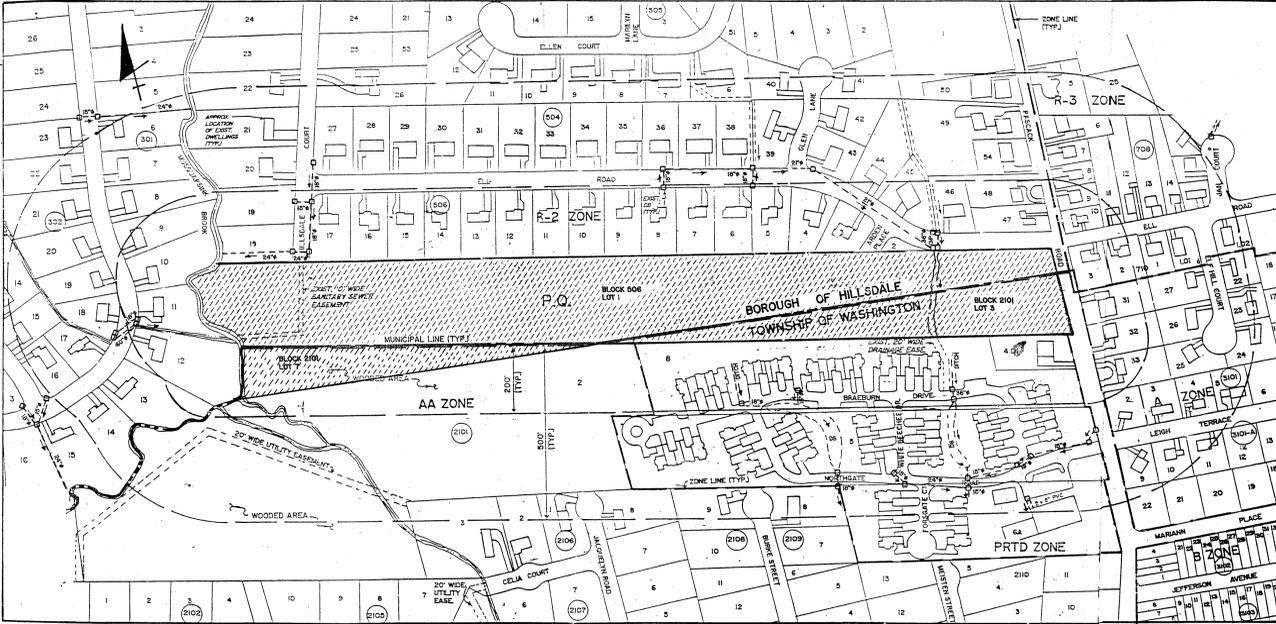


MINOR SUBDIVISION AND SITE PLAN FOR GOLDEN ORCHARDS AN ACTIVE ADULT COMMUNITY

BLOCK 506, LOT 1, BOROUGH OF HILLSDALE, BERGEN COUNTY, NEW JERSEY
 BLOCK 2101, LOTS 3 & 7, TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NEW JERSEY

**PROPERTY OWNER'S WITHIN 200' OF PROPERTY IN QUESTION
 BOROUGH OF HILLSDALE**

BLK	LOT	OWNER	ADDRESS	BLK	LOT	OWNER	ADDRESS
301	1	301	1
301	2	301	2
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301	98	301	98
301	99	301	99
301	100	301	100



KEY MAP SCALE: 1" = 200'

CONDITIONS OF FINAL APPROVAL:

- Compliance with testimony presented at the August 26, 2016, March 10, 2016, March 26, 2016, and May 9, 2016 public hearings, as well as all recommendations of the Board and Board Engineer, as may be contained in the reports issued by the Board Engineer, Eric Keller, PE.
- Revised plans, storm water management reports and/or such other documents required by the Board or Board Engineer and submitted for review for conformance with this Resolution shall:
 - Be submitted in complete sets (no partial sets of plans and documents shall be accepted); and
 - Be accompanied by a cover letter that lists every change and/or revision to the plans. In addition, all plan revisions shall be clearly identified ("deleted" or similar treatment, and numbered). Revised plans and/or other reports that are not accompanied by such a cover letter shall be returned without further review or comment.
- All conditions of approval shall be specifically identified on the Plans.
- The Applicant shall comply with all applicable ordinances of the Borough of Hillsdale and all applicable Federal, State and County requirements.
- The Applicant shall comply with the Environmental Commission's comments as contained in its November 10, 2014 report.
- The Applicant shall comply with the Borough's Ordinance respecting the replacement of trees and/or Tree bank contribution.
- The Applicant will file all appropriate deed restrictions for all wetland/transect areas as set.
- The Resolution, at Condition N, required the Applicant to make a contribution toward the Borough of Hillsdale's Affordable Housing Trust Fund in accordance with Borough Ordinance 8310-67 (requiring a payment in lieu of construction of affordable housing units at a cost of \$54,117.00 per unit. Such contribution regarding affordable housing fees was continued as a result of the final site plan approval. The Applicant specifically agreed that notwithstanding the uncertainty of affordable housing in the State of New Jersey, that at the time of the approval in 2008, the Applicant's contribution was required by the Board and the Borough's Ordinance and agreed to by the Applicant. The Applicant agrees that Condition N is continued as a condition of final site plan approval and it will fully abide by each Condition, as more fully set forth herein. Despite the uncertainty of affordable housing, the Borough of Hillsdale has an ongoing constitutional obligation to provide affordable housing. The subject project has been a mechanism in the Borough's compliance strategy since the preliminary approval in 2008 and it will provide necessary funding to produce and administer affordable housing. The Applicant specifically agreed that it will abide by the Borough Ordinance, which requires contributions of \$54,117.00 for each age-restricted unit constructed by the Applicant within the Borough of Hillsdale. There are 21 age-restricted units proposed within the Borough of Hillsdale and 10 units which straddle the Borough of Hillsdale and the Township of Washington. As to the dwellings/units constructed within the Borough of Hillsdale, the Applicant agreed, to pay \$54,117.00 to the Borough of Hillsdale per dwelling/unit as a condition of final approval as follows: (1) The Applicant shall remit 50% of \$54,117.00 for each dwelling/unit which is the subject of a building permit issued by the Hillsdale Building Department, which amount is payable by the Applicant prior to the permit being issued and; (2) the remaining 50% of \$54,117.00 shall be remitted by the Applicant prior to the issuance of a Certificate of Occupancy for each dwelling/unit which is the subject of such Certificate of Occupancy issued by the Building Department of the Borough of Hillsdale. Such contributions will be remitted to the Borough's Affordable Housing Trust Fund.
- With respect to the ADA ramps to be installed, same will be handled by Bowman Consulting as set forth in the Bergen County Planning Board approval.
- A homeowners' association shall be created by the Applicant in order to maintain the stormwater management system, infiltration system, landscaping, other improvements and the private roadway and all other common areas of the association. A copy of the Declaration of Covenants and/or Restrictions or governing documents for the association shall be provided to counsel for the Board for review and approval in advance of recordation with the Register of the County of Bergen. The governing documents shall have an operating and maintenance manual for the stormwater facilities attached to same. The governing documents shall specifically require that if the homeowners' association fails to maintain the storm water management system, then the Borough of Hillsdale may, without any obligation and, for sole election, maintain the storm water management system at the sole cost of the association to be formed to maintain same.
- Aerial survey shall be prepared for each home within Hillsdale to be constructed by the Applicant, which shall include impervious coverage calculations.
- The Board conditions the grant of final approval on compliance by the Applicant of the terms and conditions of the Settlement Agreement entered into between Northgate Condominium Association, Inc. and Callier Builders, Inc. dated March 2, 2016 (Exhibit A-28). A copy of same is on file with the Borough offices and with the Board Attorney. Such Agreement is incorporated herein by reference.
- If the Applicant changes the site plan approved by the Planning Board, Northgate Condominium Association, Inc. must be kept informed of all such changes. Eric Keller of Bowman will conduct all necessary inspections. The Applicant shall keep the attorney for Northgate Condominium Association informed as this matter moves forward.
- The Applicant agrees to all conditions as identified in the letter of May 6, 2016 prepared by John J. Lamb, Esq. and the reports prepared by Eric Keller on behalf of the Board.
- The Applicant shall enter into a developer's agreement with the Borough of Hillsdale and the Planning Board.
- The Applicant shall incorporate all data regarding the test pits and reforestation and infiltration, and submit revised plans to Eric Keller in advance of the Board's adoption of the appropriate resolution.
- With respect to condition M as contained in the 2008 resolution, the Applicant agrees to install PVC fencing.
- The Applicant will work with the Environmental Commission in terms of the deficiency in the trees to be planted on the site or contribution toward the Borough of Hillsdale's tree bank. The Applicant will specifically work with the Environmental Commission regarding the types and species of trees to be replanted.
- All conditions of approval shall be identified on the site plan by the Applicant's Engineer, which shall be approved by the Board, on behalf of the Planning Board.
- Plot plans are to be submitted to the Board Engineer for review and approval for each home site prior to construction. These plot plans are to address the specific home design and its layout, grading, infiltration design, impervious coverage (both individual and cumulative) and landscaping. Additional soil logs in the specific location of the infiltrator are to be performed if required by the Board Engineer.
- Prior to construction, the municipal boundary line is to be staked. A construction fence should be installed along the boundary line.
- The site plans are to be revised to include a table of the infiltrator elevations and dimensions (per memorandum of March 25, 2016). A note is to be included that deansons are to be provided at 75 foot intervals along the leader pipes.
- A copy of final County approval and TWA approval are to be provided to the Board when obtained.
- The Applicant shall secure a construction permit from United (Sun) as a Master Permit and NIDEF approval is not required.
- The construction of Building 19 may trigger a return to the Planning Board for a height variance if it cannot be placed in Washington Township to reduce/calculate the proposed retaining wall at the foundation of this home.
- Street trees are to be relocated to avoid conflicts with the storm header pipes and other underground utilities.
- The Applicant shall stake all limits of clearing and grading before tree clearing occurs; identify trees that can be saved and install tree protection fencing.
- No tree clearing can take place on the western portion of the site (beyond the "Agreement Limits of Old Farming Ground") between April 1 and September 30.
- An engineer's estimate is to be prepared that identifies all work to be performed onsite and off-site (outside the County right-of-way) for the purpose of determining the performance bond requirements and engineering inspection escrow. Engineering escrow may be submitted in 25 percent increments in accordance with the Municipal Land Use Law requirements.
- If tree clearing is to proceed prior to all outside agency approval obtained (if permitted by the Borough), a retention bond is to be calculated and posted with the Borough to permit regrading of topsoil and planting of trees.
- Retaining walls four feet and greater (4' >) require a building permit, are to be designed by a NJ professional engineer and are to be certified by a NJ professional engineer as being constructed in accordance with the approved plans.
- All buildings are to be 6 inch commercial gutters installed.
- Developers Agreement is to be prepared by the Board Attorney and approved by the Borough Council.
- An Operations and Maintenance Manual to be prepared addressing all of the stormwater management facilities on-site. Annual reports are to be filed with the Municipal Engineer.

POST-APPROVAL REVISION LEGEND:



INDEX

No.	DESCRIPTION
1	TITLE SHEET
2	UTILITY & GRADING PLAN
3a	UTILITY & GRADING PLAN
4h	LANDSCAPE PLAN
4i	TREE LOCATION MAP
5	LIGHTING PLAN & GENERAL NOTES
6	PROFILE
7	SOIL EROSION & SEDIMENT CONTROL PLAN
8	SOIL EROSION & SEDIMENT CONTROL PLAN NOTES & DETAILS
9	DETAILS
10	DETAILS
11	DETAILS

REFERENCE DOCUMENTS:
 1. LETTER FROM CONSULTING BOARD ENGINEER ERIC L. KELLER, PE, PP DATED MAY 6, 2016
 2. LETTER FROM JOHN J. LAMB, ESQ. SUMMARY OF "NORTHGATE SPOUSIONS" DATED MAY 6, 2016
 3. CALLIER BUILDERS, INC./NORTHGATE SETTLEMENT DATED APRIL 15, 2016

THESE PLANS PREPARED FOR PLANNING BOARD APPROVAL ONLY. NOT FOR CONSTRUCTION.

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
19	10/28/16	REVISED AS PER BERGEN COUNTY SCD REQUEST	21	1/25/17	REVISED AS PER TOWN ENGINEERS LETTER DATED 1/25/17
18	3/17/16	REVISED AS PER BERGEN COUNTY SCD REQUEST	20	7/18/16	REVISED AS PER HILLSDALE TOWN ENGINEERS LETTER DATED 7/1/16
15	6/26/16	REVISED GENERAL NOTES AS PER CLIENT'S REQUEST	17	1/28/16	REVISED AS PER BERGEN COUNTY SCD REQUEST
13	4/9/16	REVISED AS PER NIDEF REQUEST	16	5/11/16	MISC. REVISIONS PREPARING FOR FINAL APPROVAL
12	3/28/16	REVISED AS PER ENVIRONMENTAL COMMITTEE & BOROUGH ENGINEER'S LETTER DATED 3/28/16	14	2/15/16	REVISED AS PER SCS COMMENTS
10	2/18/16	REVISED AS PER HILLSDALE ENVIRONMENTAL COMMISSION REQUEST	11	3/18/16	REVISED AS PER NIDEF'S REQUEST
7	1/16/16	REVISED AS PER PLANNING BOARD REQUEST & MEETING 9/10/15 & SCS COMMENTS	8	1/28/16	TREES ADDED PER U.S. FISH & WILDLIFE AGENCY LETTER DATED 1/28/16
3	11/03/15	REVISED AS PER BERGEN COUNTY'S LETTER DATED 10/30/15	6	12/17/15	MINOR REVISIONS AS PER NIDEF'S REQUEST
2	10/28/15	REVISED AS PER NIDEF'S REQUEST	5	12/12/15	MINOR REVISIONS AS PER NIDEF'S REQUEST
1	9/24/15	REVISED AS PER NIDEF'S REQUEST	4	12/10/15	REVISED AS PER RECOMMENDATIONS OF U.S. FISH AND WILDLIFE

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
As Shown					



TITLE SHEET

GOLDEN ORCHARDS AN ACTIVE ADULT COMMUNITY
 LOT 1, BLOCK 506, BOROUGH OF HILLSDALE
 LOT 3 & 7, BLOCK 2101, TOWNSHIP OF WASHINGTON

BERGEN COUNTY NEW JERSEY

Dwn. by: V.L.D./Y.M. Ckd. by: A.Z./Y.M. Scale: As Shown Date: 8/10/07 Dwg. No.: 1 of 11 Proj. No.: 00-058.6

ENTECH
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ALEX J. ZEPPONI PROFESSIONAL ENGINEER, N.J. LIC. No. 26723