



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

June 12, 2020

Zoning Board of Adjustment
Township of Washington
Municipal Building
350 Hudson Avenue
Township of Washington, New Jersey 07676

Re: Application for Use Variance, Height Variance and
Preliminary & Final Major Site Plan Approval
For CSH Pascack, LLC
Block 2202, Lot 1
#609 Pascack Road
Our File No. WT-2579

Dear Board Members:

In response to the comments contained in our Completeness Determination Memorandum dated March 3, 2020, please be advised that we are in receipt of and have reviewed the revised filing package containing the following items:

- Correspondence dated March 26, 2020 and June 1, 2020 as prepared by Jennifer M. Knarich and Mary-Pat Porcelli, Paralegal, respectively, of Price, Meese, Shulman & D'Arminio, Attorneys At Law,
- Correspondence dated March 26, 2020 and May 29, 2020 as prepared by Daniel T. Sehnal, PE, of Dynamic Engineering Consultants,
- a survey drawing entitled "ALTA / NSPS Land Title Survey, Capitol Seniors Housing Existing Conditions Block 2202, Lot 1, 620 Pascack Road Township of Washington, Bergen County, New Jersey", dated August 23, 2019 revised through April 23, 2020 (Rev. # 4), as prepared by Dynamic Survey, LLC, of Lake Como, New Jersey,
- a set of drawings entitled "Capitol Seniors Housing Proposed Assisted Living Block 2202, Lot 1 620 Pascack Road (CR 502) Township of Washington, Bergen County, New Jersey", comprised of the following sheets:

<u>Sheet No.</u>	<u>Title</u>	<u>Dated</u>	<u>Revisions</u>
1 of 21	Cover Sheet	01/10/20	05/26/20
2 of 21	Aerial Map	01/10/20	05/26/20
3 of 21	Demolitions Plan	01/10/20	05/26/20
4 of 21	Overall Site Plan	01/10/20	05/26/20
5 of 21	Site Plan	01/10/20	05/26/20
6 of 21	Grading Plan	01/10/20	05/26/20
7 of 21	Drainage & Utility Plan	01/10/20	05/26/20

8 of 21	Storm Drain Profiles	01/10/20	05/26/20
9 of 21	Storm Drain Profiles	01/10/20	05/26/20
10 of 21	Sanitary Sewer Profiles	01/10/20	05/26/20
11 of 21	Lighting Plan	01/10/20	05/26/20
12 of 21	Soil Erosion & Sediment Control Plan	01/10/20	05/26/20
13 of 21	Soil Erosion & Sediment Control Details	01/10/20	05/26/20
14 of 21	Construction Details	01/10/20	05/26/20
15 of 21	Construction Details	01/10/20	05/26/20
16 of 21	Construction Details	01/10/20	05/26/20
17 of 21	Construction Details	01/10/20	05/26/20
18 of 21	Vehicle Circulation Plan – Fire	01/10/20	05/26/20
19 of 21	Vehicle Circulation Plan – Refuse	01/10/20	05/26/20
20 of 21	Vehicle Circulation Plan – Delivery	01/10/20	05/26/20
21 of 21	ADA Ramp Exhibit	01/10/20	05/26/20

as prepared by Dynamic Engineering, of Chester, New Jersey,

- a Stormwater Management Report entitled, “Stormwater Management Report Prepared for: Capitol Seniors Housing Proposed Assisted Living”, dated January 2020 and revised March 2020, as prepared by Dynamic Engineering, of Chester, New Jersey,
- a set of preliminary architectural drawings entitled “Capitol Seniors Housing Chelsea at Pascack 620 Pascack Road, Washington Township, New Jersey 07676”, comprised of the following sheets:

<u>Dwg. No.</u>	<u>Title</u>	<u>Dated</u>	<u>Revisions</u>
A1.01	First Floor - Overall Plan	01/09/20	03/20/20
A1.02	Second Floor - Overall Plan	01/09/20	03/20/20
A1.03	3 rd Floor - Overall Plan	01/09/20	03/20/20
A2.01	Exterior Elevations	01/09/20	03/20/20

as prepared by Meyer Design, Inc, of Ardmore, Pennsylvania,

- A Landscape Plan entitled “Capitol Seniors Housing Proposed Senior Housing Development Block 2202, Lot 1 620 Pascack Rd (CR 502) Township of Washington, Bergen County, NJ” dated January 10, 2020 and revised March 11, 2020, as prepared by Longstone Gardens, of Lancaster, Pennsylvania,
- A Traffic Study entitled “Traffic Engineering Assessment CSH Assisted Living – Pascack Washington, Bergen County, NJ” dated January 15, 2020, as prepared by Shropshire Associates LLC, of Atco, NJ,
- A Memo from The Township of Washington Tax Collector’s Office dated January 20, 2020, certifying that the taxes on the subject property had been paid as of that date and remain current as of this date as per an e-mail communication from the Tax Collector dated June 12, 2020.

Pursuant to our review of these items and a field inspection of the subject site, we offer the following comments at this time:

I. Location and Description of Tract

1. Lot 1 in Block 2202 is an irregular shaped “interior lot” and possesses 276.31 feet of street frontage along Pascack Road. The subject property is commonly known as 620 Pascack Road and is currently owned by Binghamton-Washington Township Corp.
2. The subject property has an area of 218,435 s.f. (5.02 acres), is situated in the Class “AA” Residential Zoning District with driveway accesses from Pascack Road is currently developed with the now vacant Washington Township Tennis and Fitness Club, with the following improvements and/or topographic features situated thereupon:
 - 1 story brick, stucco and steel building (with an approximate footprint area of 69,000 s.f.),
 - Paved off-street parking facilities for approximately 75 (seventy five) vehicles, with a total of 50 stalls being delineated along the south side of the existing building and undesignated parking for approximately 25 (twenty five) vehicles along the east side of the building.
3. As accurately depicted and stated under General Note No. 9 of the above referenced ALTA / NSPS Land Title Survey and Preliminary and Final Site Plan drawings, the subject premises are located in both Zone “AE” (i.e. within a defined Flood Hazard Area) as per the FEMA Flood Insurance Rate Map (FIRM) as well as Zone “X” (i.e. beyond the limits of the defined Flood Hazard Area. As per the referenced FIRM, base flood elevations have been determined for that portion of the Musquapsink Brook located on this property and is noted to range in elevation from elevation 79 (at or about a point located approximately 385 feet west of Pascack Road) through 85 (at or about the southwesterly limits of the property).
4. Moreover, the site is also encumbered by the following Easements an/or Indenture of Easement:
 - a 50’ wide Permanent Drainage Easement generally following the limits of the Musquapsink Brook as it traverses the westerly and southerly limits of the property;
 - a variable width Sanitary Sewer Easement containing a trunk line sanitary sewer as well as a the lateral sewer from the terminus of Amherst Drive;
 - a Utility Right-of-Way granted to the Township of Washington now containing a 48” Reinforced Concrete Pipe (RCP) Storm Drain extending from the southwesterly corner of abutting Lot 2 Block 2202 to the Musquapsink Brook,
 - a Conservation Easement restricting the use within the westerly limits of the subject property (none proposed) and

- Rights granted to Public Service Electric and Gas for existing electric service to existing building.

II. Applicant's Proposal

1. The applicant, *CSH Pascack, LLC*, as the Contract Purchaser of the subject property, (previously operated as an Indoor Tennis and Fitness Club), is seeking:
 - a. "D-1" Use Variance(s) to allow for the future construction and operation of an "Assisted Living" Facility comprised of a 85 Unit (93 Bed) Assisted Living Facility situated on lands identified on Sheet No. 7 of the Current Tax Assessment Map as Block 2202 Lot 1;
 - b. "D-6" Height Variance to permit a principal structure, the height of which exceeds by 10 feet or 10% of the maximum permitted in the district for a principal structure;
 - c. Certain bulk variances as more fully described hereinafter and
 - d. Preliminary and Final Major Site Plan approval.
2. The applicant is proposing to remove 64 (sixty four) trees as well as demolish and remove from the site all existing structures and site improvements as situated within the proposed Limit of Disturbance in order to prepare the site for its proposed re-development as an "Assisted Living" Facility.
3. The subject property occupies an area of 218,435 s.f. 95.015 Acres) and is proposed to contain a 3 Story Building occupying a footprint area of approximately 28,874 square feet. As accurately depicted in schedules provided on Drawing No. A1.01 of the above referenced Architectural Drawings, the subject facility shall contain a total of 85 dwelling units and 93 beds.

According to these schedules, the First Floor of the building shall contain 26 dwelling units dedicated to those individuals with Memory Care (MC) needs. As per the schedules provided on Drawing No. A1.02 and A1.03, the Second and Third Floors of the building shall contain 29 (twenty nine) and 30 (thirty) dwelling units, respectively, for those individuals requiring Assisted Living care.

4. Other spaces and uses within the building are as depicted on the above referenced Architectural Drawings are noted to include (without limitation): 3 (three) Stair Towers, 2 (two) Elevators, Mechanical Rooms, Service Areas (i.e. Kitchen, Laundry, Maintenance Rooms), Toilet Rooms, Staff Lounges and Office Spaces, Reception Area, Club Room, Memory Care Lounge/Activity/Dining Room, Assisted Living Dining Room/Bistro/Sunroom; Memory Care Wellness and Beauty Rooms, Assisted Living Wellness and Beauty Rooms, Fitness Room, Rehab Room, Library, Art Studio, Theater, Multi-Purpose Room, Pub, Living and Seating Areas, etc.
5. As depicted on the above referenced Preliminary Final Site Plan Drawings, proposed site improvements shall include:

- one (1) full movement driveway, situated at Pascack Road (24' wide),
- a Grass Paver Emergency Access Lane (15' wide) at or about the northeast corner of the site,
- a Porte Cochere at the Vestibule Entrance to the building along its South Elevation,
- Off-street surface parking areas containing a total of 51 (fifty one) spaces including four (4) reserved Accessible Parking spaces,
- concrete curbing along all interior portions of the site,
- a 4.5' wide concrete sidewalk and extended patio area along the east side of the proposed building,
- a 6.5' wide concrete sidewalk on the south, west, and north side of the proposed building,
- six (6) ADA compliant ramps throughout the site and two (2) compliant ramps at the Pascack Road concrete driveway apron area,
- a fully enclosed (with 6' solid vinyl fencing) Court Yard Area with walkway and pergola structure,
- a 20'-0" x 30'-0" loading area situated at or about the northeast corner of the proposed Assisted Living Facility,
- a 20'-0" x 10'-0" trash enclosure located at the north west corner of the proposed parking lot,
- a Proposed Stand-by Emergency Generator,
- a Stormwater Management System consisting of:
 - a storm drain collection and conveyance system for roof and pavement areas,
 - three (3) stormwater manholes
 - one (1) Type A inlet, one (1) lawn inlet structure, nine (9) Type B inlets for the collection of runoff from the proposed roof and parking lot areas,
- Site lighting improvements comprised of:
 - eleven (11) pole mounted LED Luminaires within and along the limits of the surface parking field and driveway areas,
 - four (4) LED canopy lights within the Porte Cochere's and canopy,
 - twenty two (22) LED Bollards placed throughout the site and
 - five (5) LED wall mounted lighting fixtures along the exterior elevations of the respective structures,
- Landscape improvements comprised of
 - 68 Deciduous Trees,
 - 80 Evergreen Trees,
 - 48 Deciduous Shrubs,
 - 80 Evergreen Shrubs, and
 - 6 Perennials,
- Underground utilities (i.e. building sewer connection with Grease Trap, natural gas, water, electric, telephone and cable) service connections to the proposed building,
- Approximately 395 (three hundred ninety five) linear feet of reinforced Segmental Retaining Wall (SRW) structures with timber guide rail system immediately adjacent to the 17 stall parking nodule and circulation aisle adjacent to the southwest corner of the building and approximately 55 linear feet of conventional SRW immediately south of the dumpster enclosure (labeled as Garage) on the contiguous Season's property.

III. Zoning

1. As is noted hereinabove, the subject property is situated within in the Class “AA” Residential Zoning District wherein “Assisted Living” facilities are **not** among the uses enumerated as a permitted use within the zone as per Code Sections 580-21 and as such requires a D-1 Use Variance pursuant to the requirements of Township Code Section 585-1.
2. The proposed site and building design is found to comply with the applicable Bulk and Dimensional setbacks of this Zoning District, with the following exceptions, for which departure from the literal requirements of the zoning ordinance, the applicant is seeking Variance relief pursuant to NJAC 40:55D-70.d(6) as follows:

A. Building Height

Permitted: 2 ½ Story / 30 feet (Sect. 580-34)
Existing: 1 Story / +/- 40 feet
Proposed: 3 Story / 39.5 feet

Notes:

- i. As per our calculations, the proposed building height of the principal appears to be accurately calculated at 39.5 feet. However, as stated on Page 6 (Item #32) of our Memorandum dated March 2, 2020, the applicant must provide an itemized calculation of the “Average Ground Elevation” which in this instance is equal to the mean value of the proposed finished grade adjacent to the building at points 10 (ten) feet apart along the perimeter of the foundation.
- ii. As is noted hereinbefore, the magnitude of the relief sought in this regard shall require the granting of a “d-6” Height Variance, whereby the height of the proposed building shall exceed by more than 10% (approximately 32% in this instance), the maximum height permitted in the district for a principal structure, notwithstanding the fact that the proposed height shall be approximately equal to that which presently exists on the property.
- iii. In this regard, however, it must be noted that the Finished First Floor (Elevation 82.0) of the proposed Assisted Living Facility shall be 1 (one) foot higher than the Finished First Floor (Elevation +/- 81.0) of the existing building in order to satisfy the requirements of the New Jersey Department of Environmental Protection (NJDEP) with respect to the issuance of a Flood Hazard Area Individual Permit for the design and construction of a building situated within a flood hazard area.
- iv. The applicant shall provide the requisite expert testimony providing specific reason(s) for the relief requested with respect to the height of this structure expressed in terms of both the number of stories and vertical separation distance (as measured in feet) between the proposed “Average Ground Elevation” and the highest point of the building.

- v. We note that a variance under this subsection of N.J.S.A. 40:55D-1, et. seq. (Municipal Land Use Law) shall be granted only by affirmative vote of at least five members of the Board.
3. Pursuant to our review of the above referenced drawings, we note that an additional “Use Variances” **may** be required in connection with the subject application for development as regards the proposed density of this project. In this regard we note the following:
 - a. Permitted Density (NJSA 40:55D-70.d(5))
 - i. Density is defined as the permitted number of Dwelling Units (DU) per gross area of land that is the subject of an application for development.
 - ii. Accordingly, the permitted density within the Class AA District is calculated as follows: 1 DU per 0.5 Acre = 2 DU per Acre.
 - iii. The density proposed hereunder (based on the Total Lot Area) is equal to 16.9 DU/acre as accurately stated within the Schedule of Zoning Requirements.
 - iv. With respect to any such relief that **may** be required in this regard, we respectfully defer to the findings of the Board’s Planning Consultant.

IV. Major Site Plan Review

1. We have reviewed the application for Preliminary & Final Major Site Plan approvals for compliance with the requirements of the Chapter 465 (Trees), Chapter 540 (Land Development) and Chapter 580 (Zoning) of the Township Code, as well as the applicable requirements of the Residential Site Improvement Standards (RSIS).
2. We find the same to be substantially complete as presented, but do, however, note that certain minor plan revisions/supplements are required at this time. These items are enumerated in the Listing attached hereto as Appendix “A.”
3. In addition to the comments offered hereinabove under Section III - Zoning, we also offer the following comments with respect to certain critical aspects of the proposed architectural and engineering designs as presented:
 - A. Certificate of Need
 - i. It is our understanding that the construction of an Assisted Living Facility such as that, which is proposed under the subject Application For Development, shall require the issuance of a “Certificate of Need”.
 - ii. It is our further understanding that New Jersey law permits Expedited Review of Certificate of Need applications by the Department of Health, in lieu of the full review process, in certain circumstances set forth in N.J.A.C.8:33-5.
 - iii. The applicant is therefore asked to apprise the Board as to the type of review (i.e. full or expedited) as may be required in connection with the construction of the subject

healthcare facility as well as the current status of any such review by this Department given the current Pandemic conditions.

- iv. A clarification is required with respect to the number of “Medicaide-Eligible” beds to be provided within this facility. More specifically, the note at the top of Sheet A1.01 states that the bed count shall be 100 beds requiring a 10% set aside (i.e. 10 beds) whereas the schedules depicted on this same sheet indicate a bed count of 93 beds which is assumedly rounded-up to 10 beds as opposed to rounded down to 9 beds. Please confirm the methodology to be utilized in this regard.

B. Operational

- i. The applicant shall confirm through expert testimony the maximum number of employees present during the busiest work shift at the proposed Assisted Living Facility.
- ii. The applicant is also asked to provide specific testimony as to the frequency of deliveries in connection with the operation of the Assisted Living Facility. This testimony shall also include the type of vehicles used, anticipated hours for delivery of the respective products and circulation pattern(s) through the site.
- iii. Vehicle Circulation Plans (Sheet No. 19 and 20 of 21) have been provided for Refuse and Delivery Vehicles. The design vehicle utilized for delivery purposes is indicated to be a SU-30 type vehicle.
- iv. We do, however, note that occasionally larger trucks (i.e. WB-40 or WB 50) are used as delivery vehicles to Assisted Living type facilities in other municipalities.
- v. The applicant’s professionals are therefore asked to provide specific testimony as to the basis for the utilization of this design vehicle and if deliveries by any vehicle larger than same may be accomplished within the specified turn-around areas or shall otherwise be restricted from accessing this site.

C. Questions and Concerns Expressed by Township Emergency Services Providers

- i. We are in receipt of and have reviewed an e-mail communication dated May 21, 2020 as prepared by Chief Richard Skinner, Township of Washington Police Department, written comments (undated) as prepared by Rich Miras on behalf Captain, Robert Rayve, of the Volunteer Ambulance Corp and e-mail communication dated May 16, 2020, as prepared by Thomas Dirienzo, of the Fire Prevention Bureau.
- ii. The appropriate expert witnesses’ are asked to provide testimony as required to fully address the questions and concerns that are raised therein.
- iii. The plan, as presented includes a grass paver emergency access driveway situated at or about the northeast corner of the property. The plan also includes a “Vehicle Circulation Plan – Fire” which allows for circulation around the building by a 47’ long fire truck. In this regard, we recommend that specific comment be obtained from the Township’s Volunteer Fire Department to confirm that this circulation pattern is in-fact desired by the Department and if so, is the geometry of the same compatible with its current (and planned) fire apparatus.

4. Flood Hazard Area & Riparian Zone

- i. As noted hereinbefore, the subject property is traversed by the Category One water known as the Musquapsink Brook along its southerly limits and is encumbered by the Flood Hazard Area and the 300' Riparian Zone associated with the same, which areas are classified under the Flood Hazard Area Control Act Rules (FHACAR) as "Regulated Areas".
- ii. The application, as presented, includes a "regulated activity" (i.e. the alteration of topography through excavation grading and/or placement of fill) to be undertaken within the above described "regulated areas". We do, however, note that these "regulated areas" are in-fact further classified as "Actively Disturbed Areas" as defined under the FHCAR.
- iii. Notwithstanding these conditions, in conjunction with the proposed redevelopment of this site the applicant is required to make application to the New Jersey Department of Environmental Protection (NJDEP) for the issuance of several authorizations or approvals, including, but not limited to Flood Hazard Area Verification and Flood Hazard Area Individual Permit as required to authorize the placement of fill within the southerly limits of the site while creating an equal volume of flood storage within that portion of the site now occupied by the westernmost portion of the existing structure.

D. Stormwater Management

- i. The subject Application For Development will result in a proposed land disturbance of approximately 3.1 acres. As such, the project is rightfully classified as a "Major Development" as defined under Section 574-2 of the Township Code and Subchapter 7 of the RSIS.
- ii. Pursuant to our review of the above referenced Preliminary and Final Site Plan drawings and Stormwater Management Report (SMR) we note that the design as presented will decrease the coverage by impervious surfaces by approximately 0.58 acres and maintain existing patterns of runoff to the greatest extent practicable under the developed condition.
- iii. Moreover, as required under these Codes, the proposed stormwater management design as presented shall effectively control stormwater runoff quantity impacts by demonstrating through the appropriate form of hydrologic and hydraulic analysis that there shall be no increase as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2, 10 and 100 year storm events.
- iv. As quantified in the above referenced Stormwater Management Report, given the actual decrease in coverage by impervious surfaces, peak runoff rates shall be reduced by 11.50%, 8.18% and 5.64%, for the 2, 10 and 100 Year storm events, (respectively), discharging to the Musquapsink Brook at Point of Analysis No. 1, which point is located approximately 270 feet south of the subject property.
- v. Pursuant to our review of the above referenced SMR we concur with the design engineer's conclusion that "the proposed development has been designed with provisions for the safe and efficient control of stormwater runoff in a manner that will not adversely impact the existing drainage patterns, adjacent roadways, or adjacent

parcels”, subject to the findings of the NJDEP as regards their approval of the required Flood Storage Displacement Calculations and associated Stormwater Management review and County of Bergen as regards their review and approval of the proposed Stormwater Management design which is noted include a new connection to the Pascack Road drainage system allowing for the collection stormwater flows from the northerly and easterly portions of the site (identified in the SMR as Drainage Area 2) and Offsite 2.

E. Relocation of Existing 48” RCP

- i. The plans have been revised to accurately depict the necessary relocation of the existing 48” RCP storm system as referenced hereinabove.
- ii. As indicated on the above referenced ALTA/ NSPS Land Title Survey, there currently exists a recorded indenture of easement for these facilities but the said Instrument is lacking with respect to an appropriate Metes and Bounds Description across this property.
- iii. Should the Board grant its approval of this application, we recommend that any such approval be subject to the applicant being responsible for the preparation of a new Deed of Easement including the appropriate Metes and Bounds description associated with the current and proposed alignment(s) of the 48” RCP.

F. Off-Street Parking Facilities and On-Site Circulation

- i. As noted on the Site Plan, the Applicant proposes a total of 51 (fifty-one) parking spaces including 4 (four) Accessible Parking Spaces, whereas 43 parking spaces are required for an Assisted Living Facility containing 85 DU’s in accordance with the requirements of the Residential Site Improvement Standards, NJAC 9:21 et seq.
- ii. Based on the foregoing analysis, we find the design of the proposed off-street parking facilities to be in conformance with the applicable standards for same.

G. Accessible Parking Facilities

- i. As noted hereinabove, Four (4) Accessible Parking Spaces are provided in the immediate vicinity of the main entrance to the building.
- ii. Accordingly, we the proposed location and quantity of accessible parking spaces provided on the site to be in compliance with the applicable ADA/ABA Accessibility Guidelines.
- iii. It is however, the recommendation of this office that this section of the parking lot be constructed as a concrete pavement (as opposed to Hot Mix Asphalt) which construction requires the placement of formwork whereby the required gradients may be more easily monitored and controlled.

H. Tree Preservation and Landscape Plan

- i. The “Demolition Plan” depicts the proposed removal of approximately 64 (sixty four) mature trees and the preservation of several mature trees at or about the boundaries of the property.
- ii. The Plant Schedule as provided on the above referenced Landscape Plan provides the requisite number of replacement trees in accordance with the 2:1 ratio mitigation standards set forth under Code Section 465-3, whereby 68 (sixty eight) deciduous trees and 80 (eighty) evergreen trees shall be planted within the easterly portion of the site.
- iii. It is assumed that a properly designed and constructed irrigation system shall be provided within the planting beds and lawn areas to insure the long term viability of the proposed plantings. The applicant’s professionals are therefore asked to apprise the Board as to its intentions. Any such requirements related to the proposed Irrigation System shall be so-noted on the Landscape Plan.

I. Storage of Solid Waste and Recyclable Materials

- i. As in indicated on the Site Plan, the Applicant is proposing to construct a 10’-0” x 20’-0” enclosure situated at or about the north westerly parking lot boundary.
- ii. The applicant is asked to provide expert testimony as to the number and size of containers to be placed within the enclosure and the expected frequency of collection of both solid waste and recyclable materials.
- iii. As accurately depicted in the “Vehicle Circulation Plan – Refuse”, a typical Front Loading Garbage Truck can enter the site from Pascack Road, collect the contents of the container(s), back into the westerly limits of the northerly service driveway and then travel in a forward to Pascack Road without entering the opposite lane of travel or otherwise encroaching upon the proposed off-street parking areas.

J. Site Lighting

- i. As is noted hereinbefore, the proposed site lighting improvements shall consist of:
 - eleven (11) pole mounted LED Luminaires (mounted at 20 feet),
 - twenty two (22) LED bollard lights (mounted at 3.5 feet),
 - four (4) canopy lights (mounted at 15 feet) and
 - five (5) LED Wallpack lighting fixtures (mounted at 12 feet).
- ii. Eight luminaires placed along the perimeter of the parking lot and drive aisles shall contain back shields to properly direct the proposed illuminance into the site.
- iii. The plan as presented includes an appropriate “point by point” lighting analysis which confirms that there shall be no lighting trespass onto the residential properties located to the north and south of the subject property.
- iv. As per the “Calculation Summary” table, the average lighting intensity throughout the site shall equal 3.9 foot-candles. In this regard we note that the Township Code contains no specific minimum/maximum standard with respect proposed lighting levels. The applicant’s engineer is therefore asked to provide specific testimony as to

the current Illuminating Engineering Society (IES) standards for Assisted Living Facilities located within a residential zoning district.

- v. Expert testimony shall also be provided with respect to the proposed hours of illumination and means by which the site lighting fixtures are to be controlled. This same information shall be added to Lighting Notes provided on Sheet 11 of the Site Plan.
- vi. Subject to the testimony to be offered by the applicant's engineer, it is the finding of this office that the site lighting design as presented shall provide adequate levels of lighting to facilitate access to the building from the street, sidewalk and parking areas without creating a nuisance glare.

K. Commercial Signage

- i. We note the plan depicts and details a masonry monument sign constructed with materials matching the exterior finishes of the proposed building.
- ii. The sign will stand 5' tall and have a sign area of 14.25 s.f. (3'-0" X 4'-9").
- iii. The sign shall be located in the front yard along the driveway and is situated beyond the limits of the AASHTO 14.5' x 500' sight triangle as accurately depicted on the "Overall Site Plan" (Sheet 4 of 21) and Construction Detail (Sheet 17 of 21).
- iv. Notwithstanding the fact that the sign is to be fabricated "by others", the applicant's professionals are asked to provide the Board with a conceptual sketch of any lettering or logo that is to be placed on both sides of the sign and if the sign is to be illuminated and if so, will it be internally or externally illuminated.

L. Retaining Walls

- i. As noted hereinbefore, the application as presented requires that approximately 395 linear feet of reinforced and/or conventional) Modular Block retaining wall systems be constructed primarily along the southerly and northerly limits of the site.
- ii. The plan set currently includes a conceptual detail (Sheet 14 of 21) of this structure which is appropriately identified as "Not For Construction" and accurately states that the Contractor shall be required to submit for the subsequent review and approval by this office and the Township's Building Department, retaining wall design calculations as prepared by a New Jersey Licensed Professional Engineer.
- iii. Subject to the Board granting its approval of the subject Application For Development and the issuance of the requisite NJDEP Flood Hazard Area Individual Permit, said calculations shall be required for all walls having a Design Height equal to or greater than 4 (four) feet as measured from the top of the Bearing Pad to the top of wall.

M. Wastewater

- i. The design as presented includes a new 6" building sewer connection to the existing 10" main located within the sidewalk area along the east side of Pascack Road. Said design also properly isolates and effectively filters wastewater flows from the 4" PVC

- Kitchen sewer connection with the installation of a 1,500 Gallon Grease Trap, the outflow from which then enters the proposed 6" PVC sewer.
- ii. Assuming that that the net volume of wastewater to be discharged from this facility (i.e. taking into account the existing flows from the Tennis and Fitness Club), shall exceed 8,000 gpd, the applicant is required to obtain a Treatment Works Approval from the NJDEP.
 - iii. Wastewater Calculations shall be provided to quantify the wastewater volumes that shall be discharged to the Municipal Sewer. Moreover, the applicant shall also confirm with the appropriate calculations that the existing 10" CIP Sanitary line at Pascack Road has sufficient capacity to convey any projected increase in the volume of wastewater flows from the site.

N. Potential Noise Impacts

- i. The plans depict a proposed Standby Emergency Generator situated near the northeast corner of the building. The applicant is asked to provide specific testimony to the size (in kilowatts) and type of fuel(s) used to power the same.
- ii. The plans shall be revised to include the requisite construction details and specifications (including sound ratings) associated with the proposed equipment installation.

O. Architectural Plans

- i. Label the structure depicted in Side Elevation View #4 (Sheet A2.01). We note the absence of any rooftop mechanical equipment installations with the possible exception of this structure. The applicant's Architect is asked to provide specific testimony as to any proposed rooftop mechanical installations inclusive of exhaust systems for any Kitchen and Laundry equipment as well as any proposed HVAC systems.
- ii. As noted in the Volunteer Ambulance Corp review letter, the plans must be revised to include an appropriate means of access from the interior (and possibly exterior) of the proposed building.
- iii. On Sheet A2.01 certain features are noted to extend above the "H.P. Roof". It is assumed that these are chimneys and if so, shall be labeled as such.
- iv. Testimony shall be provided with respect to the anticipated seating capacities within the respective Dining Room Areas.

V. Traffic Study

- i. We have performed a cursory review of the above referenced Traffic Engineering Assessment note that it is the Professional Opinion of Shropshire Associates that the traffic resulting from the proposed assisted living facility development will have a minimal impact on the adjacent street network based upon certain conclusions as set forth on pages 5 and 6 of 6 of this Report.
- ii. Given the sites location along County Route 63 as well as its proximity to County Route 602 (Washington Avenue), the Board is hereby made aware of the fact that this

same Report shall be subject to further review by the County Department of Planning and Engineering.

- iii. Notwithstanding any such further review by the County of Bergen, the Board may wish to obtain the services of its own Traffic Engineering expert, as these services extend beyond the scope of services typically provided by this office.

VI. Soil Movement Permit Application

1. The proposed re-development of this site shall soil moving operations that will exceed the 400 cubic yard threshold associated with a ministerial soil moving permit. As such, a Major Soil Moving Permit shall be required in connection with the subject Application For Development.
2. In accordance with the requirements of the Township Code, the applicant is hereby informed that pending this Board's favorable action on the subject Application(s) for Development, a subsequent application must be filed with the Township of Washington Planning Board for the necessary review and approval of any future soil moving permit application.

VII. Hearing Requirements

1. Given its classification as a Major Site Plan with associated applications for Variance relief, a public hearing shall be required in connection with the same.
2. The subject Hearing is scheduled for Wednesday, June 17, 2020, via video-conference call.

VIII. Builders Agreement and Performance Guaranty Requirements

1. Pending the Board's granting of the necessary approvals, the applicant shall be required to execute with the Township of Washington a Builders Agreement, as prepared by the Township Attorney and to furnish performance guarantees as may be required in connection therewith.

IX. Development Fees

1. Pending the Board's granting of the necessary approvals, the applicant shall be required to pay the applicable Development Fee amount as set forth under Chapter 513 (Development Fees) of the Township Code.
2. In this regard we note that Section 513-4.2 references a greater fee amount for any residential project proposing an increased density.

3. Given the comments offered hereinabove (Section III-3.A) related to the density proposed under the subject application, we respectfully defer to the findings of the Township Planner as to the proper fee amount (i.e. 1.5% or 6%) as well as the appropriate number of dwelling units to be used as the basis for any such calculation when taking into account possible affordable housing credits associated with the number of Medicaide beds provided within this facility.

X. Recommendations

1. Should the Board vote in favor of this application, it is the recommendation of this office that the following conditions be included in any such Resolution of Approval:

- a. The Site Plan and Architectural drawings shall be revised / supplemented in accordance with the comments contained herein and/or in accordance with the directives of the Board, and
- b. The Applicant shall obtain all required agency approvals and/or Department Head plan review comments from the following:

➤ Township of Washington

- Planning Board (Major Soil Moving Permit(s))
- Mayor & Council (Builders Agreement)
- Construction Code Official
- Zoning Board Engineer
- Planning Consultant
- Police Department
- Volunteer Fire Department
- Volunteer Ambulance Corps.

➤ STATE OF NEW JERSEY

- NJDEP Flood Hazard Area Verification
- NJDEP Flood Hazard Area Individual Permit
- NJDEP Treatment Works Approval (if applicable)

➤ COUNTY OF BERGEN

- Planning Board
- Department of Public Works (Road Opening Permits & Storm Drain Connection)

➤ BERGEN COUNTY SOIL CONSERVATION DISTRICT

➤ BERGEN COUNTY UTILITIES AUTHORITY

June 12 2020

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

Very truly yours,

AZZOLINA & FEURY
ENGINEERING INC.



Paul Azzolina, PE, CME.
Zoning Board Engineer

DOC: WT-2579-CSH-MajorSPR1-6-12-20

cc: Joe Setticase, Zoning Officer *(via e-mail)*
John Scialla, Construction Official *(via e-mail)*
CSH Pascack, LLC, c/o Jennifer Knarich, Esq., Price, Meese, Schulman & D'Arminio,
PC *(via e-mail)*
Dynamic Engineering *(via e-mail)*
Meyer Design and Architecture, Inc. *(via e-mail)*
Shropshire Associates, LLC *(via e-mail)*

APPENDIX "A"

Listing of Required Revisions / Supplements
For
Preliminary and Final Site Plan
For
CSH Pascack LLC
Block 2202, Lot 1
Township of Washington, New Jersey

1. Revise the Plan as noted hereinabove and/or as directed by the Board.
2. The "Certificate of Need" as referenced on the above mentioned drawings, was not found within the most recent submission
3. An appropriate reference for North Arrow meridian was found on most but not all sheets of the Preliminary and Final Site Plan (i.e. Cover Sheet, Grading Plan, Profiles, & Vehicle Circulation Plans)
4. The Musquapsink trunk sewer location was depicted in the revised survey but was not shown on the revised Preliminary and Final Site Plan
5. The Musquapsink trunk sewer location goes through where the proposed rip rap is shown to be, testimony shall be provided with respect to any potential problems
6. The site triangle shown on Sheet 14 of 21 was asked to be depicted in a reduced scale however the detail states that it is not to scale.
7. The applicant shall address the plan's compliancy with the "1 s.f. of parking space for every square foot of gross building area" ordinance from the Township Code Section 540-80
8. Storm Drain profiles shall be revised to include Storm Structures #301 & #302
9. Wastewater Calculations shall be provided to quantify the proposed wastewater discharge to the Municipal Sewer. The applicant shall confirm that the existing line has sufficient capacity to convey the projected wastewater flows from this site.
10. Consistent labeling with respect to retaining walls was not shown on the revised Preliminary and Final Site Plan sheet 5 of 21 since there was still a wall labeled "Concrete Block Retaining Wall" as opposed to "Modular Block Retaining Wall"
11. No itemized calculations of the proposed average grade or proposed building height were found on the most recent plans
12. The word "vehicle" is misspelled on the title blocks of sheets 18-20 of 21
13. The assisted living facility is labeled as an 85 unit/100 bed building which is actually shown to be 93 beds
14. A sign design for the facility monument sign shall be submitted for review and testimony shall be provided as to whether it will be illuminated. If so, it shall be depicted on the lighting plan.
15. The grading in the north of the proposed driveway across from inlet #102 has no outlet and may cause ponding.