, NJ 07676	10 BRAEBURN DR	
2101	8	C012E	2	MICALE, JOSEPH & EDITH 12 BRAEBURN DRIVE WASHINGTON TWP, NJ 07676	12 BRAEBURN DR	
2101	8	C013A	2	CASE, JAMES & ROBIN 13 BRAEBURN DRIVE TWP OF WASHINGTON, NJ 07676	13 BRAEBURN DR	
2101	8	C014B	2	SUDANO, JOSEPH A & MARY C 14 BRAEBURN DRIVE TWP OF WASHINGTON, NJ 07676	14 BRAEBURN DR	
2101	8	C015D	2	DE PALMA, LOUIS 15 BRAEBURN DR TWP OF WASHINGTON, NJ 07676	15 BRAEBURN DR	
2101	8	C016B	2	GALLO JOHN F. & PATRICIA 16 BRAEBURN DR TWP OF WASHINGTON, NJ 07676	16 BRAEBURN DR	
2101	8	C017C	2	BLUNDD, KAREN 17 BRAEBURN DR TWP OF WASHINGTON, NJ 07676	17 BRAEBURN DR	
2101	8	C018A	2	SLOAN, MARTIN & SUSANNE 18 BRAEBURN DRIVE WASHINGTON TOWNSHIP, NJ 07676	18 BRAEBURN DR	
2101	8	C019E	2	HUETTINGER, JULIANNE 19 BRAEBURN DR TWP OF WASHINGTON, NJ 07676	19 BRAEBURN DR	
2101	8	C020C	2	PIZZUTE, LYDIA 20 BRAEBURN DRIVE WASHINGTON TWP, NJ 07676	20 BRAEBURN DR	
2101	8	C021D	2	BRITO, DENNIS 21 BRAEBURN DR TWP OF WASHINGTON, NJ 07676	21 BRAEBURN DR	
2101	8	C022B	2	BREITFELLER, HERMAN & PIA 22 BRAEBURN DR TWP OF WASHINGTON, NJ 07676	22 BRAEBURN DR	
2101	8	C023C	2	GORDON, PAUL 23 BRAEBURN TWP OF WASHINGTON, NJ 07676	23 BRAEBURN DR	
2101	8	C024E	2	GAUDIONMONTE, JOHN & CLAIRE V 24 BRAEBURN DRIVE TWP OF WASHINGTON, NJ 07676	24 BRAEBURN DR	
2101	8	C025A	2	GOLDSTEIN, CAROLE 25 BRAEBURN DRIVE WASHINGTON TWP, NJ 07676	25 BRAEBURN DR	
2101	8	C026C	2	YANKOVICH, ANTHONY & JOANNE 26 BRAEBURN DR TWP OF WASHINGTON, NJ 07676	26 BRAEBURN DR	
2101	8	C027C	2	HAYES, JOHN & JENNIFER SINGER 27 BRAEBURN DRIVE WASHINGTON TWP, NJ 07676	27 BRAEBURN DR	

OWNER & ADDRESS REPORT

WASHINGTON TWP

BLOCK: 2101; LOTS: 3 & 7
AUGUST 12, 2020

08/12/20 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2101	8	C028C	2	KENT, GERALD J 28 BRAEBURN DR TWP OF WASHINGTON, NJ 07676	28 BRAEBURN DR	
2101	8	C029E	2	CENICOLA, HENRY 29 BRAEBURN DR UNIT 29 TWP OF WASHINGTON, NJ 07676	29 BRAEBURN DR	
2101	8	C030A	2	ENDER, JOAN ANN 30 BRAEBURN DRIVE TWP OF WASHINGTON, NJ 07676	30 BRAEBURN DR	
2101	8	C031C	2	CAPUANO, ANDREA 31 BRAEBURN DRIVE WASHINGTON TWP, NJ 07676	31 BRAEBURN DR	
2101	8	C032B	2	BRANDE, CHRISTOPHER & ALISON 32 BRAEBURN DR TWP OF WASHINGTON, NJ 07676	32 BRAEBURN DR	
2101	8	C033C	2	BRESLIN, MARY E 33 BRAEBURN DR WASHINGTON TWP, NJ 07676	33 BRAEBURN DR	
2101	8	C034E	2	DRAGOTTA, RICHARD & FRANCINE J 34 BRAEBURN DR WASHINGTON TWP, NJ 07676	34 BRAEBURN DR	
3101	2		2	BIERMAN, ROBERTA A. 680 LEIGH TERR TWP OF WASHINGTON, NJ 07676	680 LEIGH TERR	
3101	31		2	PECORA, ARSENIO & GREGORY, JILL 759 PASCACK RD. TWP OF WASHINGTON, NJ 07676	759 PASCACK RD	
3101	32		2	BRADY, ANGELINA 749 PASCACK RD WASHINGTON, NJ 07676	749 PASCACK RD	
3101	33		2	CICCHETTI, JOHN J & ROSEMARY 739 PASCACK RD TWP OF WASHINGTON, NJ 07676	739 PASCACK RD	

3101



BOROUGH OF HILLSDALE

380 Hillsdale Avenue • Hillsdale, New Jersey 07642-2794
201-666-4800 • Fax: 201-358-5002 • www.hillsdalenj.org

August 4, 2020

Ms. Siobhan Spillane Bailey
Huntington & Failey, LLP
373 Kinderkamack Road
Westwood, NJ 07675

Dear Ms. Bailey,

Attached is a list that certifies the property owners in the Borough of Hillsdale found within at least 200 feet of the property identified on the Hillsdale Tax Map as Block 506, Lot 1. This list is representative of the properties that are within 200' of the subject property within the Borough of Hillsdale.

For your information, this property area is also within 200' of a neighboring municipality, Washington Township, who you should also notice for properties within the 200' perimeter area of the area requested. . You must also send notice to the following:

Corporate Secretary
Suez
69 Devoe Place
Hackensack, NJ 07601

General Manager
Optimum
12-20 River Road.
Fair Lawn, NJ 07410

Bergen County Planning Bd.
ONE Bergen County Plaza
Rm. 415
Hackensack, NJ 07601

Manager- Corp. Properties
Public Service Electric & Gas Co.
80 Park Plaza, T6B
Newark, NJ 07102

Verizon New Jersey Inc.
Land Use Matters
900 Clinton Ave.
Irvington, NJ 07111

Dominic L. DiSalvo, P.E., C.M.E.
Director Engineer/ Dir of WPC Div.
Bergen County Utilities Authority
Foot for Mehrhof Rd.
P.O. Box Nine
Little Ferry, NJ 07643

The attached list of property owners is certified to be true and accurate according to the Tax Assessment Book in the Borough of Hillsdale.

Certified by:

Patrick Wilkins
Tax Assessor

C: Hillsdale Planning Board



OWNER & ADDRESS REPORT

HILLSDALE

BLOCK 506 LOT 1

08/04/20 Page 1 of 5

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
301	8		2	CASCIO, FRANK & STACEY 218 PAUL CT HILLSDALE, NJ 07642	218 PAUL COURT	
301	9		2	SEYMOUR, JOSEPH J. & DIANA 210 PAUL CT HILLSDALE NJ 07642	210 PAUL COURT	
301	10		2	MCGLONE, KENNETH & LUANNE 202 PAUL COURT HILLSDALE, NJ 07642	202 PAUL COURT	
301	11		2	MARCHISI, JOHN & MARGARET 194 PAUL CT HILLSDALE NJ 07642	194 PAUL COURT	
301	12		2	STEWART, JEFFREY D & JORDAN J 186 PAUL COURT HILLSDALE, NJ 07642	186 PAUL COURT	
301	13		2	CHOI, JOONHYUK 178 PAUL CT HILLSDALE, NJ 07642	178 PAUL COURT	
302	18		2	ROMANOFF, SUSAN (TRSTE) 189 PAUL COURT HILLSDALE, NJ 07642	189 PAUL COURT	
302	19		2	KOLLAR, GARY & GEORGE, ELLEN 203 PAUL CT HILLSDALE NJ 07642	203 PAUL COURT	
504	43		2	MCNAMARA, NEIL DENNIS & NORMAN, MARTA 6 GLEN LN HILLSDALE, NJ 07642	6 GLEN LANE	
504	44		2	GLUCKLER, FRANKLYN C & P 234 ELL RD HILLSDALE NJ 07642	234 ELL ROAD	
504	45		2	DUBOIS, PETER JASON & SUZANNE 226 ELL RD HILLSDALE, NJ 07642	226 ELL ROAD	
504	46		2	REYNOLDS, NORMA D. 218 ELL RD HILLSDALE NJ 07642	218 ELL ROAD	
504	47		2	GOLDSMITH, RON L & STEFANIE L 11 PASCACK RD HILLSDALE, NJ 07642	11 PASCACK ROAD	
504	48		2	VANDERVALK, JAMES A 19 PASCACK ROAD HILLSDALE, NJ 07642	19 PASCACK ROAD	
504	49		2	ZENK, KARL 37 PASCACK ROAD HILLSDALE, NJ 07642	37 PASCACK ROAD	
504	54		2	YAMAGUCHI, MIYAKO 27 PASCACK RD HILLSDALE, NJ 07642	27 PASCACK RD	
506	1	C0001	2	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	2 ARDEN PLACE	
506	1	C0002	2	TOGHER, STEPHEN & CLAIRE LOGUE 4 ARDEN PL HILLSDALE, NJ 07642	4 ARDEN PLACE	
506	1	C0003	2	SILVESTRI, ROBERT & DONNA 6 ARDEN PL #3 HILLSDALE, NJ 07642	6 ARDEN PLACE	

OWNER & ADDRESS REPORT

HILLSDALE

BLOCK 506 LOT 1

08/04/20 Page 2 of 5

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
506	1	C0005	2	PELLEGRINO, SALVATORE & MARIE 8 ARDEN PLACE #4 HILLSDALE, NJ 07642	8 ARDEN PLACE	
506	1	C0005	2	DELDOTTO, RENO & DENYSE 10 ARDEN PL #5 HILLSDALE, NJ 07642	10 ARDEN PLACE	
506	1	C0005	2	KAHN, MILTON E & JANET L 12 ARDEN PLACE #6 HILLSDALE, NJ 07642	12 ARDEN PLACE	
506	1	C0007	2	REIN, ALAN & RONNIE 14 ARDEN PLACE #7 HILLSDALE, NJ 07642	14 ARDEN PLACE	
506	1	C0007	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	16 ARDEN PLACE	
506	1	C0007	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	18 ARDEN PLACE	
506	1	C0010	2	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	20 ARDEN PLACE	
506	1	C0011	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	22 ARDEN PLACE	
506	1	C0012	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	24 ARDEN PLACE	
506	1	C0013	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	26 ARDEN PLACE	
506	1	C0014	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	28 ARDEN PLACE	
506	1	C0015	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	30 ARDEN PLACE	
506	1	C0016	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	32 ARDEN PLACE	
506	1	C0017	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	34 ARDEN PLACE	
506	1	C0018	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	36 ARDEN PLACE	
506	1	C0019	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	33 ARDEN PLACE	
506	1	C0020	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	31 ARDEN PLACE	
506	1	C0021	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	29 ARDEN PLACE	
506	1	C0022	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	27 ARDEN PLACE	

OWNER & ADDRESS REPORT

HILLSDALE

BLOCK 506 LOT 1

08/04/20 Page 3 of 5

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
506	1	C0023	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	25 ARDEN PLACE	
506	1	C0024	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	23 ARDEN PLACE	
506	1	C0025	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	21 ARDEN PLACE	
506	1	C0026	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	19 ARDEN PLACE	
506	1	C0027	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	17 ARDEN PLACE	
506	1	C0028	2	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	15 ARDEN PLACE	
506	1	C0029	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	11 ARDEN PLACE	
506	1	C0030	2	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	9 ARDEN PLACE	
506	1	C0031	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	7 ARDEN PLACE	
506	1	C0032	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	5 ARDEN PLACE	
506	1	C0033	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	3 ARDEN PLACE	
506	1	C0034	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	1 ARDEN PLACE	
506	1	C0035	2	EISEN, MARTIN & JACQUELINE 211 ELL ROAD #35 HILLSDALE, NJ 07642	211 ELL ROAD	
506	1	C0036	2	DESAVINO JR, PAUL & MARLENE 209 ELL ROAD #36 HILLSDALE, NJ 07642	209 ELL ROAD	
506	1	C0037	1	GOLDEN ORCHARD ASSOCIATES, LP 29 THIRD STREET NEW CITY, NY 10956	207 ELL ROAD	
506	2		15C	BOROUGH OF HILLSDALE 380 HILLSDALE AVE HILLSDALE, NJ 07642	213 ELL ROAD	
506	3		2	BORGES, MARY LYNN & GARY 237 ELL RD HILLSDALE, NJ 07642	237 ELL ROAD	
506	4		2	LUTOMSKI, FANNIE 247 ELL RD HILLSDALE NJ 07642	247 ELL ROAD	
506	5		2	BUSSANICH, STEVEN & LORI 257 ELL RD HILLSDALE, NJ 07642	257 ELL ROAD	

OWNER & ADDRESS REPORT

HILLSDALE

BLOCK 506 LOT 1

08/04/20 Page 4 of 5

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
506	6		2	ZABRANSKY, GLENN M & MILLER, ELYSE 265 ELL ROAD HILLSDALE, NJ 07642	265 ELL ROAD	
506	7		2	RONDA, JILL A. 273 ELL RD HILLSDALE NJ 07642	273 ELL ROAD	
506	8		2	PENDERGAST, TERESA C. & EDWIN 281 ELL RD HILLSDALE, NJ 07642	281 ELL ROAD	
506	9		2	PERSAD, ROVIN & JIMINEZ, ALISETT 289 ELL ROAD HILLSDALE, NJ 07642	289 ELL ROAD	
506	10		2	LANDESMAN, WAYNE & LAURA 297 ELL RD HILLSDALE NJ 07642	297 ELL ROAD	
506	11		2	KIRKBY, CHRISTOPHER & JENNIFER 305 ELL RD HILLSDALE, NJ 07642	305 ELL ROAD	
506	12		2	GOODMAN, JOAN D. 313 ELL RD HILLSDALE NJ 07642	313 ELL ROAD	
506	13		2	KUSHNER, EVAN & SUSAN 321 ELL RD HILLSDALE NJ 07642	321 ELL ROAD	
506	14		2	BECHTOLD, JAMES & SUSAN W. 329 ELL RD HILLSDALE NJ 07642	329 ELL ROAD	
506	15		2	FRIEDMAN, STANLEY L. & MARILYN 337 ELL RD HILLSDALE NJ 07642	337 ELL RD	
506	16		2	REGULA, ALBERT S IV & AMIE M 345 ELL RD HILLSDALE, NJ 07642	345 ELL ROAD	
506	17		2	PILLE, JAMES R. & GINA M. 353 ELL RD HILLSDALE NJ 07642	353 ELL ROAD	
506	18		2	STALB, GREGORY A & JENNIFER J 33 HILLSDALE COURT HILLSDALE, NJ 07642	33 HILLSDALE COURT	
506	19		2	DEFEO, DANIEL & CHERYL 43 HILLSDALE CT HILLSDALE, NJ 07642	43 HILLSDALE COURT	
708	8		2	ALBARRACIN, MARIA & LUIS 24 PASCACK ROAD HILLSDALE, NJ 07642	24 PASCACK ROAD	
708	9		2	MELUSO, ANTHONY & MARGARET 20 PASCACK RD HILLSDALE NJ 07642	20 PASCACK ROAD	
708	10		2	MARESCA, THOMAS W. & ELIZABETH A. 14 PASCACK RD HILLSDALE NJ 07642	14 PASCACK ROAD	
708	11		2	CHRISTENSEN (ETAL), CAROL & CAROL ANN 174 ELL RD HILLSDALE, NJ 07642	174 ELL ROAD	
710	2		2	OSTERMANN, RONALD C. & KAREN D. 173 ELL RD HILLSDALE NJ 07642	173 ELL ROAD	

OWNER & ADDRESS REPORT

HILLSDALE

BLOCK 506 LOT 1

08/04/20 Page 5 of 5

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
710	3		2	ZWAIN (ETALS), SCOTT F 181 ELL RD HILLSDALE, NJ 07642	181 ELL ROAD	

HUNTINGTON BAILEY, L.L.P.

RUSSELL R. HUNTINGTON
WILLIAM J. BAILEY
DERMOT J. DOYLE
SIOBHAN SPILLANE BAILEY *
DAVID S. LAFFERTY
MAURA O'HALLORAN DEEGAN
LEVI J. KOOL •

COUNSELLORS AT LAW
373 KINDERKAMACK ROAD
WESTWOOD, NEW JERSEY 07675
(201) 666-8282
FAX (201) 666-9625

TOWNSHIP OF WASHINGTON
BERGEN COUNTY
• Also Member NY Bar
• Also Member PA Bar

WWW.HUNTINGTONBAILEY.COM

October 9, 2020

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 public hearing scheduled for October 20, 2020 in this matter.

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.

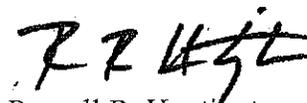
Enclosed herewith is a conceptual plan for the adult community depicting the 5 units covered by this application which are partially in Washington Township and partially in Hillsdale, and the 1 unit entirely within Washington Township.

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

Instructions to Access the Remote Meeting

Tuesday, October 20, 2020

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:

<https://zoom.us/j/94492215190?pwd=Y2Fza1phVUc2T29TSIBYRm8zeUFuQT09>
Passcode: 065268

Or iPhone one-tap:

US: +19292056099,,94492215190#,,,,,0#,,065268# or
+13017158592,,94492215190#,,,,,0#,,065268#

Or Telephone:

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

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

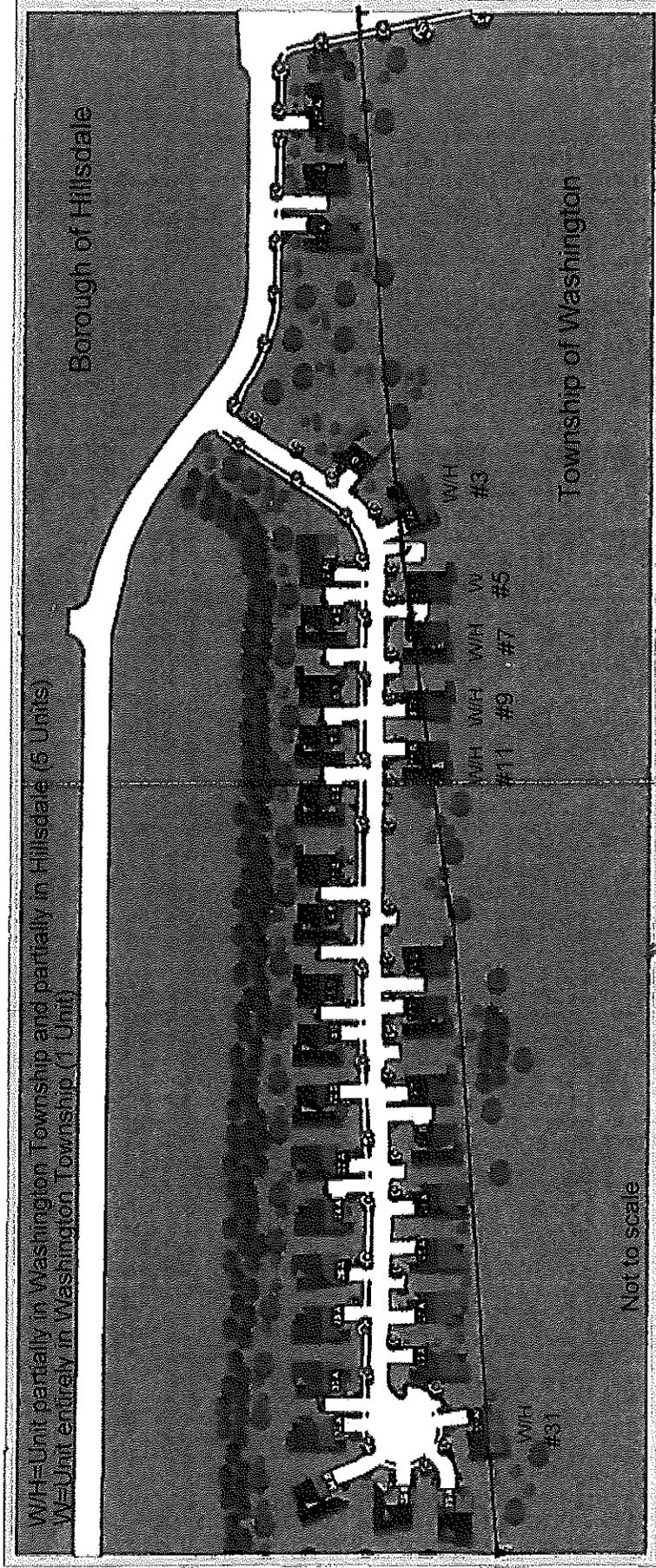
Webinar ID: 944 9221 5190

Passcode: 065268

International numbers available: <https://zoom.us/u/aetm8j4bdb>

Community

Privacy of a single family home
Security of never having to move
Comfort of an open floor plan
Convenience of maintenance free living



Features

- Paver driveways, patios, walkways and sidewalks
- Extensive landscaping with underground irrigation
- All underground utilities, municipal water and sewer
- Exterior maintenance by Condo Association
- Active Adult 55+ community



This rendering is an illustration of the general features of the community. Buyers should inspect detailed subdivision, utility, and construction plans on file in the sales office for complete information regarding the physical features of the community.