DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

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March 26, 2020
Via Hand Delivery

Township of Washington
Zoning Board of Adjustment
350 Hudson Ave
Township of Washington, NJ 07676

Attn: Ms. Barbara Coleman
Board Secretary

**RE: Capitol Seniors Housing**
**Proposed Assisted Living**
**Block 2202; Lot 1**
**Township of Washington**
**Bergen County, NJ**
**DEC# 1423-99-003**

Dear Ms. Coleman,

Enclosed please find the following information constituting our resubmission to the Township of Washington Zoning Board of Adjustment in regards to the above referenced project:

- Fifteen (15) signed and sealed sets of the Preliminary and Final Site Plan prepared by our office dated January 10, 2020, last revised March 20, 2020;
- Fifteen (15) signed and sealed copies of the Stormwater Management Report prepared by our office dated January 2020, last revised March 2020;
- Fifteen (15) signed and sealed copies of the ALTA/NSPS Land Title Survey prepared by Dynamic Survey, LLC dated August 23, 2019, last revised March 18, 2020;
- Fifteen (15) signed and sealed copies of the Architectural Plans for the subject site prepared by Meyer Design dated January 9, 202, last revised March 20, 2020; and
- Fifteen (15) signed copies of the Landscape Plan prepared by Langstone Gardens dated January 10, 2020, last revised March 11, 2020.

The enclosed information has been provided to address comments outlined within the Completeness Determination letter prepared by Paul Azzolina, PE, CME, Zoning Board Engineer, dated March 2, 2020. The following is a sequential response to the same:

***Completeness Determination letter prepared by Paul Azzolina, PE, CME, Zoning Board Engineer, dated March 2, 2020:***

A. Zoning Board Checklist
   - Item # 10 – ***Acknowledged, Certificate of Need is included within this submission.***
   - Item # 15 –
     1) ***The Overall Site Plan, Sheet 4, has been revised to include complete references for ALTA/NSPS Land Title Survey.***
     2) ***The ALTA/NSPS Land Title Survey has been revised to include location of existing sewer main along the east side of Pascack Road.***
   - Item # 21 – ***All sheets have been revised to include reference meridian for the North Arrow.***
   - Item # 25 – ***The Overall Site Plan, Sheet 4, has been revised to include proposed "Residential Density".***

- Item # 32 & 33 –
  1) ***Acknowledged, our office is in the process of submitting a Flood Hazard Area Verification, and Individual Permit Application with associated Plans to the NJDEP.***
  2) ***Acknowledged, the applicable Flood Hazard Area Design Flood Elevation is assumed to be 81. The same will be confirmed following the submission of the Verification Application to the NJDEP.***
  3) ***Acknowledged, assumption is correct.***
  4) ***Acknowledged, NJDEP application items will be provided to the Township as required by the NJDEP at the time of formal submission of the Application.***
  5) ***Plans have been revised to depict the flood hazard area and riparian buffer.***
- Item # 35 –
  1) ***The Demolition Plan, Sheet 3, has been revised to include a schedule identifying the size and species of trees to be removed within the Limit of Disturbance.***
  2) ***The Landscape Plan has been revised to comply with the required number of replacement trees.***
- Item #40 – ***The Drainage & Utility Plan, Sheet 7, has been revised to include proper building sewer connection to the Pascack Road sewer main.***
- Item # 42 – ***The Storm Drain Profiles, Sheets 8 & 9, and Sanitary Sewer Profiles, Sheet 10, have been added to the plan set and are included within this submission.***
- Item # 47 – ***The Construction Details, Sheet 14, has been revised to show a reduced scale depiction of the proposed Sight Triangle.***
- Item # 51 –
  1) ***The Stormwater Management Report has been revised to use rainfall distributions from NOAA Atlas data.***
  2) ***Page 6 of the Stormwater Management Report has been revised to reference Dynamic Survey, LLC.***

B. Planning Board Checklist

- Item # 7 – ***The Cover Sheet and Aerial Map, Sheets 1 & 2, have been revised to depict all streets and streams within 500 feet of the subject site.***
- Item # 18 – ***The required regulatory approvals or permits associated with this Application are anticipated as follows: Township of Washington Site Plan Approval, County of Bergen Planning Board Approval, Bergen County Soil Conservation District certification, and NJDEP Flood Hazard Area Individual Permit and Redevelopment Waiver.***
- Item # 23 – ***The Site Plan, Sheet 5, has been revised to include Bergen County Approval Block.***
- Item # 27 –
  1) ***The Site Plan, Sheet 5, has been revised to include building dimensions consistent with Architectural Drawing No. A1.01.***
  2) ***The Site Plan, Sheet 5, has been revised to depict lengths of retaining walls and utilize consistent labeling.***
  3) ***Elevation views of the proposed retaining walls will be provided along with a fully engineered design prior to building permits being issued.***
  4) ***The Drainage & Utility Plan, Sheet 7, has been revised to depict correct labeling of storm structure # 200.***
  5) ***The Drainage & Utility Plan, Sheet 7, has been revised to remove duplicate labeling of storm structures.***
- Item # 28 – ***The Overall Site Plan and Site Plan, Sheets 4 & 5, have been revised to depict side and rear yard setback locations.***
- Item # 31 – ***The Aerial Map, Sheet 2, has been revised to indicate distance of Pascack Road to Washington Ave and to Amherst Drive.***
- Item # 32 – ***The Overall Site Plan, Sheet 4, has been revised to include building height measured from average grade. Building height as measured from average grade is 39.5'.***
- Item # 36 –
  1) ***The floor plans were revised to provide the square foot calculations for each floor. This information is provided on each floor plan sheet and noted in a legend 'Building Area'.***

2) ***The correct unit matrix is noted on each floor plan for reference.***
3) ***The correct unit matrix is noted on each floor plan for reference.***
4) ***The correct unit matrix is noted on each floor plan for reference.***
5) ***Peak number of employees is estimated to be between 28-30.***

- Item # 37 –
  1) ***The Site Plan, Sheet 5, has been revised to include the requested note for the ADA ramp on the north end of the driveway.***
  2)
     a. ***The Construction Details, Sheet 14, has been revised to reference the 2019 standards for the Full Depth Pavement Detail.***
     b. ***The Construction Details, Sheet 15, has been revised to remove the obstruction on the Grease Trap Detail.***
- Item # 42 –
  1) ***The entire rooftop drains underneath the building and is directed to Storm Structure #244.***

Please review this submission. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

**Dynamic Engineering Consultants, PC**

Daniel T. Sehnal, PE

Joseph G. Jaworski, PE, CME, CFM

Enclosure

Cc: Joseph McElwee
Joseph Zadlo
Gail Price, Esq. (w/enclosure)