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January 17, 2020
Via Hand Delivery

Our File 29067

Barbara Coleman, Secretary Planning & Zoning Boards
Township of Washington
Municipal Building
350 Hudson Avenue, Room 214 – 2nd Floor
Township of Washington, NJ 07676

RE: Application for Preliminary and Final Site Plan Approval
CSH Pascack, LLC
620 Pascack Road
Block 2202, Lot 1
Washington Township, New Jersey

Dear Ms. Coleman:

Please be advised that we represent CSH Pascack, LLC., relative to an Application for Preliminary and Final Site Plan Approval(s) at the above-referenced property. In that regard, and in accordance with the instructions as shown on the Zoning Board of Adjustment Application Form, enclosed for filing please find fifteen (15) filing packets each continuing the following:

1. Denial Letter dated January 13, 2019, issued by J. Setticaso, Zoning Officer.
2. Denial Zoning Report issued by P. Azzolina, Township Engineer, dated 12/23/19 with prior Resolutions of Approval attached (adopted 7/25/91, 6/27/91 and 3/20/75).
3. Zoning Board of Adjustment Application for Site Plan Approval, consisting of:
 - a. Petition of Appeal (Form A – page 5);
 - b. Application for Variance (Form B page 6 through 14);
 - i. Disclosure Affidavit;
 - ii. Attached Affidavit of Applicant;
 - iii. Attached Affidavit and Consent of Owner;
 - iv. 200' Property Owner List;
 - v. Paid Tax Certification.
4. Zoning Board of Adjustment Checklist.
5. Application Addendum.
6. Planning Board Site Plan Application.

Township of Washington
Attn: Barbara Coleman, Secretary Planning & Zoning
RE: CSH Pascack, LLC
Page -2-
January 15, 2020

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7. Planning Board Checklist.
8. Site Photographs.
9. Preliminary and Final Site Plan for Capitol Seniors Housing prepared by Dynamic Engineering, P.A. dated 1/10/20 consisting of:
 - a. Sheet 1 of 18 – Cover Sheet;
 - b. Sheet 2 of 18 – Aerial Map;
 - c. Sheet 3 of 18 – Demolition Plan;
 - d. Sheet 4 of 18 – Overall Site Plan;
 - e. Sheet 5 of 18 – Site Plan;
 - f. Sheet 6 of 18 – Grading Plan;
 - g. Sheet 7 of 18 – Drainage & Utility Plan;
 - h. Sheet 8 of 18 – Lighting Plan;
 - i. Sheet 9 of 18 – Soil Erosion & Sediment Control Plan’
 - j. Sheet 10 of 18- Soil Erosion & Sediment Control Plan;
 - k. Sheet 11 of 18- Construction Detail;
 - l. Sheet 12 of 18- Construction Detail;
 - m. Sheet 13 of 18- Construction Detail;
 - n. Sheet 14 of 18- Construction Detail;
 - o. Sheet 15 of 18- Vehicle Circulation Plan – Fire;
 - p. Sheet 16 of 18- Vehicle Circulation Plan – Refuse;
 - q. Sheet 17 of 18- Vehicle Circulation Plan – Delivery;
 - r. Sheet 18 of 18- ADA Ramp Exhibit.
10. ALTA/NSPS Land Title Survey prepared by Dynamic Engineering, P.A. dated 8/23/19, entitled Capitol Seniors Housing.
11. Floor Plans & Elevation Plans prepared by Meyer Design and Architecture dated January 9, 2020, entitled CSH Pascack, consisting of:
 - a. Sheet A1.01 – 1st Floor – Overall Plan;
 - b. Sheet A1.02 – 2nd Floor – Overall Plan;
 - c. Sheet A1.03 – 3rd Floor – Overall Plan;
 - d. Sheet A1.01 – Exterior Elevations.
12. Landscape Plan prepared by Longstone Gardens dated 1/10/20, entitled “Capitol Seniors Housing Proposed Senior Housing Development (1 sheet entitled LA1).

Township of Washington
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Page -3-
January 15, 2020

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13. Traffic Engineering Assessment prepared by Shropshire Associates dated January 15, 2020.
14. Stormwater Management Report prepared by Dynamic Engineering, dated January 2020, entitled Capitol Seniors Housing Proposed Senior Housing Facility.

Also enclosed please find the following checks:

1. Check #27 on the account of Coral Senior Housing VI LLC, payable to Township of Washington, in the amount of \$200, representing filing fee for Use Variance;
2. Check #28 on the account of Coral Senior Housing VI LLC, payable to Township of Washington, in the amount of \$200, representing filing fee for Height Variance;
3. Check #29 on the account of Coral Senior Housing VI LLC, payable to Township of Washington, in the amount of \$750, representing the Preliminary Site Plan Approval filing fee;
4. Check #30 on the account of Coral Senior Housing VI LLC, payable to Township of Washington, in the amount of \$750, representing the Final Site Plan Approval filing fee
5. Check #31 on the account of Coral Senior Housing VI LLC, payable to Township of Washington, in the amount of \$5,000.00, representing Preliminary Site Plan escrow fee;
6. Check #32 on the account of Coral Senior Housing VI LLC, payable to Township of Washington, in the amount of \$5,000.00, representing Final Site Plan escrow fee.

After you have had an opportunity to review this submission, kindly advise status so our office can proceed with the filing of the complete Application for Preliminary and Final Site Plan Approval with requisite variance relief. Please do not hesitate to contact us with any questions or comments.

Very truly yours,


Gail L. Price, Esq. *MPP*

Encs.

Cc: Team