

**Township of Washington
Bergen County, New Jersey
Zoning Board of Adjustment**

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PETITION OF APPEAL

Form A

Date November 4, 2019

Dear Members of the Zoning Board of Adjustment:

The undersigned, owner of property in the Township of Washington, Bergen County, New Jersey, known as Block # 2101, Lots # 3 and 7 and located at Pascack Road has been refused permission by the Zoning Officer and /or the Township Engineer to construct one (1) single-family dwelling and six (6) single-family, age-restricted dwelling units either completely or partially located in the Township of Washington.

See Memorandum of Paul Azzolina, P.E., Zoning Board Engineer, dated March 8, 2017 attached hereto.

The local Zoning Officer and/or the Township Engineer claim that such permission would conflict with Section 580-32 of the Township of Washington Zoning Ordinance. I hereby appeal the decision of the local Zoning Officer and/or the Township Engineer.

Respectfully,
GOLDEN ORCHARD ASSOCIATES LP
GOLDEN ORCHARD CORP., GENERAL PARTNER

By: 
Stuart Weinberger, President

29 Third Street, New City, New York 10956
(address)

Township of Washington Bergen County, New Jersey Zoning Board of Adjustment

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APPLICATION FOR VARIANCE

Form B, Page 1

Date Received _____

Date of Hearing _____, 2019

Action Use Variance/Major Preliminary & Final Site Plan

To The Members of the Zoning Board of Adjustment:

In the matter of the petition of Golden Orchard Associates LP
requesting relief from the strict application of the provisions of the Zoning Ordinance of
the Township of Washington,

1. Address Pascack Road

Block 2101 Lots 3 & 7 Zone AA

Current Use Vacant Land

Applicant is the (circle one)

owner

occupant

contract occupant/purchaser

Applicant is (circle one)

An individual

a corporation

a partnership

Disclosure Statement:

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. Any corporation or a partnership which owns more than 10% interest in an applicant corporation or partnership also must disclose the names and addresses of the stockholder and partners exceeding 10% ownership.

Name	Address	Percentage of Interest
<u>Golden Orchard Corp.</u> (Jeffrey Weinberger and Stuart Weinberger own 50% each of Golden Orchard Corp.)	<u>29 Third St., New City, NY 10956</u>	<u>1.0%</u>
<u>Jeffrey Weinberger</u>	<u>29 Third St., New City, NY 10956</u>	<u>49.50%</u>
<u>Stuart Weinberger</u>	<u>29 Third St., New City, NY 10956</u>	<u>49.50%</u>
_____	_____	_____
_____	_____	_____

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APPLICATION FOR VARIANCE

Form B, Page 2

Name of Owner Golden Orchard Associates LP

Address 29 Third Street, New City, New York 10956

Tel. Number (914) 261-6463 Alt Number _____

Name of Applicant (if not the owner) N/A

Address _____

Tel. Number _____ Alt Number _____

2. Indicate the particular section of the Land Use Law (N.J.S.A. 40:55D-70) under which this application is made:

_____ N.J.S.A. 40:55D-70a – Appeal Decision of Administrative Officer

_____ N.J.S.A. 40:55D-70b – Interpret Map Ordinance or Special Question

X N.J.S.A. 40:55D-70c(1) – Seek Variance for Hardship

X N.J.S.A. 40:55D-70c(2) – Seek Variance Advance Purposes of Land Use Law

X N.J.S.A. 40:55D-70d(1) – Permit a Use

_____ N.J.S.A. 40:55D-70d(2) – Expand a Nonconforming Use

_____ N.J.S.A. 40:55D-70d(3) – Deviate from a Condition in a Permitted Use

_____ N.J.S.A. 40:55D-70d(4) – Increase in Permitted Floor Area Ratio

X N.J.S.A. 40:55D-70d(5) – Increase in Permitted Density

_____ N.J.S.A. 40:55D-70d(6) – Height of a Principal Structure Exceeds by 10 feet or 10% Maximum Height Permitted

_____ N.J.S.A. 40:55D-34 – Issuance of a Permit for Structure in a Bed of a Mapped Street

_____ N.J.S.A. 40:55D-35 – Direct Issuance of a Permit for a Lot Lacking Street Frontage

Present use of the property: Vacant Land

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APPLICATION FOR VARIANCE

Form B, Page 3

Question 1. Explain in detail the exact nature of the application and changes to be made to the property, including the proposed use of the property.

See Attached Explanation.

Question 2. If the application is under N.J.S.A. 40:55D-70c(1) what are the exceptional difficulties or undue hardship relating to the property upon which a variance is requested?

N/A.

Question 3. If the application is under N.J.S.A. 40:55D-70c(2) what are the purposes of the Municipal Land Use Law that would be advanced by granting the variance?

N/A.

Question 4. If the application is under N.J.S.A. 40:55D-70d(1) through (6), explain in detail the special reasons for which the variance is being requested?

See Attached Explanation

Question 5. If this is an application under N.J.S.A. 40:55D-70d and the applicant is also requesting a site plan or subdivision, then the applicant must complete and submit an application from the Township Planning Board for the site plan or subdivision together with the required plans, in accordance with the Township ordinances for site plan and subdivisions.

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Bergen County, New Jersey
Zoning Board of Adjustment, Application for Variance

Question 1 - Explanation

This application is for approval of the second phase of a two-phase project located in both Hillsdale and Washington Township. The Development encompasses the construction of a 37-unit, active adult community, with 31 detached units to be constructed wholly in the Borough of Hillsdale, and six (6) detached units to be located either partially or fully in the Township of Washington. Each unit is a single-family dwelling and each will be separately owned under the condominium form of ownership. The project also contemplates the subdivision and creation of a separate lot (along Pascack Road), in Washington Township for the construction of a conventional single-family dwelling that will not be part of the condominium development for a total of 38 units.

The Premises are located in the Class AA District under Washington Township's Zoning Ordinance. The Application includes a request for a use variance related to the six (6) units that are part of the Condominium Development, five (5) of which are partially located in both Hillsdale and Washington Township and one (1) unit located wholly in Washington Township. The Condominium Development is a permitted use in Hillsdale where the bulk of the units, all of the proposed roadway and related infrastructure (including 100% of common storm water management) are located.

The Applicant has received final site plan approval from the Borough of Hillsdale and has commenced construction of the Phase One improvements, which includes 31 units, roadway, utilities, and storm water management system that service the entire development, including that which is proposed for Washington Township, all of which are located wholly in Hillsdale. The Hillsdale Planning Board has also given Final Site Plan Approval of the entire Phase One and Two Plan that depicts improvements in Washington Township, of course, with the proviso that all improvements located in Washington Township are subject to the Township's approval. As such, the Applicant will not need to return to the Hillsdale Planning Board for approval of any of the improvements depicted on the Phase One and Two Site Plan, including those dwellings that straddle both municipalities. In the same vein, the Applicant seeks approval and applicable variances from this Board for all dwellings and dwelling related improvements located in the Township of Washington.

Both Phase One and Phase Two of the Development have also received final approval from all outside agencies, including NJDEP, Bergen County Soil Conservation District, Bergen County Planning Board and the Planning Board of the Borough of Hillsdale. Those approvals are submitted with this application. At this time, water, sewer, gas, electric, and storm water management facilities designed to service both phases, have been constructed and currently service those units built or being built within Hillsdale.

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Bergen County, New Jersey
Zoning Board of Adjustment, Application for Variance

Question 4 - Explanation

The property is particularly suited for the proposed use and is particularly unsuited for the zoned use. The application is one that seeks variance approval and related relief, for a development project on property located in two municipalities, Washington Township and the Borough of Hillsdale. The total project is comprised of 37 Units, 31 of those units being located entirely in the Borough of Hillsdale with five of the remaining units of the adult community being partially in Hillsdale and partially in Washington Twp. and one unit, a single family home, (not being part of the adult community) which is located entirely in Washington Twp. The use and density are permitted in the Borough of Hillsdale and the project has received Preliminary and Final Subdivision and Site Plan approval from the Borough of Hillsdale. On the Washington Twp. side, that density, townhouse, condo and single family are permitted in the subject zone.

In the case Ferraro v. Zoning Bd of Adjustment, 119 N.J. 61 (1990), the New Jersey Supreme Court considered the issue of a use variance application for a property located in two municipalities where, as here, the use was permitted in one municipality and not the other. The court stated that this fact bears on the question of special reasons, as the unique character of the property is that it is located in two municipalities, governed by different zoning ordinances and criteria, "militating in favor of a variance." Id. at 73 (citing, Medici v. BPR, 107 N.J. 1, 17 n. 9 (1987); AMG Assocs. v. Township of Springfield, 65 N.J. 101, 111-12 (1974) ((municipality may not deprive owner of "reasonable utilization" of property split by zoning district line)).

Based on the Supreme Court's pronouncement in Ferraro, and well as the other cases cited in that opinion, special reasons exist militating for the grant of Golden Orchard Associates' variance application. The bulk of the project, including the roadway and all infrastructure, is located in the Borough of Hillsdale where the use is permitted.

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3. Please fill out the following information concerning the property:

Item	Permitted	Section #	Existing	Proposed
Zone Use	Homes			
Minimum Lot Size (sq. ft.)	.5 Acres			
Minimum Width of Lot	100			
Maximum Coverage	20%			
Minimum Front Yard Set Back	50			
Minimum Side Yard (left)	15			
Minimum Side Yard (right)				
Minimum Rear Yard	25			
Maximum Height of Building	2.5/30			
Parking (If Applicable)				
Maximum Size (free standing sign)				
Maximum Height (free standing sign)				
Maximum Area (Wall Sign)				
Accessory (Circle Applicable) Pool Shed Cabana Fence				
Other *				

4. To the best of your knowledge, has any request for a variance been granted or denied for these premises? No.

If yes, please attach a copy of the resolution.

5. Set forth the facts showing why the variance relief can be granted without substantial detriment to the public good and why granting the variance will not substantially impair the intent and purpose of the zoning plan and zoning ordinance.

See Attached Explanation

6. Has the Zoning Officer examined the plans for the proposed building and refused permission? **Board Engineer has examined and issued a review letter dated 3-8-17. See attached.** If yes, attach a copy of the letter of denial.

7. **SITE PLAN OR DUBDIVISION WITH A USE VARIANCE.** The applicant must submit fifteen (15) copies of each of the following:

- a. Complete set of plans of any proposed building alteration
- b. 200-foot radius map showing size of plot, bounding streets and all properties within 200 feet of each boundary with block and lot numbers and names of owners.
- c. Architectural plans or equivalent
- d. All plans must be sealed by a licensed architect or engineer.

I hereby certify that the above statements made by me and the statements contained in the papers submitted herewith are true. I am aware that if any of the statements are willfully false, I am subject to punishment.

Petitioner

***Due to the unique nature of this Application, it is not possible or useful to list the proposed bulk standards as they compare to the AA Zoning, as depicted on Plans.**

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Zoning Board of Adjustment, Application for Variance**

5. Explanation setting forth facts showing why the variance relief can be granted without substantial detriment to the public good and why granting the variance will not substantially impair the intent and purpose of the zoning plan and zoning ordinance.

The proposed project will not have any substantial detriment to the public good for a number of reasons. First and foremost the site is already zoned and approved for the proposed use in Hillsdale. Therefore, the proposed townhouses are consistent with surrounding development pattern. The site will be accessed from the same street that the approved townhouse utilize.

There is no substantial impairment to the Township's Master Plan documents. The Master Plan documents recognize that the township residents are aging and need a special type of housing. Further it provides an objective to maintain and preserve residential neighborhoods through neighborhood planning principles such as the provision of neighborhood facilities and routing through-traffic around residential neighborhoods. The design of the project at the edge of the municipality allowing for a special type of housing to be provided that is consistent with the surrounding development pattern and routes traffic around the adjacent single family neighborhood.

The impact on the existing Northgate development is minimized in that all proposed dwellings, including those in Washington Township, are serviced by the road, parking and utilities permitted in and through Hillsdale.



AZZOLINA & FEURY ENGINEERING, INC.

Professional Engineers and Land Surveyors

30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825
110 Stage Road, Monroe, NY 10950 • (845) 782-8681 • Fax (845) 782-4212

Memorandum

To: Township of Washington Zoning Board of Adjustment

CC: Donna Baboulis, Zoning Board Attorney
Alex Zepponi, P.E., ENTEC
Siobhan Spillane Bailey, Huntington Bailey, L.L.P.
Golden Orchards Associates, LP

From: Paul Azzolina, P.E., Zoning Board Engineer

Date: March 8, 2017

Re: Golden Orchard Associates LP
Major Subdivision And Site Plan/Use Variance Application Review
Block 2101- Lots 3 & 7 (Township of Washington)
Block 506 - Lot 1 (Borough of Hillsdale)
Our File No. WT-2381

We are in receipt of and have reviewed the following items:

- Correspondence dated January 27, 2017, as prepared by Siobhan Spillane Bailey, of Huntington Bailey, L.L.P.,
- "Planning Board, Township of Washington, Bergen County, New Jersey, Application for Tentative Approval of Site Plan," containing 5 pages, undated,
- "Township of Washington, Land Development (ZONING) Application", containing 3 Pages, undated,
- "Proof Of Payment Of Taxes" dated January 25, 2017 as issued by Mary Clancy, of the Township of Washington Tax Office,
- A set of drawings entitled "Minor Subdivision and Site Plan for Golden Orchards, An Active Adult Community, Block 506 - Lot 1, Borough of Hillsdale, Bergen County, New Jersey, Block 2101- Lots 3 & 7, Township of Washington, Bergen County, New Jersey, containing a total of 11 (eleven) Sheets dated August 10, 2007 and revised through June 1, 2016, as prepared by Alex J. Zepponi, P.E., of ENTEC, Haledon, New Jersey,

- A drawing entitled "Minor Subdivision Exhibit And Portion Of Golden Orchards, An Active Adult Community Plan (AKA The Reserve At Arden Place), Lots 3 and 7, Block 2101, Township of Washington, Bergen County, New Jersey," dated 01/23/17, as prepared by Alex J. Zepponi, P.E., of ENTEC, Haledon, New Jersey,
- A drawing entitled "Minor Subdivision Exhibit And Plan For Specific Improvements, Lot 3, Block 2101, Township of Washington, Bergen County, New Jersey," dated 01/23/17, as prepared by Alex J. Zepponi, P.E., of ENTEC, Haledon, New Jersey,
- A drawing entitled "Proposed Environmental Easement Map For Caliber Builders, Borough of Hillsdale, Block 506, Lot 1, Township of Washington, Block 2101, Lots 3 & 7, Bergen County, New Jersey," dated 11/12/15 and revised through 03/01/16, as prepared by Jeffrey H. Kleine, PLS of Lapatka Associates, Inc., Paramus, New Jersey and
- "Exhibit C, Description of **Environmental Easement #1** on Lot 3 In Block 2101, Situated In The Township Of Washington And On Lot 1 In Block 506, Situated In The Borough of Hillsdale, Bergen County, New Jersey," containing 2 pages, dated January 25, 2016, as prepared by Jeffrey H. Kleine, PLS of Lapatka Associates, Inc., Paramus, New Jersey,
- "Exhibit C, Description of **Environmental Easement #2** on Lot 3 In Block 2101, Situated In The Township Of Washington And On Lot 1 In Block 506, Situated In The Borough of Hillsdale, Bergen County, New Jersey," containing a 1 page, dated January 25, 2016, as prepared by Jeffrey H. Kleine, PLS of Lapatka Associates, Inc., Paramus, New Jersey,
- "Exhibit C, Description of **Environmental Easement #3** on Lot 7 In Block 2101, Situated In The Township Of Washington And On Lot 1 In Block 506, Situated In The Borough of Hillsdale, Bergen County, New Jersey," containing 2 pages, dated January 25, 2016, as prepared by Jeffrey H. Kleine, PLS of Lapatka Associates, Inc., Paramus, New Jersey.

We offer the following comments at this time:

I. Completeness Determination

1. The above referenced application for development has been reviewed for compliance with the applicable detail and design requirements for Major Subdivision and Major Site Plan as set forth under Chapter 239 (Land Development) of the Township Code, the applicable bulk requirements as set forth under Chapter 245 (Zoning) of the Township Code, the requirements for tree removal as set forth under Chapter 212 (Trees) of the Township Code and the applicable requirements of the Residential Site Improvement Standards (RSIS).
2. Pursuant to our review of the above referenced items and field inspection of the subject property, we find the subject Application for Development to be **INCOMPLETE** as presented, with respect to the requirements of the respective Codes and Standards.

3. Accordingly, the subject submittal must be revised/supplemented as follows:
- a) Re-submit application using Zoning Board of Adjustment (as opposed to Planning Board) application forms. Indicate extent of approvals sought at this time (i.e. Preliminary or Preliminary and Final).
 - b) Submit appropriate Fees and Deposits for the respective components of the Application as enumerated under Township Code Section 239-90 & 239-91.
 - c) The proposed subdivision of lands involves a "planned unit residential development" which in accordance with the requirements of Township Code Section 239-3 is classified as a **Major Subdivision**. The Site Plan application is similarly classified as a **Major Site Plan**. All Plan Titles and application documents shall be revised accordingly.
 - d) In accordance with the requirements of NJAC 13:40—5.1(m): *Subdivision plats, whether classified as major or minor, preliminary or final, shall be prepared by a licensed land surveyor and shall be based on a new or existing current and accurate survey of the property being subdivided.*

In this same regard, we note that Ms. Bailey's correspondence states that "Survey to be submitted under separate cover". However, we are not yet in receipt of the same. The same shall be included as part of any subsequent plan submittal.

- e) Dimensions and Area of Proposed Lot 3 (i.e. single lot in Township of Washington) as depicted on the Minor Subdivision Exhibits and "Utility & Grading Plan" are not in agreement. In this regard, we specifically note that the length of the westerly lot line has been increased from 100.66' to 110.00', which may impact the proposed footprint dimensions for Units Nos. 35-37 situated in the Borough of Hillsdale, when taking into the account the required minimum setbacks at the front and rear of these dwellings. Please review and revise as necessary.
- f) The Lot Number designation for the separate lot in the Township is also inconsistent amongst the above referenced drawings (i.e. should be identified as proposed Lot 3.01 on all drawing sets. Revise accordingly.
- g) It appears that a different coordinate base (i.e. Bearing System) has been utilized in the preparation of the 2017 "Minor Subdivision Exhibits" as compared to the boundary limits depicted on the original (i.e. 2007) Minor Subdivision And Site Plan drawings. Provide appropriate North Arrow Meridian reference on the respective drawings.
- h) General Note No. 3, on the "Minor Subdivision Exhibit And Plan For Specific Improvements", makes reference to **Proposed Lot 3.02** being made part of the "Golden Orchards" Parcel. The respective drawings sets shall be revised as necessary to include the appropriate lot number designation for the residual lot area which is to become part of

the Condominium Development.

- i) As indicated under Section C of the Land Development (ZONING) Application, Proposed Building Heights shall equal 35' and 40' whereas the plans submitted for review are presumed to depict a proposed building height of 30' for Dwelling Unit Nos. 20 and 29-33 in accordance with the requirements of Borough of Hillsdale Ordinance #07-01, based upon the information provided under General Note No. 4 on Drawing No. 5 of 11. It is unclear as to the methodology utilized in the computation of any such proposed height. Furthermore, these heights are noted to exceed by more than 10% of the maximum height permitted in the Class AA District (i.e. 3 feet), which deviation shall require Variance relief as specified under NJAC:40-55.D-70.d(6).

However, with respect to those dwelling units that are the subject matter of this application, the plans shall be revised/supplemented to include a detailed calculation of the proposed Building Height in accordance with the requirement set forth under Township Code Section 245-2. In this regard the plans shall be revised to include an appropriate level of detail for calculation of the "Average Ground Elevation" and highest point of the building. An enlarged (10 scale) view of the Utility & Grading Plan at the respective Dwelling Units is recommended for this purpose.

- j) Provide copy of Deed Restriction as referenced under Section F of the Land Development (ZONING) Application.
- k) Provide Preliminary Architectural Drawings in accordance with the requirements of Township Code Section 239-78.A.8. The same shall indicate for each of the proposed unit types, the vertical separation distance (in feet and inches) between the proposed finished first floor level and highest roof ridge elevation so that the proposed building height may be calculated for the 5 (five) detached Condominium Units and 1 (one) single family home on Proposed Lot 3.01, all situated within the Township of Washington.
- l) The "Minor Subdivision Exhibit And Portion of Golden Orchards..." plan identifies Dwelling Units 29-32 as "Br" type units; whereas the 2007 Minor Subdivision and Site Plan (Sheets 2 of 11) identify these units as "B" type units. Please reconcile accordingly.
- m) For our information, submit a complete copy of the most current editions of the Stormwater Management Report and related Geotechnical Investigations for the overall (i.e. Phase I and Phase II) project, as previously reviewed and approved by the by the NJDEP, County of Bergen Planning Board and Borough of Hillsdale Planning Board. Also provide copies of any relevant correspondence that may have been issued by these agencies and/or their consulting engineers documenting any such earlier review and approval of the proposed Stormwater Management design.
- n) The "Table Of Specific Units Infiltrator System Components Elevation" (Dwg. No. 11 of 11) shall be revised to include Dwelling Units Nos. 19 and 29-33.

- o) With respect to proposed Lot 3.01, provide Stormwater Management Report for the proposed Infiltrator System to be constructed on this property. Submit copies of any test pit investigations completed on this property for determination of the seasonal groundwater elevation at the proposed location of the Infiltrator System.
- p) The "Tree Location Map" (Sheet No. 4a of 11) shall be revised to include all trees located on the Township parcel identified as Lot 7 Block 2101. Indicate all proposed tree removals on the said Lot as well as on that portion of existing Lot 3, which is situated in the Township of Washington and is to be developed within Golden Orchards or as the single lot. Also provide specific details as to the replacement tree plantings to be provided as specified under Chapter 212 (Trees) of the Township Code.
- q) Indicate any wells or septic tanks within the affected property or provide a note as to the non-existence of the same (Code Section 239-6.C). An existing well cap is depicted on the western portion of the site. The plan shall be revised to indicate the proper abandonment or preservation of these facilities, as may be the case.
- r) Label proposed decks or patios and provide offset dimension from rear lot line.
- s) Indicate, type, length and height of proposed retaining wall to be constructed on existing Lot 7. Indicate top and bottom of wall elevations along the same and provide the appropriate details for the construction of the same.
- t) The General Notes shall be revised to include the appropriate Zoning Analysis for the six dwelling units located within the Golden Orchards community and situated within the Class AA District of the Township. For illustrative purposes, it is also recommended that a comparative zoning analysis be provided for these units with respect to the requirements pertaining to the Planned Residential Townhouse Development District as set forth under Article X of Chapter 245 (Zoning) of the Township Code.
- u) Correct General Note No. 5 with respect to the identification of:
 - the lot number,
 - dwelling unit number and
 - bulk requirement proposals (i.e. Lot Area, Building Height, Lot Width, etc.).
- v) Zoning Analysis provided for Township of Washington parcels shall include the following additional requirements as set forth under listed under Article XII (Residential Building & Lot Requirements) of the Township's Zoning Regulations:
 - Section 245-76.B – Minimum Aggregate Floor Area of 1,200 s.f.
 - Section 245-77.1.A – 2-car garage required.
 - Section 245-77.1.D – Minimum garage size of 500 square feet and maximum of 20% of building area or 750 square feet.

- w) With respect to the area dedicated to the proposed garage use, either increase the area of the same or conversely indicate that Variance relief is requested in this regard.
- x) Provide copy of Deed Restriction as referenced under General Note No. 19.
- y) Indicate the proposed street addresses for the created parcels.
- z) It is unclear if the proposed sidewalk along Pascack Road is to continue across the frontage of Proposed Lot 3.01. Please review and revise plans as necessary.
- aa) A note shall be added to the plan stating that underground wiring shall be provided for electric and telephone service connections to the proposed dwellings in accordance with the requirements of NJAC 5:21-4.12.
- bb) Provide copy of Survey Map dated 12/3/01 as referenced on Utility & Grading Plan, Drawing No. 2 of 11. Also identify the source, appropriate vertical datum reference and contour interval for the topographic mapping provided.
- cc) At the Township "Approval Blocks" indicated on Sheet 2 of 11, replace "Planning Board" with Zoning Board of Adjustment and "Township of Washington Engineer" with Municipal Engineer for the Township of Washington.

Given the number of incomplete items as enumerated hereinabove as well as unique nature of this Application for Development involving lands situated within both the Township of Washington and the abutting Borough of Hillsdale, we do hereby reserve the right to offer additional comments on any and all aspects of the proposed site design which may become apparent during any subsequent review of these plans or any revision thereof.

If there are any questions, please feel free to call.

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AFFIDAVIT OF SERVICE

FORM E, PART 2

State of New Jersey

County of Bergen

_____ of full age, being duly sworn according to law,

on his/her oath deposes and says that he/she resides at _____

In the _____ of _____, County of _____,

and the State of New Jersey and that he/she did on _____, 2019, at least ten (10) days prior to hearing date, give personal notice to all property owners within two

hundred (200) feet of the property affected, located at _____

Block # _____ Lot # _____.

Said notice was given either by handing a copy to the property owner, or by sending said notice by certified mail. Copies of the registered receipts are attached hereto.

Notice was also served upon the Secretary to the Zoning Board of Adjustment for the Township of Washington.

A copy of said notices is attached hereto and marked "Exhibit A."

Notice was also published in either the Ridgewood News or the Bergen Record as required by law.

Attached to this affidavit and marked "Exhibit B" is a list of property owners within two hundred (200) feet of the aforesaid property who were served, showing the lot and block numbers of each property owner as same appear on the municipal tax map, and also a copy of the certified list of such owners prepared by the Tax Assessor of the Township of Washington, which is marked as "Exhibit C."

There is also attached a copy of the proof of publication of notice in either The Ridgewood News or The Bergen Record, which is marked "Exhibit D."

Owner/Applicant

Sworn to and subscribed to before me on this _____ day of _____, 20__

Notary Public

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AUTHORIZATION OF OWNER

FORM G

(If anyone other than the owner of the property is making this application, the following authorization must be executed.)

N/A

TO THE MEMBERS OF THE ZONING BOARD OF ADJUSTMENT:

_____ is hereby authorized to make
the within application.

(Owner)

(Date)

Township of Washington Bergen County, New Jersey Zoning Board of Adjustment

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**THIS NOTICE CAN BE USED FOR THE NEWSPAPER AND CAN BE SERVED ON
PROPERTY OWNERS WITHIN 200 FEET**

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 **(name of applicants)**, owners of the property commonly known as **(address of property)**, also known as Lot **(insert Lot #)** in Block **(insert Block #)** on the tax assessment map of the Township of Washington, have filed an application with the Zoning Board of Adjustment of the Township of Washington seeking a variance from the provisions of Section **(insert code sections from which relief is sought)** of the Zoning Ordinance of the Township of Washington which regulate **(subject matter of code sections from which relief is sought)** in the **(insert zone in which property is located)** Zone. The applicants wish to **(insert general description of project and nature and extent of variance relief requested)**.

A copy of the application and related documents are on file in the Office of the Secretary to the Board, Township of Washington Municipal Building, 350 Hudson Avenue, Township of Washington, New Jersey, 07676, and may be inspected by members of the public, Monday through Thursday, 8:30AM-12:30PM.

A public hearing with respect to this application has been scheduled for Tuesday, **(insert date of public hearing)**, at 7:30PM, at the Township of Washington Municipal Building, Courtroom, 350 Hudson Avenue, Township of Washington, NJ, 07676, or as soon thereafter as the matter can be heard. All interested parties are invited to appear and be heard at that time.

THIS PARAGRAPH FOR TO BE USED FOR 200' LIST NOTICE:

This notice is being sent to you as the owner of the property within 200 feet of the property which is the subject of this application or as a person or entity otherwise entitled to this notice.

(Insert name of applicants)

(Insert address of applicants)

For Information Only:

1. The subject property fronts on the (North, South, East, West) side of _____
(street name).
2. The dimensions of the subject property are _____ feet in width by _____ feet in depth.
3. Subject premises are located between _____ and _____
(street name)