

TOWNSHIP OF WASHINGTON



TELEPHONE (201) 664-4404 • FAX (201) 664-8281 • 360 HUDSON AVENUE • TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NJ 07876-4799

January 13, 2020

CSH Pascack, LLC
c/o Gail L. Price, Esq.
Price, Meese, Shulman & D'Arminio PC
50 Tice Boulevard, Suite 380
Woodcliff Lake, N.J 07677

Block 2202 Lot 1
Zoning Application for Assisted Living/ Memory Care Facility

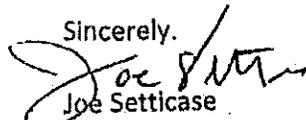
CSH Pascack:

Your application and the Azzolina & Feury Engineering, Inc. report of December 23, 2019 have been reviewed by this office. The plan presented is hereby denied. You must file an application with the Township Zoning Board of Adjustment for consideration of the variance relief required for various items.

Mr. Azzolina's Report Item # 12 mentions the Proposed Use and Height of Building. Please address all items in Mr. Azzolina's Report.

For Information on applying to the Zoning Board of Adjustment, You may contact the Zoning Board Secretary at 201-666-1463

Sincerely,


Joe Setticone
Zoning Officer



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

December 23, 2019

Mr. John Scialla
Construction Official
Municipal Building
350 Hudson Avenue
Twp. of Washington, NJ 07676

Re: CSH Pascack, LLC
Proposed: Assisted Living / Memory Care Facility
Change of Occupancy and Use at Washington Township
Tennis & Fitness Club
Block 2202 – Lot 1
620 Pascack Road
Our File WT-2579

Dear Mr. Scialla:

With respect to the proposed change of occupancy and use at the above referenced site, please be advised that we are in receipt of, and have reviewed the initial submittal package containing:

- An application entitled “Township of Washington Land Development (Zoning) Application, Zoning/Engineering Approval”, dated December 5, 2019,
- A copy of a survey of the property entitled “ALTA/NSPS Land Title Survey” dated August 23, 2019, and revised through November 25, 2019, as prepared by Dynamic Survey, LLC of Lake Como, New Jersey,
- A drawing entitled “Overall Site Plan” dated December 5, 2019, as prepared by Dynamic Engineering, of Chester, New Jersey,
- A drawing entitled “Site Plan” dated December 5, 2019, as prepared by Dynamic Engineering, of Chester, New Jersey, and
- A Memo from The Township of Washington Tax Collector’s Office dated December 6, 2019 certifying that the taxes on the subject property had been paid as of that date.

Pursuant to our review of these items and comprehensive review of our archive files for this site, we offer the following comments at this time:

December 23, 2019

1. The applicant, Capital Seniors Housing Pascaack (CSH), LLC, c/o Gail L. Price, Esq., seeks Zoning/Engineering Approval as Contract Purchaser of the lands situated at #620 Pascaack Road. The subject property is currently owned by Binghampton-Washington Township Corporation, c/o Paul Doherty, Esq. (Owner's Attorney).
2. As stated in the above referenced application documents and Preliminary Architectural and Civil/Site Drawings, Capital Seniors Housing as Contract purchaser of the subject property seeks to redevelop the same by razing the existing structure and thence constructing a proposed 3 Story, Assisted Living / Memory Care Facility. As indicated on the "Overall Site Plan", the proposed facility shall consist of 85 (eighty five) dwelling units containing a total of 100 (one hundred beds).
3. Given the Floor Plan layouts provided, we note that a total of 82 (eighty two) single dwelling units and 6 (six) "Shared" dwelling units are proposed. Based on this unit mix and the stated bed count (i.e. 100 beds), it appears that the "Shared" dwelling units shall contain 3 (three) beds. Given this seemingly unconventional living arrangement, it is requested that the above referenced Architectural Drawings be revised as necessary to confirm the number of shared units and the number of beds contained within the same.
4. The subject property is an irregularly shaped "Interior Lot" with street frontage of 276.31 feet along Pascaack Road and having a depth of 899.59 feet along its southerly boundary as depicted on the above referenced ALTA /NSPS Land Title Survey. The site is located on the west side of Pascaack Road, approximately 370.00 feet south of Washington Avenue and is wholly situated within the "Class AA" Residential Zoning District.
5. The site is bounded by a single Commercial use and several residential properties along its northerly and westerly limits and several residential properties and a single (now vacant) commercial property along its southerly limits. The site is traversed by the Musquapsink Brook and is encumbered by several easements, the most notable of which are described as a Drainage and Sewer Basements, Utility Easements and a Conservation Easement Area.
6. As indicated under Item "E" of the above referenced Land Development (Zoning) Application, the site is now occupied by a "Tennis Club". Pursuant to a review of our archive files for this property, we note that the site was originally developed circa 1975 in accordance with the terms and conditions set forth in the Resolution of the Zoning Board of Adjustment adopted March 21, 1975 (Copy Attached). A use variance and certain other bulk variances as required to construct an addition to an existing nonconforming use on the property was then subsequently granted by the Zoning Board of Adjustment as memorialized in its Resolution adopted July 25, 1991 (Copy Attached).
7. As stated on Page 3 (Item I.) of the July 25, 1991 Resolution: *The site is an irregularly sloped lot which was developed under split zoning which placed a portion of the lot in a "Class O-R" zone and the remaining portion in a "Class AA" zone. Several years thereafter, the township rezoned the site to an entirely "Class AA" zone.*

8. As accurately stated under General Note No. 7 of the "Overall Site Plan", the proposed use of this property for the construction and operation of a Assisted Living / Memory Care Facility is not among the uses enumerated at Township Code Section 580-32 as a "Permitted Use" and is therefore properly classified as "non-permitted" requiring a "Use Variance" in accordance with the requirements of N.J.S.A. 40:55D-70(d)1.
9. Moreover, pursuant to our review of the above referenced Preliminary Architectural and Civil/Site drawing packages, we note that certain other dimensional (i.e. bulk) variances shall be required in connection with the subject Land Development (Zoning) Application. We offer the following tabular summary of our findings in this regard:

<u>STANDARD</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
• Min. Lot Area	21,780 s.f.	218,435 s.f.	218,435 s.f.
• Min. Street Frontage	100.00 ft.	276.31 ft.	276.31
• Min. Front Yard	50.0 ft.	58.80 ft.	55.70 ft.
• Min. Side Yard	24.35 ft.*	29.40 ft. (N) 54.20 ft. (S)	30.40 ft. (N) 50.40 ft. (S) @ Canopy
• Min. Rear Yard	25.00 ft**	+/- 294 ft.	511.40 ft.
• Max. Building Coverage	20.0%	+/- 31.60 %***	13.26%
• Max. Building Height	30.00 ft. 2-1/2 story	+/- 40.00 ft.**** 1 story	43.7 ft.***** 3 Story

Notes:

- * $15' + (\text{Bldg Ht.} - 25') \times 6'' = 24.35$ feet.
- ** $25' + (\text{Bldg Ht.} - 25') \times 1' = 43.7$ feet.
- *** Existing non conforming condition – Variance memorialized. 6/27/1991.
- **** Existing non conforming condition – Variance memorialized 3/21/1975.
- ***** Variance with a magnitude of 13.7 ft. is required, consequently a d(6) height variance is required as the proposed building height shall exceed the permitted maximum by both more than 10 (ten) feet as well as more than 10% (ten percent) of the maximum height permitted in the district for a principal structure.

10. We note that the zoning analysis presented within the "Schedule of Zoning Requirements" as depicted on "Overall Site Plan" is generally consistent with the findings presented above but contains a typographical error with respect to the existing and proposed street frontage as well as misstatement and erroneous calculation of the required minimum Rear Yard

Mr. John Scialla, Construction Official
Re: Our File WT-2579
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setback dimension as per Township Code Section 580-36. These minor deficiencies should be addressed on any future Application for Development.

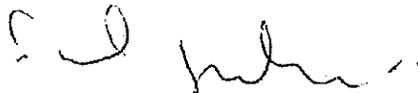
11. As accurately stated under General Note No. 9 of the "Overall Site Plan", the proposed use of this property as currently presented (i.e. containing 85 dwelling units) is noted to comply with the applicable parking standards as set forth under N.J.A.C. 5:21-4.14(b) – Table 4.4 (for Assisted Living Housing Unit).
12. Based on the comments offered hereinbefore and subject to confirmation by the Township Zoning Officer,, it is the finding of this office that the proposed 3 Story, Assisted Living / Memory Care Facility as depicted in the above plan submittals does not comply with the applicable zoning regulations of the "Class AA District" and as such a complete application for Preliminary and Final Site Plan approval with associated Variance Applications for the proposed use and height of building, shall be filed with the Township of Washington Zoning Board of Adjustment for the requisite approvals.

With respect to the current status of any such review by the Zoning Officer, it is our understanding that the above referenced documents and plans have been previously referred to the Zoning Officer for his concurrent review of the subject application.

Enclosed, herewith, is our Invoice No 72698 in the amount of \$977.00 for engineering review services provided, namely: visiting the site, document and plan reviews, a comprehensive review of our archive files for this site and the drafting of this Report.

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

Very truly yours,
AZZOLINA & FEURY ENGINEERING, INC.



Paul Azzolina, PE, CME
Township Engineer: Construction Department

DOC: WT-2579-CSH Pascaack LLC-ZEA-12-23-19

cc: Barbara Coleman, Planning & Zoning Secretary (via e-mail)
Joi Apar, Deputy Treasurer (w/Original Voucher)
Joe Setticase, Zoning Officer (via e-mail)
CSH Pascaack LLC, c/o Gail Price, Esq. (via e-mail)
Dynamic Engineering (via e-mail)