

BOROUGH OF OLD TAPPAN, BERGEN COUNTY, NJ

Official Use Only:

Date filed _____

Application Fees Paid _____

Date deemed complete _____

Received By Appropriate Boards _____

Initial Escrow Deposits: _____

Decision Due Date: _____

Requested Application(s):		Fee
<input type="checkbox"/>	Appeal Zoning Officer's Decision (N.J.S.A. 40:55D-70a.)	
<input checked="" type="checkbox"/>	Bulk Variance(s), Exception(s)/Waiver(s) (N.J.S.A. 40:55-D-70c.1 and c.2)	*
<input type="checkbox"/>	Interpretation of Zoning Ordinance (N.J.S.A. 40:55D-70b.)	
<input checked="" type="checkbox"/>	Use Variance- Special Reasons, Departure From Conditional Use Criteria, Excess Height and Floor Area Ratio (N.J.S.A.40:55D-70d.)	*
<input type="checkbox"/>	Approval of Minor Subdivision	
<input type="checkbox"/>	Preliminary Approval of Major Subdivision	
<input type="checkbox"/>	Final Approval of Major Subdivision	
<input type="checkbox"/>	Preliminary Planned Residential Development	
<input type="checkbox"/>	Final Planned Residential Development	
<input checked="" type="checkbox"/>	Preliminary Site Plan Approval	*
<input checked="" type="checkbox"/>	Final Site Plan Approval	*
<input type="checkbox"/>	Final Site Plan Approval	
<input type="checkbox"/>	Revision of _____	
<input type="checkbox"/>	Other Total filing fee _____	\$ 3,200.00
	Total escrow Total Fee	\$86,549.00

TOTAL \$89,749.00

1. GENERAL DATA

NAME OF APPLICANT CSH Old Tappan, LLC

ADDRESS 1275 Pennsylvania Avenue CITY Washington

STATE DC ZIP 20004 PHONE 610-246-6663

APPLICANT is a Corporation ☒ Partnership ☐ Individual ☐

DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40-55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. List names, addresses, and partnership interest here:

Name See attached disclosure statement Interest % _____
Address _____ City _____ State _____

Name _____ Interest % _____
Address _____ City _____ State _____

Name _____ Interest % _____
Address _____ City _____ State _____

Name _____ Interest % _____
Address _____ City _____ State _____

INTEREST OF APPLICANT (owner, lessee, etc.) Contract purchaser

NAME OF OWNER (If different from Applicant) 244 Old Tappan Road LLC

ADDRESS 120 Sylvan Avenue #301 CITY Englewood Cliffs

STATE NJ ZIP 07632 PHONE _____

NAME OF APPLICANT'S ATTORNEY Gail L. Price, Esq. / Jennifer M. Knarich, Esq., Price, Meese, Shulman & D'Arminio, P.C.

ADDRESS 50 Tice Blvd. Suite 380 CITY Woodcliff Lake

STATE NJ ZIP 07677 PHONE 201-391-3737

NAME OF APPLICANT'S ARCHITECT Dan King, AIA - Meyer Design

ADDRESS 227 E Landcaster Ave, CITY Ardmore

STATE PA ZIP 19003 PHONE 610-649-8500

NAME OF APPLICANT'S SURVEYOR Schwanewede/Hals Engineering

ADDRESS 9 Post Rd. Suite M11 CITY Oakland

STATE NJ ZIP 07436 PHONE 201-337-0053

NAME OF APPLICANT'S ENGINEER Dan Sehnal, PE - Dynamic

ADDRESS 245 Main St, Suite 110 CITY Chester

STATE NJ ZIP 07930 PHONE 908-879-9229

NAME OF APPLICANT'S PLANNING CONSULTANT George Williams, PP - Nishuane

ADDRESS 106 Grove Street CITY Montclair

STATE NJ ZIP 07042 PHONE 973-233-0600

NAME OF APPLICANT'S TRAFFIC ENGINEER David Shropshire, PE, PP, Shropshire

ADDRESS 277 White Horse Pike CITY Atco

STATE NJ ZIP 08004 PHONE 609-714-0400

2. SUBJECT PROPERTY SITE DATA

Location 244 Old Tappan Road
(street address, cross streets, or other identification)

Tax map: Page(s) 16 Block(s) 1606 Lot(s) 3

Interior lot Yes Corner lot _____ Through lot _____ Other (explain) _____

Frontage 503.12 ft. Depth 465.2 ft. Total area 237,921/5.46 ft/acres

Present zoning district RA-40 Present use of subject property Single family

Is the property located on a municipal ☐ county ☒ or private ☐ road?

Describe in detail the exact nature of the application and the changes to be made to the subject property, including proposed uses of the premises:

The current use consists of a single family dwelling and free standing
barn. The Applicant proposes to redevelop the property by demolishing
the existing structures and to construct a proposed three (3) story
assisted living/memory care facility consisting of 87 units (100 beds)

Proposed number of buildings 1 Gross floor area of all structures 84,230 sq.ft

Percent coverage by buildings 15.0% Percentage of impervious coverage 33.6%

Number of existing lots 1 Proposed no. of lots 1 Proposed no. of dwelling units N/A

Proposed area to be disturbed 157,589 Sq. Ft. Historic site and/or building affected? ☐ Yes ☒ No

Existing building height 20.80' Proposed building height 38.4'

Anticipated number of employees per shift Min 4 Hours of operation 24/7

Restrictions, easements, covenants, association by-laws existing * _____ or proposed N/A ?
(Attach legible copies)

* See attached title report

3. ZONING DATA

RA-40

Current zone in which lot(s) is located

Schedule	Existing	Required	Provided
Lot area (ft.)	237,921 SF	40,000 SF	237,921 SF
Lot width (ft.)	494.2	150	494.2
Lot depth (ft.)	465.2	200	465.2
Max. coverage (%)	1.4	15	15
Improved lot Coverage (%)	2.2	30	33.6
Max. bldg. coverage (stories/feet)	1.5/20.80	2.5/35	3/38.4
Min. front depth (ft.)	63.6	50	53.4
Min. rear depth (ft.)	394.9	50	178.9
Min. side (ft.) Sum-both/Each-min	243.3/46.3	50/20	277.8/52.8
Floor area ratio	3,510 SF	8,400 SF MAX	84,230 SF
Parking stalls	0	44	53
Handicap stalls	0	2	3
Loading spaces	0	5	1
Garage(s)	N/A	N/A	N/A
Distance of the nearest part of the lot(s) to the nearest residential zone	N/A	N/A	N/A

4. EXISTING CONDITIONS ON SITE (attach sheets with explanations)

A. Buildings? ☒ Yes ☐ No Proposed to be removed? yes

B. Signs? ☐ Yes ☒ No Proposed to be removed ☐ or replaced? ☐
(describe location, design, dimensions per plans, whether it complies with Borough ordinance)

C. Fences? ☒ Yes ☐ No Proposed to be removed ☒ or installed? ☒
(describe location, and whether it complies with Borough ordinance.)

5. SUBMISSION REQUIREMENT WAIVER REQUESTS

Complete and attach a submission requirement waiver request rider for each waiver.

Number of waivers requested 3 ^{checklist} _{waivers} Number of riders attached 1 for 4 total

1 design waiver

6. VARIANCE REQUESTS

Complete and attach a variance/exception request rider for each variance or exception
Number of variances requested 6 Number of riders attached 1 total for 6

7. REVISIONS TO APPROVED PLANS

Please indicate prior Old Tappan File, the original requirements of the approved plan, and the requested change or revision. (Attach separate sheet if necessary)

N/A

8. OTHER APPROVALS REQUIRED

Agency	Yes	No	Date Submitted	Current Status
County Planning Board: Site Plan Review/Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
County Soil Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NJDEP: Request for auth. storm water discharge	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NJDEP: Freshwater wetlands letter of interpretation absence/presence	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NJDEP: Freshwater wetlands letter of interpretation line verification	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NJDEP: Statewide general permit(s) numbers	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
NJDEP: Stream encroachment permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
NJDEP: Exemption from stream encroachment permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
NJDEP: Sanitary sewer extension permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NW Regional Health Comm: Septic Design Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other (specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

9. CERTIFICATIONS AND VERIFICATIONS REQUIRED TO BE ATTACHED

- ☒ Tax Collector certification that all taxes and assessments due have been paid.
- ☐ Tax Assessor verification if a tax appeal has been made by the applicant.
- ☐ No violations pending from Zoning Official, Fire Official, Health Official, or Building Official. T/B/S

	<u>Yes</u>	<u>No</u>	<u>Other</u>
19. Will the site development increase the present intensity levels of light on surrounding properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Will the site development require the drilling of new or capping of existing water wells?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Will the site development require the installation of new or removal of existing septic systems or other liquid waste facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Will the site development affect the water table in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Will the site development affect the water table of surrounding areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Does the site contain any natural buffers or berms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Will the site development produce any odors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. PLANS AND SUPPORTING DOCUMENTATION

List all plans and other supporting documentation indicating names of preparers and dates. Attach additional sheets if necessary.

ALTA/NSPS Land Title Survey prepared by Schwanewede/Hals Engineering dated 3/4/21;

Site Plan prepared by Dynamic Engineering dated 5/18/21;

Architectural Plans prepared by Meyer Architecture and Interiors dated 5/14/21;

Stormwater Management Report prepared by Dynamic Engineering dated 5/2021;

Landscape Plan prepared by Longstone Gardens dated 5/20/21;

Traffic Engineering Assessment prepared by Shropshire Associates dated 5/6/21

Below is the Schedule A Checklist to be completed by the Applicant for this development.

Below is a copy of the proposed Public Notice to be published in the legal paper of the Borough of Old Tappan and to be served upon property owners within a 200' radius of the subject property and affected utility companies.

Photographs of the subject property and surrounding area should be provided as supporting documentation.

12. CERTIFICATION OF APPLICANT

I certify that the foregoing statements and materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant or that I am authorized to sign the within application for the corporation. If the applicant is a partnership, the within application must be signed by a general partner.

CSH Old Tappan, LLC
(Name of Applicant)

By: [Signature]
(Authorized signature)

Jennifer M. Knarich, Esq., Attorney for Applicant

Sworn to and subscribed before me this
15th day of June, 2021

[Signature]
Notary Public

DIANE T. DOWD
NOTARY PUBLIC OF NEW JERSEY
ID # 2378116
My Commission Expires 9/18/2023

13. BUILDER'S TRUST ACCOUNT

I understand that the sum of \$ 86,549.00 has been deposited in an escrow account. (Builder's Escrow Account) in accordance with the Escrow Ordinance of the Borough of Old Tappan. I further understand that the escrow is established to cover the costs of professional services including engineering, planning, legal and other professional expenses associated with the review of the within application, plans and documentation and costs for the preparation and publication of the decision of the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add the sum to the escrow account prior to the continuation of the public hearing or within fifteen (15) days of notification, whichever date first occurs.

[Signature]
Signature of Applicant

Jennifer M. Knarich, Esq., Attorney for Applicant

6/15/21

Date

14. CONTACT PERSON regarding matters pertaining to this application:

Name Gail L. Price, Esq. / Jennifer M. Knarich, Esq., Price, Meese, Shulman & D'Arminio, P.C.

Address 50 Tice Boulevard, Suite 380

City Woodcliff Lake

State NJ

Phone 201-391-3737 Fax 201-391-9360 Email gprice@pricemeese.com / jknarich@pricemeese.com

Notice To Be Published in Official Newspaper

T/B/S

Borough of Old Tappan Planning Board

TAKE NOTICE that on the _____ day of _____ 2 _____.

At 7:30 o'clock p.m., a hearing will be held before the Borough of Old Tappan Planning Board at the Municipal Building located at 227 Old Tappan Road, Old Tappan, New Jersey on the appeal or application of the undersigned for a variance or other relief so as to permit

on the premises located at _____
and designated as Block _____ Lot _____ on the Borough of Old Tappan Tax Map.

The following described maps or papers are on file in the office of the Borough Clerk and are available for inspection:

Any interested party may appear at said hearing date and participate therein accordance with the rules of the Old Tappan Planning Board.

(Name of Applicant)

(Publication Date)

Borough of Old Tappan
Developmental Application Checklist
Schedule A

Applicant CSH Old Tappan, LLC

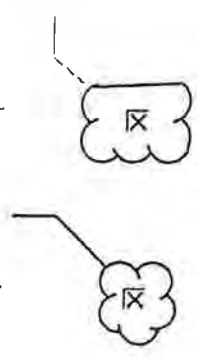
Block 1606 Lot 3

	Complies	Deficient	Waiver Sought	Not Applicable
1. Information sheet (showing name, address, telephone number etc., of owner, lot and block number of property, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. 27 total copies of the application in form pertaining to the type of approval requested, completely filled in. Any item not applicable, or requested waived, should be indicated as such on the form.	<input type="checkbox"/> T/B/S	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. A certificate from the Borough Tax Collector that all municipal real estate taxes are currently paid and up to date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Receipts showing that all application fees have been paid and all escrow deposits have been posted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Affidavit of ownership. If applicant is other than the owner, a consent form executed by the owner authorizing the applicant to proceed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. If applicant is a corporation or partnership, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S.A. 40:55D-48.1 and 40:55D-48.2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. If applicant is a corporation and/or is represented by an attorney, the name, address and telephone number of the attorney representing said applicant.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.a) Names and addresses of proposed fact witnesses and projected time required for the testimony of each witness.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Names, addresses and qualifications of any expert witnesses together with the projected time required for the testimony of each expert witness. Copies of expert's reports are to be furnished in accordance with Board regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. (Except for final major subdivision or site plan approval) a schedule of zoning requirements applicable to the property and a listing of whether or not the application is in compliance with such requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Applicant CSH Old Tappan, LLC

Block 1606

Lot 3

	Complies	Deficient	Waiver Sought	Not Applicable
11. Copies of any prior resolutions or other documentation regarding past decisions involving the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Copies of any easements, deed restrictions or covenants affecting use of the premises.	<input checked="" type="checkbox"/> See attached title report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. (Except for final major subdivision or final site plan approval) an indication of floodplains and/or wetlands delineated on the plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) If none, a certification must be furnished by a licensed P.E. that, based on a review of the National Inventory Wetlands Map, and a physical inspection of the premises, there are no designated wetlands or floodplains on site or a Letter of Interpretation (LOI) from the NJDEP must be submitted indicating the absence of fresh water wetlands on site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) If fresh water wetlands exist on site, an LOI from the NJDEP must be submitted indicating the presence of such fresh water wetlands and verifying the delineation of the boundaries of said fresh water wetlands as shown on the plat;	<input type="checkbox"/>	<input type="checkbox"/>	<p>LOI Pending</p> 	
c) If fresh water wetlands exist, a copy of any application made to the NJDEP for any permit concerning a proposed regulated activity in or around said fresh water wetlands, together with a copy of any permit issued by NJDEP must be submitted.	<input type="checkbox"/>	<input type="checkbox"/>		
14. A list of all other governmental agencies which must review the application and issue an approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional Required Submissions for Specific Types of Applications

Design Review Committee (Art. VII of Ch. 218)

1. Plan (10 copies) on a minimum scale of 1 inch equals 20 feet showing the location of the subject property and all adjacent properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Building elevations of the subject property and adjacent properties, on a minimum scale of one fourth inch equals one foot.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Photographs of subject property and of adjacent properties and buildings. Photographs shall be properly identified and referenced on the site plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Applicant CSH Old Tappan, LLC

Block 1606 Lot 3

	Complies	Deficient	Waiver Sought	Not Applicable
4. Samples of colors, exterior construction materials and designs. Color photographs of existing applications may suffice.	<input type="checkbox"/>	T/B/S at hearing <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Drawings or photographs showing details of design and construction.	<input type="checkbox"/>	T/B/S at hearing <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Any other information or displays as the Design Review Committee deems necessary which will clarify the visual and physical impact of the proposed project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Landscaping - Subdivision and Site Plan
(Art. VI of Ch. 218)**

1. Plan drawn to a scale of no less than 1 inch equals 50 feet of all proposed landscaping, buffering, screening and existing trees to remain and be removed in accordance with the tree preservation and removal ordinance of the Borough.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Plant listing, including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) All plant material to be used shall be keyed to plans and defined by botanical and common name.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Quantity to be used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Size of material to be planted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Ultimate sizes of each plant and times to reach maturity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Characteristics, i.e. fall color, flowering, ornamental factors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Plant delivery method, i.e. container, bailed and burlapped.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Applicant CSH Old Tappan, LLC

Block 1606 Lot 3

Complies Deficient Waiver Sought Not Applicable

3. Information required for design shall include:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Location, species and height of all existing plant material to remain on site, excluding ground cover, but including all trees. In addition, with respect to such trees, there shall be provided the diameter width of each tree measured at a point on the tree four feet above the ground level. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) The designation and location of all plant material to be installed in any buffer zone, buffer area or buffer strip. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Location and spacing of each plant to be planted, shown to scale. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Methods to be used in welling, staking and guying, mulching and wrapping according to any borough standards as may be established by the Borough Code § 234-1 et seq. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Ground covers to be used in design, which may be indicated as a mass planting, but spacing must be defined in the plant list. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) A means of screening utility boxes using evergreen plant material where they appear at ground level. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

4. Name, signature, seal and address of person, firm or organization preparing landscape plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------	--------------------------	--------------------------

5. Placement and size of street trees shall be indicated along all thoroughfares in accordance with borough shade tree specifications as provided by Borough Code § 234-4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	-------------------------------------	--------------------------	--------------------------	--------------------------

6. Existing soil type and condition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------

Applicant CSH Old Tappan, LLC

Block 1606 Lot 3

Complies Deficient Waiver Sought Not Applicable

Minor Subdivision Application and Plat Details (§ 218-6)

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Plan of proposed subdivision (27 folded copies) accurately drawn to a scale of not less than 1 inch equals 100 feet, certified by a licensed land surveyor and of the size acceptable to the County Clerk for filing, with said plan to show the following: (File copy must be sealed.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Location of the lots to be created in relation to the entire tract. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. All existing structures and wooded areas within the subdivision and within 200 feet thereof. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. The name of the owner and of all adjoining property owners as disclosed by the most recent borough tax records. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Tax map sheet, block and lot numbers. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Streets and streams within 500 feet of the subdivision. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. The area in square feet of all lots to be created by the proposed minor subdivision. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. A key map showing the entire subdivision and its relation to surrounding areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Easements, streets, buildings, water courses, railroads, bridges, culverts, drainpipes, rights-of-way and drainage easements. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. A listing of any variance or variances required. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Acreage of the entire parcel to be subdivided. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Applicant CSH Old Tappan, LLC

Block 1606 Lot 3

Complies Deficient Waiver Sought Not Applicable

**Site Plan and Major Subdivision;
Preliminary Approval (§ 218-7)**

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1. Preliminary plat of proposed subdivision or site plan (27 folded copies) accurate and to scale as to boundaries showing existing features and proposed features, said plan to be certified by a licensed land surveyor and all design work to be done by a professional engineer.(File copy must be sealed.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Written statement indicating name and address of the owner or agent making application. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Written statement indicating the intention of the applicant respecting the proposed character of the development. | <input type="checkbox"/> T/B/S | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Written statement indicating deed restrictions, if any, which will govern the development. | <input type="checkbox"/> T/B/S | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Written statement indicating the intended date of beginning development. | <input type="checkbox"/> T/B/S | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Plat Details (§ 218-7B)

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 6.Date of preliminary plat of site plan or subdivision with all revisions to be noted and dated. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Key map showing the location of the tract with reference to surrounding properties and existing street intersections. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8.Title of development, north arrow scale, block and lot number, name and address of record owner, name and address, license number and seal of person preparing plat. If owner of premises is corporation, the name and address of the president and secretary shall be noted in the application. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Scale of not less than 1 inch equals 100 feet with all distances to be shown in feet and decimals of a foot and all bearings to be given to the nearest 10 seconds. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10.Names, as shown on the current tax records, of all owners of property within 200 feet of the subdivision, together with block and lot numbers of the property. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Zoning district in which the parcel is located, together with zone boundaries included within the boundaries of the parcel or within 200 feet there from. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Applicant CSH Old Tappan, LLC

Block 1606

Lot 3

Complies	Deficient	Waiver Sought	Not Applicable
----------	-----------	------------------	-------------------

12. Survey data showing boundaries of the property, building or setback lines, and lines of existing and proposed streets, corner radii lots, reservations, easements and areas dedicated to public use, including grants, restrictions and rights-of-way.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

13. Reference to any existing or proposed covenants, deed restrictions or exceptions covering all or any part of the parcel (copies of such covenants, deed restrictions or exceptions to be submitted with the application).

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

14. Distances, measured along the right-of-way lines of existing streets abutting the property, to the nearest intersections with other public streets.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

15. Location of existing buildings and all other structures, including walls, fences, culverts and bridges, with spot elevations of such buildings and structures. Structures to be removed shall be indicated by dashed lines, structures to remain shall be indicated by solid lines.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

16. Location of all existing and proposed storm drainage structures and utility lines, whether publicly or privately owned, with pipe sizes, grades and direction of flow, location of inlets, manholes or other elevations.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

17. If any existing utility lines are underground, the estimated location of such utility line shall be shown.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

18. Existing and proposed contours, referring to U.S. Coast and Geodetic Datum, with a contour interval of one foot for slopes of less than 10% and an interval of 2 feet for slopes of more than 10%. Existing contours shall be indicated by solid lines.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

19. Location of existing rock outcrops, high points, water courses, depressions, ponds, marshes, wooded areas and other significant existing features, including previous flood elevations of watercourses, ponds and marsh areas as determined by survey.

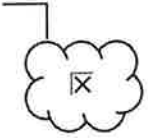
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

20. All proposed streets, with profiles, indicating grading; and cross sections showing width of roadway, location and width of sidewalk and location and size of utility conforming to the standards and specifications of the Borough.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Applicant CSH Old Tappan, LLC

Block 1606 Lot 3

	Complies	Deficient	Waiver Sought	Not Applicable
21. Location of all existing and proposed water lines, valves and hydrants and all sewer lines or alternative means of water supply or sewage disposal and treatment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Existing and proposed storm water drainage system accompanied by a plan sketch showing all existing drainage within 500 feet of any boundary, and all areas such as paved areas, grassed areas, wooded areas and other surface areas contributing to the calculations, and showing methods used in the drainage calculations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div> <div>Partial waiver for drainage structures within 500'</div>  </div>	<input type="checkbox"/>
23. Acreage to the nearest tenth of an acre, of the tract to be subdivided and the area, in square feet, of all lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Approximate position of existing and proposed monuments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Open spaces to be dedicated for public use and location and use of all property reserved by covenant in the deed for the common use of all property owners.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(In addition, preliminary plat of the site plan is to contain the following.)				
1. The proposed use or uses of land and buildings, together with the floor space of all buildings and the estimated number of employees. (If precise use of the building is unknown at the time of application, an amended plan showing the proposed use shall be required prior to issuance of a C.O.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The means of vehicular access or ingress to and egress from the site showing in particular the size and location of driveways and curb cuts, walkways, the proposed traffic channels, if any, additional width, if any, and any other means of controlling vehicular and pedestrian traffic.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Location and design of any off-street parking areas or loading areas showing size and location of bays, aisles and barriers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Itemization of the proposed uses and the respective off-street parking requirements for each of said uses. (See § 255-48 of Borough Code.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Applicant CSH Old Tappan, LLC

Block 1606 Lot 3

	Complies	Deficient	Waiver Sought	Not Applicable
5. Location, direction and illumination, power and hours of operation of existing and proposed outdoor lighting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Location and elevation plan of existing and proposed signs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Proposed screening, landscaping and planting plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final Subdivision Approval (§ 218-8B)

Final subdivision plat to be drawn in ink on tracing cloth at a scale of not less than 1 inch equals 100 feet and in compliance with the map filing law and showing the following details:

1. Date, name and location of the subdivision, name of owner, graphic scale and reference meridian.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use; all lot lines and other site lines, with accurate dimensions, bearings or deflection angles and radii, arcs and central angles of all curves; area of each lot.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Names, exact locations and widths of all existing and recorded streets intersecting or paralleling the plot boundaries within a distance of 200ft.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. The purpose of any easement or land reserved or dedicated to public use and the proposed use of site, other than residential.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Lot, block and street number as approved by Borough Engineer, including lot and block numbers of abutting property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Minimum building setback line on all lots and other sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Location and description of all monuments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Names of owners of adjoining unsubdivided lands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Certification by surveyor as to accuracy of details of plat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant CSH Old Tappan, LLC

Block 1606 Lot 3

	Complies	Deficient	Waiver Sought	Not Applicable
10. Certification that the applicant is agent or owner of the land or that the owner has given consent under an option agreement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Certification of approval by any other officer or body of a municipality, county or state as required by law or, in lieu thereof, evidence that an application has been made for such approval.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Proposed final grades of all streets shown to a scale of 1 inch equals 5 feet vertical and 1 inch equals 50 feet horizontal on sheets 22 by 36 inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Drawings to include both plans and profiles and to show elevations of all monuments referred to U.S.C. and G.S. level bench marks, with such elevations to be shown in feet and hundreds of feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Plans and profiles of storm and sanitary sewers and water mains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Certification from the Tax Collector that all taxes are paid to date.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Written proof that the land set aside or shown for easements, public use or streets are free and clear of all liens and encumbrances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Written statement that the specifications for the construction of the proposed streets, sidewalks, curbs, storm drains and appurtenances and all other contemplated improvements, meet the requirements of all ordinances of the Borough relating to the acceptance of streets or standard specification of the borough on file with the Borough Engineer.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Written agreement to pay to the borough, engineering and inspection fees by it in connection with proper inspection of the construction of the improvements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Written estimate of the total cost of constructing, installing and completing all improvements and monuments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant CSH Old Tappan, LLC

Block 1606 Lot 3

Complies Deficient Waiver Sought Not Applicable

[Conditional Use - Accessory Dwelling]

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Names, addresses and ages of owners. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Names, addresses and ages of all persons who are intended to occupy primary dwelling unit and accessory unit. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Identification by street number and lot and block designation of property involved. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. 27 copies of a current survey of the property prepared by a licensed engineer or land surveyor depicting the boundaries of the lot and all existing structures and improvements on the property. (File copy must be sealed.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. 27 copies of a proposed floor plan drawn by a licensed architect or engineer depicting all proposed interior or exterior changes to the dwelling, including the relation of the accessory dwelling unit to the primary dwelling unit, the location of any proposed exterior doors, any proposed additional parking spaces and any proposed modifications to the existing sanitary disposal system. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Variance Applications

(For both "c" variance and "d" variance except for residential variances)

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1. Plat clearly and legibly drawn or reproduced at a scale not smaller than 1 inch equals 100 feet. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Sheet size either 15 x 21, 24 x 36 or 30 x 42. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Plans shall be prepared by an architect, planner, engineer, land surveyor, or the applicant, where appropriate. (File copy must be sealed.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Plat prepared to scale based on deed description, Tax Map or similarly reasonably accurate data for the purpose of review and discussion by the municipal agency. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Applicant CSH Old Tappan, LLC

Block 1606 Lot 3

Complies Deficient Waiver Sought Not Applicable

General Information

5. Metes and bounds description of parcel in question based upon current land survey information.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Property line shown in degrees, minutes and seconds.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Key map showing location of tract to be considered in relation to surrounding area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Title block containing name of applicant, preparer, lot and block numbers, date prepared, date of last amendment and zoning district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Each block and lot numbered in conformity with the Municipal Tax Map as determined by the Municipal Tax Assessor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Scale of map, both written and graphic.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. North arrow giving reference meridian.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Space for signatures of Chairman and secretary of the municipal agency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Names of all property owners within 200 feet of subject property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Location of existing and proposed property lines with dimensions in feet to the nearest two decimal places.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Zoning district in which parcel is located, indicating all setbacks, lot coverage, height, floor area ratio, and density, both as to required and proposed. Indicate the above both written and graphically.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Zone requirements per ordinance and per application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Acreage of affected parcel to the nearest hundredth of an acre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Applicant CSH Old Tappan, LLC

Block 1606 Lot 3

Complies Deficient Waiver
Sought Not
Applicable

**For "c" variances the aforementioned plat should
additionally show:**

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1. Existing and proposed dimensions of all structures. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Setbacks. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Lot and building dimensions. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**For "d" variance applications, the aforementioned
plat should additionally show:**

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1. Existing development. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Proposed development. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Existing and proposed building dimensions and locations. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Lot dimensions. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Location of structures adjoining and surrounding the lots. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Lot lines of adjoining and surrounding lots. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Ordinance required setback lines. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Access location(s). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Master Plan section(s) relative to the site in question
and Master Plan section(s) relative to proposed use (if any). | <input type="checkbox"/> T/B/S | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Area map showing vicinity and location. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Applicant CSH Old Tappan, LLC

Block 1606 Lot 3

Complies Deficient Waiver Sought Not Applicable

For "d" variance applications, the application must also contain a statement of the legal basis or grounds for the grant of the variance, which must include:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. A list and explanation of the specific special reason(s) advanced together with all information demonstrating that the proposed variance would not cause substantial detriment to the intent and purpose of the Borough Zoning Ordinance. | <input type="checkbox"/> T/B/S | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Explanation of how the requested variance would be consistent with goals and provisions of Master Plan. | <input type="checkbox"/> T/B/S | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Reasons why proposed development would pose no substantial harm to surrounding properties or the Borough generally. | <input type="checkbox"/> T/B/S | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. If proposed use is not "inherently beneficial," list and explain the unique features of site giving rise to variance and indicate particular suitability of site, as compared to other locations in Borough, for proposed use.
Residential Variances (§ 45-25J) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Survey indicating the dimension of the property and area, size of present and proposed structure, location of structures in relation to other structures on the property and property lines, including dimensions, all existing and proposed driveways, topography for grade changes (if any), and preliminary front, side, and rear architectural elevations and floor plans (12 copies of each). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Listing of property owners within 200-foot radius. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Satellite Earth Station Antenna (§ 255-67 et seq.)

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Zone in which subject property is located. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Antenna surface area, measured in terms of square feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Equivalent diameter of cable dish, measured in terms of lineal feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Height of the antenna, including its base or mounting structure, measured vertically from the ground to the highest point of the antenna when positioned for operation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Applicant CSH Old Tappan, LLC

Block 1606 Lot 3

	Complies	Deficient	Waiver Sought	Not Applicable
5. Description of how antenna is to be mounted on a base affixed to the ground including photo or drawing depicting it.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Survey or plat (10 copies) drawn to scale prepared by a licensed engineer or land surveyor showing:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) The boundaries of the lot and all existing structures and improvements on the property;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The proposed location of the antenna in the rear yard of the property, including distances from side yard and rear yard; and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Dimensions of the antenna and the proposed plantings or screening.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Description of plants and/or trees which will serve to screen the antenna from adjacent streets or properties, including number, species and dimensions of all plantings and trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Description of location of and proposed installation of all power controls and signal cables.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fences				
All fences, including fences in residential zones [§ 255-72 fences more than 500 feet in length in one direction as conditional accessory use/structure [§ 255-74] and fences over 6 feet in height for which a variance is required [§ 255-76].				
1. Description of the fence to be erected, including type or style, length and height, materials to be used in the construction of the fence (including description of composition and color) and the area of the lot or property (in lineal dimensions and square footage) which will be enclosed by the fence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. A survey or plot plan (10 copies) of the subject property showing the proposed location of the fence and its height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If height of fence is not uniform throughout its length, the height of the different sections or segments of the fence marked on the survey or plot plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. A photograph, brochure or other pictorial representation of The type of fence to be erected.	<input type="checkbox"/> T/B/S	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RIDER FOR REQUEST OF VARIANCE RELIEF, DESIGN WAIVERS, AND
CHECKLIST WAIVERS**

VARIANCE RELIEF REQUESTED

1) Non-permitted Use (§255-8)

An assisted living facility / memory care residence is not permitted in the RA-40 Residential District therefore d(1) variance relief is required. It is noted that courts have found that, in general, senior housing is an inherently beneficial use of high priority. See Sunrise, Inc. v. Zoning Board of Adjustment of Madison Township, 1999 NJ Super unpublished. Lexis 5. In Sunrise, the Appellate Division specifically ruled that assisted living facilities (including those operated for profit) are to be treated as inherently beneficial uses. The Appellate Division in Jayber, Inc. v. Municipal Council, 238 N.J. Super. 165 (App. Div.) certif. den. 122 N.J. 142 (1990), made “clear that the aging of the population and the special housing needs of the elderly, irrespective of their individual financial resources, creates significant social problems which government, as a matter of the general welfare, is obliged to address.” Cox pg. 717-718. The Jayber court found that the proposed use would in fact promote the general welfare as had been determined by the Board of Adjustment in that case.

The proposed assisted living facility / memory care residence will in fact serve to benefit the surrounding neighborhood and overall community. As a result, the granting of the requested variance will not substantially impair the intent and purpose of the zone plan or zoning ordinance. Testimony will be submitted by the Applicant and its professional team at the time of public hearing in support of this and other requested relief.

2) Improved Lot Coverage (§255 Attachment 1)

As a result of the need to provide a compliant number of parking spaces, pedestrian and vehicular circulation areas, loading space and other associated improvements, the Improved Lot Coverage is 33.6%. A main reason for providing a 3 story building is to limit the improved area on the subject site and maintain wetland areas, transition areas and buffer areas to help shield the proposed use from surrounding properties.

3) Maximum Building Floor Area (§255 Attachment 1)

RA-40 Zone allows a maximum of 8,400 SF of building area. The RA-40 zone generally allows single family residential uses. The subject property is more than five (5) times larger than that required in the RA-40 Zone. Testimony regarding this residential use and the scale of same, together with all design efforts to ensure wetlands preservation and buffer enhancement will be provided.

4) Maximum Height of Building (§255 Attachment 1)

RA-40 Zone allows a maximum of height of 2.5 stores and 35.0’. The Applicant is seeking relief for a proposed 3 story building with an overall height of 38.4’ measured per Code from the average proposed finished grade around the perimeter of the building. In order to reduce the amount of improved lot coverage and maintain wetland and buffer areas the Applicant is pursuing a slightly

higher than permitted building. Furthermore, the 3.4' height variance is associated with the proposed parapet used to screen the roof mounted HVAC equipment.

5) Buffer Zone Requirements (Two (2) required) (§255-88D and §255-89)

For a non-conforming use per Table A, Article XVII, the Borough requires 12.5% of lot width or depth with a minimum of 35' and Maximum of 70' provided on the side or sides facing a residential zone or a residential use or a house of worship. The proposed application includes a non-permitted use on a site bordered by residential use to the rear and by a house of worship to the side. As a result, a buffer of 58' (based upon lot depth) is required along the northern property line and a buffer of 62' (based upon lot width) is required along the eastern property line. However, the intent of the Ordinance is being satisfied given fulfillment of the minimum required buffer.

Under proposed conditions a buffer of approximately 40.2' is provided to the rear resulting in the need of a variance. It is important to note that a landscaped basin is proposed to the rear of the site and no impervious surfaces are proposed within 70' of the rear property line. However, the Applicant is not taking credit for this undisturbed area that meets the code's required buffer dimension but asks the Board for its input on same. Testimony from the landscape architect and civil engineer will detail the dimensions and character of the area. The basin area is not considered buffer resulting in the request of a possible variance. Furthermore, the first 30' of the buffer area will be heavily landscaped with a double row of staggered evergreen trees and mid-level evergreen shrubs to provide a dense year round screen for the residential use to the north.

Also under proposed conditions a buffer of approximately 9.3' is provided to the east resulting in the need of a variance. Due to the wetlands located within the western portion of the site, the proposed building cannot be shifted to allow for a larger buffer area resulting in the need for a second buffer variance. However, this buffer area also will be heavily landscaped with a double row of staggered evergreen trees and mid-level evergreen shrubs to provide a dense year round screen for the church use to the East.

6) Freestanding Signage Requirements (§255-81)

Due to the single family residential uses generally permitted within the RA-40 zone, freestanding signage is not permitted. The Applicant is seeking relief to construct a single monument style sign to the East of the proposed driveway. The proposed monument sign will be constructed with a decorative stone base and pillars to match the building architecture. The sign itself will be an externally lit, double faced sign approximately 15 square feet in area and will contain the name of the assisted living residence. The sign will help motorists identify the site and the associated driveway and allow them to safely slow their vehicle in time to turn into the site from the roadway.

DESIGN WAIVER RELIEF REQUESTED

1) Number of Required Loading Spaces (§218-33)¹

The Borough requires one loading space based upon the size of the building. This Application is for a residential 100 bed/87 unit assisted living/memory care residence. The use does not require deliveries by any type of truck other than the standard box truck that might be delivering Amazon, Federal Express, UPS, or other types of deliveries to residences in Old Tappan. In the

event it is somehow deemed that a design waiver is required for the loading, request is made for same. Provision has been made on site for one (1) dedicated loading area and testimony will be provided in furtherance of same and operation during public hearing.

CHECKLIST WAIVERS REQUESTED

1) Checklist Item 13(b) - If fresh water wetlands exist on site, an LOI from the NJDEP must be submitted indicating the presence of such fresh water wetlands and verifying the delineation of the boundaries of said fresh water wetlands as shown on the plat – *LOI pending*

2) Checklist Item 13(c) - If fresh water wetlands exist, a copy of any application made to the NJDEP for any permit concerning a proposed regulated activity in or around said fresh water wetlands, together with a copy of any permit issued by NJDEP must be submitted – *No permits anticipated, LOI pending*

3) Checklist Item 22 - Existing and proposed storm water drainage system accompanied by a plan sketch showing all existing drainage within 500 feet of any boundary, and all areas such as paved areas, grassed areas, wooded areas and other surface areas contributing to the calculations, and showing methods used in the drainage calculations – *Partial waiver for drainage structures within 500'*

ⁱ Please note that the Engineering Plans prepared by Dynamic Engineering Consultants, PC, dated May 18, 2021 labels this relief as a variance when it should be noted it is a design waiver being requested.

DISCLOSURE AFFIDAVIT

Pursuant to the requirements of New Jersey statute 40:55D-48.1, et seq., I, Joseph McElwee, hereby certify that the following is a true and complete list of the names and addresses of all individuals who own ten percent (10%) or more stock or other interest in CSH Old Tappan, LLC, a Delaware limited liability company with development interests in the property located at 244 Old Tappan Road , Block 1606, Lot 3, Borough of Old Tappan, NJ, for which an application has been filed with the Borough of Old Tappan Land Use Board.

I fully understand that failure to disclose any and/or all ownership parties with ten percent (10%) or more interest in the corporation/partnership or deliberately misrepresenting any facts thereon is sufficient grounds for disapproval of the application by the Board and can result in a fine as provided for by the statute.

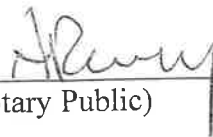
<u>NAME</u>	<u>ADDRESS</u>	<u>% OF STOCK OR OTHER OWNER- SHIP INTEREST</u>
CSH VII Pool I, LLC	1275 Penn Ave, NW, 2 nd Fl Washington, DC 20004	100% owner of applicant
Coral Senior Housing VII, LLC	same as applicant	100% owner of CSH Pool VII, LLC
Coral Living VII, LLC	200 Clarendon St Boston, MA 02116	100% owner of Coral Senior Housing VII, LLC
Coral Living VII REIT, LLC	same as Coral Living VII	>10% owner of Coral Living VII, LLC
Atlantic US Real Estate III, LLC ("Atlantic")	same as Coral Living VII	>10% owner of Coral Living VII REIT, LLC
Bain Capital Real Estate Fund II-A, LP*	same as Coral Living VII	>10% owner of Atlantic
Bain Capital Real Estate Fund II-B, LP*	same as Coral Living VII	>10% owner of Atlantic

*The above referenced Bain funds are private equity funds comprised of over 100 passive investors with no management or control of the affairs of the applicant. Bain Capital Real Estate Investors Fund I, LLC is the general partner of these entities.

CSH Old Tappan, LLC
A Delaware limited liability company

By: 

Sworn and subscribed to before me
this 17 day of May, 2021.

 exp 8/31/2021
(Notary Public)



Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. CORAL SENIOR HOUSING VII LLC	
2 Business name/disregarded entity name, if different from above CSH OLD TAPPAN LLC (86-3020651)	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 1275 PENNSYLVANIA AVE NW FL 2	Requester's name and address (optional)
6 City, state, and ZIP code WASHINGTON, DC 20004	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-						
or									
Employer identification number									
8	6		-	1	2	5	8	9	4

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► 5.13.2021
-----------	--	-------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Affidavit of Property Owner

State of)
) ss
County of)

Peter Tiflinsky (name), Owner (title) of 244 Old Tappan Rd LLC, Owner of the Property located at 244 Old Tappan Road, Block 1606, Lot 3, Old Tappan, New Jersey, upon his oath deposes and states, pursuant to the requirements of the Old Tappan application for development and checklist, that:

1. I hereby consent to the filing of a Site Plan Application with the Borough of Old Tappan Land Use Board, by Applicant, CSH Old Tappan, LLC;
 2. No tax appeals have been filed by 244 Old Tappan Rd LLC regarding the Property;
 3. To the best of my knowledge, there are no outstanding violations issued against the Property by the Borough of Old Tappan Zoning, Fire, Health or Building officials;
 4. Pending receipt of all required final approvals from the Borough of Old Tappan, I further consent to the removal of any trees as required and shown on site plan drawings, all as reflected in the tree removal application that will be filed by CSH Old Tappan, LLC.
- Notwithstanding the foregoing, the trees shall not be removed until final title closing of the Property.

244 Old Tappan Rd LLC

By: _____

Name: _____

Title: _____

Peter Tiflinsky
Owner

Sworn and Subscribed before me
this 11th day of May, 2021

Amanda Frato
(Notary Public)

AMANDA FRATO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 2/25/2026

Introduced by:

Seconded by:

**BOROUGH OF OLD TAPPAN
PLANNING BOARD**

RESOLUTION

WHEREAS, application has been made to the Planning Board of the Borough of Old Tappan by Korean Presbyterian Church of the Palisades (hereinafter referred to as "the applicant"), 236 Old Tappan Road, Old Tappan, New Jersey, for amended site plan approval relating to premises known as Block 1606, Lots 3 and 4 as depicted on the tax assessment map of the Borough of Old Tappan, being more commonly known as 236 Old Tappan Road West (hereinafter referred to as "the premises" or "the property"); and

WHEREAS, the applicant has requested that the Planning Board exercise its ancillary powers pursuant to N.J.S.A. 40:55D-60 and grant variance relief pertaining to accessory uses pursuant to N.J.S.A. 40:55D-70(c), as well as to consolidate the two parcels into a single lot, and to grant variance relief pertaining to a conditional use requirement pursuant to N.J.S.A. 40:55D-70d(3);

and

WHEREAS, public hearings were held on said application on notice to all property owners within two hundred (200) feet from the subject premises, with notice thereof having been published in the official newspaper of the Municipality, at least ten (10) days next preceding the date of hearing; and

WHEREAS, the Planning Board has had the benefit of the reports of its professionals and has deliberated on the matters brought forth at said public hearings, at which members of the public were afforded an opportunity to be heard; and

WHEREAS, the Planning Board has made certain findings of fact and conclusions with respect to said application.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Old Tappan that the following facts are made and determined:

1. The subject premises are located on the northerly side of Old Tappan Road, being located in the RA-40 District and comprised of two tax lots. The property is approximately 750 feet wide and 490 feet deep. Lot 3 is comprised of approximately 5.521 acres and is improved with a one and one-half story stone and frame dwelling, a barn, contains substantial wooded areas, as well as isolated wetlands. Lot 4 contains an area of approximately

2.651 acres and is improved with a two-story church and ancillary parking containing 92 parking spaces. The application as initially presented seeks amended site plan approval to construct a playground having dimensions of 40 feet by 70 feet within the front yard area and contiguous to the church on Lot 4.

2. Both parcels are owned by the applicant and as part of its proposal the lot line would be removed and the parcels merged or consolidated into a single lot comprising approximately 8.4 acres. The application requires a variance in connection with the proposed 2,800 square foot playground in the front yard contiguous to the church building, which also houses a church school. However, the proposed playground would violate the fifty (50) foot requirement governing front yard setbacks pertaining to churches and houses of worship which are permitted as a conditional use. More particularly, Section 255-37D(2) requires a front yard setback for an outside educational facility of fifty (50) feet, and only twenty-six (26) feet would be provided under the applicant's plan. In addition, Section 255-54F(1) prohibits an accessory building to be located in the front yard of the lot on which it is to be constructed and the proposed playground is in the front yard. Furthermore, Section 255-54F(3) provides that an accessory building shall not be closer to any street than the

building line of the principal building of the lot, and as noted the proposed playground is in front of the church building. Accordingly, variance relief is required both from a conditional use requirement under N.J.S.A. 40:55D-70d(3), as well as pertaining to accessory uses under N.J.S.A. 40:55D-70c.

3. At the initial public hearing held on January 21, 2009, the applicant was represented by David M. Watkins, Esq. who provided the Board with an overview of the application. He noted that the church proposes to construct a small playground in the front adjoining the church, with the playground related to Sunday school activities, and he noted that the church's Sunday school is located on the first floor. The playground would serve children from three years of age to third grade and would be supervised at all times. In addition, the applicant seeks to merge or consolidate the two parcels.

4. The applicant presented testimony from Michael Hubschman, a licensed professional engineer and planner who was qualified in both fields. Marked into evidence as Exhibit A-1 was a color rendering of the site plan prepared by him and dated August 6, 2008.

5. Commencing his testimony, Mr. Hubschman noted existing property conditions and the location of the two-story

church building and adjoining parking lot. He also described the proposed new playground which would have a swing set and various other playground equipment, with the surface comprised of wood chips. The playground would be used in conjunction with the church's Sunday school, with the Sunday school being in operation for the 11:30 a.m. service. The playground would be utilized primarily from 11:30 a.m. to 1:30 p.m., with the playground use ending at approximately 3:00 p.m. Of the thirteen classrooms in the Sunday school, seven would utilize the playground with children from age three to the third grade. Of the ninety pupils in the Sunday school, thirty would utilize the playground at any given time. The engineer noted the location of the main exit from the large classroom at the southeast corner of the building, which would provide direct access to the playground area.

6. In response to a question concerning the need for the playground at its proposed location rather than on the large land area comprising Lot 3, Mr. Hubschman noted the existence of a six (6) or seven (7) foot wall between the church and the unimproved area of Lot 3 and indicated the need for a step because of the variation in topography. He is of the opinion that it is more appropriate in view of the ages of the young children to have the playground as proximate as possible to the classrooms, eliminating

any need for crossing a driveway or traversing a considerable distance, which would be the case if the playground were to be sited on Lot 3.

7. The Board was advised by Mr. Hubschman that the playground would have dimensions of 70 feet by 40 feet, comprising an area of 2,800 square feet. Marked into evidence as Exhibit A-2 was a plan prepared by Mr. Hubschman entitled, "Playground Details" which depicts slides, swings, climbing equipment and a surface comprised of wood chips. He noted the location of a four (4) foot high chain link black fence and that the playground area would be screened with arbor vitae planted at a height of five (5) feet and three (3) new shade trees. There would be no impact on sight distance and he noted the driveway egress which permits right turns only.

8. It was noted that as a result of the consolidation of the parcels, the site already has two (2) accessory structures, a one and one-half story dwelling, and the frame barn and that the playground area would constitute a third accessory structure, thereby requiring variance relief from the one (1) accessory building limitation in Section 255-54B.

9. According to Mr. Hubschman, granting of the variances will promote the health and general welfare, and he characterized

the improvement as "an inherently beneficial use" and that the playground would create no detriment to sight distances or drainage. He stated that it is a better zoning alternative to locate the playground as proposed for the convenience and welfare of the children in the adjoining Sunday school rooms.

10. Marked into evidence as Board Exhibit 1 was a report of Board engineer Sean Moronski of Burgis Associates dated January 16, 2009. In a colloquy with Mr. Moronski, Mr. Hubschman indicated that to locate the playground on Lot 4, because of the topographic conditions, the area would be some two hundred (200) feet away from the church building across a parking lot and driveway. Mr. Hubschman agreed that any approval by the Board would be conditioned upon approval of landscaping by Board professionals.

11. The Board was advised by Mr. Moronski that the playground would constitute an accessory use, being customary to the Sunday school or educational aspects of the church and congregation.

12. Marked into evidence as Board Exhibit 2 was a report from Borough engineer Thomas Skrable dated December 29, 2008.

13. Upon being questioned by Board members as to an alternative location for the playground, Mr. Hubschman stated that

locating the playground to the rear of the church area would necessarily have an impact on church services being located within this part of the building. Mr. Watkins indicated, also in response to a question, that the existing residential dwelling on Lot 4 is a parish house used by the congregation.

14. At the continued public hearing held on April 1, 2009, the applicant was represented by Mark Madaio, Esq. Marked into evidence as Exhibit A-3 were site plan drawings containing a revision date of March 16, 2009.

15. The applicant's engineer Michael Hubschman described the revised plan, noting that the playground had been relocated from its previous location within the front yard area adjoining the church to a more central location of the site to the side of the existing structure and set back a substantial distance from Old Tappan Road. This relocation of the playground area eliminates the need for a front yard setback variance relating to distance, as well as a variance pertaining to the location of the accessory building in the front yard, as well as the distance of accessory buildings to the street. A variance would still be required to sanction the playground as an accessory structure which, in addition to the existing home and barn, would constitute the third accessory building on the property, thereby requiring

relief under Section 255-54B, which provides that not more than one (1) accessory building shall be permitted on any lot.

16. It was noted by Mr. Hubschman that the plan depicts a new speed bump, as well as a sign to the rear, as well as a wood chip walk so as to provide a pathway to the playground area. The relocation of the playground will necessitate some grading, as well as the need to remove approximately five (5) trees. A four (4) foot vinyl fence and gate will be located around the perimeter of the playground area.

17. Marked into evidence as Board Exhibit 3 was the report of Borough planner Sean Moronski of Burgis Associates dated March 27, 2009 which addressed the application.

BE IT FURTHER RESOLVED by the Planning Board of the Borough of Old Tappan that based upon the findings of fact, that the following conclusions are made and determined:

1. The within application seeks amended site plan approval to construct a playground for children in connection with the principal use of the property as a church and house of worship. Under the revised plan, the playground would be relocated to a central portion of the site, thereby eliminating a number of variances that were implicated under the original plan. A variance will still be required so as to permit a third

accessory structure on the property, with the existing church building constituting the principal use and two other accessory buildings, a residential dwelling and barn, also being situated on the premises which, in the aggregate, contains approximately 8.16 acres. The application, in addition to seeking amended site plan approval for the playground and the variance as to number of accessory structures, also requires a reverse minor subdivision for the purpose of eliminating the lot line and aggregating the parcels into a single tract.

2. The Board is of the opinion that the variance relief may be granted to allow a third accessory structure in the form of the playground area on the premises. The Board first notes that the property is substantial in size, being in excess of eight (8) acres, and that the playground and its location will have no impact on neighboring properties or the adjoining right-of-way. Furthermore, its relocation to a central portion of the site constitutes a more appropriate location which will promote the safety and general welfare, one of the purposes of the Municipal Land Use Law ("MLUL") as set forth in N.J.S.A. 40:55D-2a. The location will also provide adequate light, air and open space, permitting a distance both between other structures on the property as well as from adjoining properties, as well as Old

Tappan Road. Accordingly, the Board finds that the applicant has satisfied the positive criteria for variance relief under N.J.S.A. 40:55D-70c(2).

3. The granting of the variance for the playground as a third accessory structure on the site will not substantially impair the intent and purpose of the zone plan and Zoning Ordinance. As noted, the property is substantial in size and the location of the playground will have no impact on other properties or the adjoining right-of-way. Both the location and the design will be unobtrusive and will not detract from the surrounding area. In addition, it is to be noted that the property will continue to be used in conformity with applicable zoning requirements, except as to preexisting non-conforming conditions which will not be exacerbated under the proposal. For these reasons, the Board determines that the negative criteria for variance relief has been met.

4. Amended site plan approval may also be granted, inasmuch as the applicant's proposal will meet applicable standards pertaining to such review and will not negatively impact conditions pertaining to traffic, drainage, landscaping, and lighting. The proposed improvement may be constructed without adversely affecting these conditions and will have no inimical

impact on the surrounding neighborhood. For these reasons, the Board concludes that amended site plan approval may be granted.

5. Finally, minor subdivision approval may be granted as it is appropriate for these two parcels to be merged into a single unified tract in view of the principal accessory uses currently existing on the premises.

BE IT FURTHER RESOLVED by the Planning Board of the Borough of Old Tappan that amended site plan approval, variance relief to permit a third accessory structure on the property, and minor subdivision approval, be and are hereby granted to the applicant subject to the following conditions:

1. Approval by the Environmental Commission pertaining to any required tree replacement, and trees shall be required to be replaced on site or a donation provided to the Borough, as agreed to by the applicant, and as may be determined by the Environmental Commission.

2. Perfection of minor subdivision approval to merge the properties within the manner and time as required under N.J.S.A. 40:55D-47.

3. Adherence to all representations made by the applicant and its professionals and representatives during the course of the public hearings.

4. Compliance with the conditions detailed in all prior resolutions pertaining to the subject property.

5. Approval by the Bergen County Planning Board, Bergen County Soil Conservation District, New Jersey Department of Environmental Protection, Department of the Army, New York District Corps. of Engineers, and such other federal, state, county and municipal agencies having jurisdiction over the proposed use. In the event any approval by any other agency results in an alteration or modification of the application as approved by the Planning Board, the applicant shall be required to resubmit the application for further consideration by the Board.

6. Compliance with any other recommendations made by the Borough engineer, Construction Official, Police and Fire Departments, or any other Borough official having jurisdiction. In addition, the applicant shall be required to adhere to Section 100-24 of the Borough Code as to the hours during which construction and alteration work may occur.

7. Posting of all fees and deposits as required by the applicable ordinance of the Borough of Old Tappan, which shall include the posting of such deposits as are necessary to reimburse the Municipality for money paid to its professionals for review of the within application and the inspection of the work to be

performed incidental thereto. Such fees and deposits shall be promptly paid and no demolition, building or other permits may be issued should such fees and deposits be outstanding.

ADOPTED: April 15, 2009 on roll call vote as follows:

AYES: 3

NAYS: 0

ABSTAIN:



REA EPSTEIN, Chairwoman

Certified to be a true copy of a Resolution adopted by
the Planning Board of the Borough of Old Tappan at its regular
meeting on Wednesday, April 15, 2009.



ROBIKE NOLL, Secretary

**FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE "A"**

Commitment No. 20-LT-0246 DC NCS File No. DC2002432	Effective Date of Commitment: December 6, 2021 at 8:00 A.M.
Project Name: CSH Tappan	Prepared for: Capitol Seniors Housing

**Inquiries should
be directed to:**

Fidelity National Title Insurance Company
1620 L Street, N.W., 4th Floor
Washington, D.C. 20036
Attn: Mark Badanowski (Mark.Badanowski@fnf.com)
phone: 202-312-5130 / fax: 202-737-4108

HOW TO VIEW AND DOWNLOAD TITLE DOCUMENTS

This Commitment for Title Insurance contains hyperlinks to underlying title documents using the SmartVIEW Online system of document storage and retrieval, powered by FNTG SmartSUITE technology.

All of the underlying documents referenced in this Commitment are in .PDF format and may be accessed by clicking on the appropriate hyperlinks. You may then print and/or save the individual title documents to your desired location.

Please note the following when using SmartVIEW Online to download your title documents:

1. Please be patient when downloading the title documents, as some may be large and can take several minutes to download. If the downloading process is complete and the documents still do not appear in your web browser, you may need to hit the *Refresh* button on your browser. This will begin the downloading process again and usually solves any problems you may be having.
2. If you have a pop-up blocker installed on your web browser, you may need to hold down the CTRL button while clicking on the hyperlinks in order temporarily to disable the blocker.
3. For best results, please make sure you have the latest version of Adobe Acrobat or Adobe Reader installed on your computer. You may download the latter of these by clicking here.

Please let us know if you have any questions or technical difficulties viewing this Commitment or downloading any of the title documents.

Schedule A

3365-561

Exhibit "A"

7455-984

Tax Map

Information

Misc Searches

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



Fidelity National Title
Insurance Company

Commitment Number:

20-LT-0264

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a California corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issuing Office:

Fidelity National Title Company, LLC
464 Valley Brook Avenue
Lyndhurst, New Jersey 07071

Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 20-LT-0264

Transaction Identification Data for reference only:

FOR TITLE INQUIRIES, CONTACT:
Title Officer: Alan Korosy Phone: 201-804-8844 E-mail: Alan.Korosy@fnf.com

Commitment Number: 20-LT-0264

Address Ref.: 244 Old Tappan Road, Old Tappan, NJ 07675

SCHEDULE A

1. **Commitment Date:** December 6, 2020 at 08:00 AM
2. **Policy to be issued:**
 - (a) ALTA Owner's Policy 2006
Proposed Insured: Capitol Seniors Housing Development, a Delaware limited liability company
Proposed Policy Amount: \$5,150,000.00
 - (b) ALTA Loan Policy 2006 (New Jersey Variation)
Proposed Insured: Lender with contractual obligations under loan agreement with a vested owner identified at Item 4 below.
Proposed Policy Amount: \$10,000.00
3. **The estate or interest in the Land described or referred to in this Commitment is:**
Fee Simple
4. **Title to the Fee Simple estate or interest in the Land is at the Commitment date vested in:**
244 Old Tappan Rd LLC, a New Jersey limited liability company by Deed from Administrative Commission of the Presbyterian Church of the Palisades, dated September 12, 2019 and recorded September 12, 2019 in the Bergen County Clerk's Office in Deed Book V3365 page 561. (Deed contains premises in question and more)
5. **The Land is described as follows:**
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 20-LT-0264

SCHEDULE A
(continued)

Fidelity National Title Insurance Company

Countersigned By:



Authorized Officer or Agent

END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE BOROUGH OF OLD TAPPAN, COUNTY OF BERGEN, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a point in the northerly sideline of Old Tappan Road West, where the same is intersected by the division line between Lot 3 and 4, said beginning point being the second corner as recited in a Deed to Korean Presbyterian Church of Palisades, a religious society, dated July 3 1991 and recorded July 18, 1991 in the Bergen County Clerk's Office in Deed Book 7455 page 984, and running thence:

- (1) North 04 degrees 43 minutes 13 seconds West, 477.55 feet along the second course of said Deed (and along the westerly line of Lot 4 Block 1606) to an iron pin found in lands now or formerly of Lake Tappan Associates; thence
- (2) North 81 degrees 36 minutes 54 seconds West, 424.24 feet along the same (Lot 1 Block 3003) to an iron pin found; thence
- (3) South 04 degrees 05 minutes 57 seconds West, 579.66 feet along Lots 1 in Block 3003 and Lot 3 in Block 1606 to the northerly sideline of Old Tappan Road West; thence
- (4) Northeasterly, along the same, on a curve to the right, having a central angle of 12 degrees 30 minutes 05 seconds, radius of 2305.88 feet, an arc length of 503.12 feet to the point and place of BEGINNING.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):

Block 1606, Lot 3, on the official tax map of the Borough of Old Tappan, County of Bergen, State of New Jersey.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Payment of all applicable underwriting rates, premiums, charges and fees to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, recorded and indexed in the Public Records:
 - a. Deed from 244 Old Tappan Rd LLC, a New Jersey limited liability company to Capitol Seniors Housing Development LLC, a Delaware limited liability company.
 - b. Mortgage from Capitol Seniors Housing Development LLC, a Delaware limited liability company to the Proposed Insured identified in Schedule A, items 2(b) .
5. If the present transaction is an assignment of a mortgage or lease, an estoppel certificate executed by the owner of the fee must be obtained.
6. If the present transaction consists in whole or in part of a conveyance, mortgage or lease by a corporation, a certified copy of the Resolution of the Board of Directors authorizing the transaction together with a certificate that the corporation is solvent and the By-Laws have been complied with must be obtained.
7. An affidavit of title executed by the seller(s) and /or mortgagor(s) must be obtained and the facts set forth therein must be considered.
8. The Company requires that you order a title continuation search ("Run-Down" or "Bring-Down") at least 24 hours prior to the scheduled closing or settlement. If the date of closing or settlement is postponed, you must order a new title continuation search.
9. The Company requires that a Notice of Settlement in connection with this transaction be filed, pursuant to N.J.S.A. 46:26A-11, as nearly as possible to, but not more sixty (60) days before, the anticipated date of recording of the closing documents. If the closing is postponed, a second Notice must be filed before the expiration of the first. If both a deed and mortgage are to be insured, two (2) Notices must be filed: one for the deed, and the other for the mortgage.
10. If the present transaction involves a mortgage to be insured and in the event the proceeds of the loan to be secured by the mortgage to be insured are not to be fully disbursed at closing (or if any of the proceeds of the loan are to be deposited into a construction disbursement or similar account), the Company must be notified prior to closing and this Commitment will be modified accordingly.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

11. The identity of the Proposed Insured(s) must be disclosed to the Company prior to closing. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this Commitment until it receives a designation for a Proposed Insured(s), acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured(s).
12. The proposed Amount(s) of Insurance must be increased to the full value of the estate or interest being insured in accordance with NJLTIRB Manual of Rates and Charges, Article 3. When the final Amount(s) of Insurance are approved by the Company, the proposed Amounts(s) of Insurance will be revised accordingly, and the underwriting rate for the policy or policies and endorsement charges will be calculated consistent therewith.
13. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, The Company is not able to close or insure any transaction involving Land that is associated with these activities.
14. Results of tidelands search dated December 29, 2020 reveals no tidelands claim.
15. New Jersey Superior and United States District Court returns dated January 8, 2021, show clear, see attached.
Note: United States Patriot Search dated January 13, 2021, see attached.
16. FOR INFORMATION ONLY: State UCC search VS 244 Old Tappan Rd LLC shows no records found.
17. As to 244 Old Tappan Rd LLC, a New Jersey limited liability company
 - a. Proof is required that the Certificate of Formation for 244 Old Tappan Rd LLC, a New Jersey limited liability company ("LLC") together with all amendments thereto have been filed with the State of New Jersey in accordance with N.J.S.A. 42:2B-1, et. seq. or N.J.S.A. 42:2C-18 et seq., as the case may be. Good Standing Certificate shows said LLC in good standing as of January 21, 2021.
 - b. A copy of the Operating Agreement and any amendments thereto for the LLC must be provided for review by this Company. Company reserves the right to raise additional requirements and/or exceptions upon review.
 - c. Proof is required that the Operating Agreement has not been modified or amended and that there has been no change in the composition of the LLC since its formation.
 - d. Proof is required that the LLC has not classified itself as a corporation for federal income tax purposes. If it has, then corporate franchise tax reports will be ordered.
 - e. Proof is required (by affidavit or otherwise) that the consent of the members to the transaction to be insured is not required by the Operating Agreement or that such consent has been obtained.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART I
REQUIREMENTS**

(continued)

18. Proof is required that Capitol Seniors Housing Development, LLC is in Good Standing in Delaware and New Jersey, all annual reports have been filed.
19. As of effective date of this Commitment, there are no open mortgages of record in the Office of the County Clerk/Register. Seller's Affidavit of Title must specifically attest that affiant has not made any mortgages that have not yet been recorded or that currently encumber the Land.
20. The Company reserves the right to make additional requirements or exceptions as the exact nature and scope of the transaction is disclosed to the Company.

END OF SCHEDULE B, PART I

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART II EXCEPTIONS

For Information Only: If the instrument to be insured is a purchase money mortgage covering a 1 to 4 family dwelling and owner's insurance is not desired, written notice declining right to purchase same is required from mortgagor pursuant to statutory requirement. (Notice and Waiver form enclosed)

The Policy will not insure against taxes, water rates, assessments and other matters relating to taxes which have not become a lien up to the date of the policy or installments due after the date of the policy. Neither the tax search nor our policy covers any part of the streets on which the premises to be insured abut.

This Commitment does not purport to show all the terms and provisions of the mortgage(s) contained herein, if any. Interested parties should communicate with the holder(s) thereof to consider the terms thereof, the obligation(s) secured and the effect of any unrecorded agreements in modification thereof.

To the extent applicable, any map/plat being furnished is done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, and location of easements, acreage or other matters shown thereon.

This Commitment does not republish any covenant, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, condition, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Notwithstanding any provision of the policy to the contrary, the following matters are expressly excepted from the coverage of the policy, and the Company will not pay loss or damage, costs, attorney's fees or expense that arise by reason of any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law, and not shown by the Public Records.
5. Liability for any additional assessment for real estate taxes in connection with new construction pursuant to N.J.S.A. 54:4-63.1 et seq.
6. Taxes, charges, and assessments. (See attached)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance Issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 20-LT-0264

**SCHEDULE B, PART II
EXCEPTIONS**

(continued)

7. Municipal liens, if any, for utility services due and payable at or prior to the policy effective date are hereby excepted from coverage.
8. Subsurface conditions and/or encroachments not disclosed by an instrument of record. (Owner's policy only)
9. Since the insured land is benefited by a tax exemption or tax abatement, the policy will except the lien which may attach by reason of any restoration of real property taxes resulting from the transfer of title by the owner entitled to said exemption or abatement, or lease of the property to a nonexempt entity, or the use of the property for a nonexempt purpose, or the failure of the owner to comply with the terms and conditions of any agreement with the municipality regarding the exemption or abatement, including, without limitation, the retroactive imposition of taxes.

END OF SCHEDULE B, PART II

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.









OFFICIAL
SEARCH FOR MUNICIPAL LIENS
New Jersey Statutes Annotated, Article 3, Title 54, Chapter 5

SEARCH # 2021-01

APPLICATION # 30119

To:

PRICE, MEESE, SHULMAN & D'ARMINIO
50 TICE BLVD SUITE 380
WOODCLIFF LAKE, NJ 07677

This is to CERTIFY that the undersigned is the Official Tax Search
Officer of the BOROUGH OF OLD TAPPAN

in the County of BERGEN COUNTY

In pursuance of the authority so vested in me as such Official, I do
further certify that I have searched the records of said municipality for
unpaid taxes, assessments, all other municipal liens and certificates of
tax sale pursuant to N.J.S.A. 54:5 on lands situated within said
municipality and more particularly described as follows:

Block No.	1606	Lot No.	3	Qualifier		Location	244 OLD TAPPAN RD
-----------	------	---------	---	-----------	--	----------	-------------------

Assessed to 244 OLD TAPPAN RD. LLC

TAXES				UTILITY & OTHER MUNICIPAL CHARGES				
YR/21	TAX	INTEREST	TOTAL DUE	DUE DATE	TYPE	CHARGES	INTEREST	TOTAL
1st Qtr	8304.20	PRIN DUE	8304.19	NONE				
2nd Qtr	8304.19							
3rd Qtr								
4th Qtr								
YR/ 20 06	33216.78							

ADDITIONAL INTEREST MUST BE COMPUTED TO DATE OF PAYMENT.

QUALIFICATIONS, DEDUCTIONS AND EXEMPTIONS

Veteran	NONE	Veteran Spouse:	NONE	Others:
Senior Citizen:	NONE	Disability:	NONE	
Farmland Rollback:		Surviving Spouse:	NONE	

ASSESSMENTS

Ord. No	Block Lot	Original Assessment	Date Confirmed	Total # Annual Installments	Annual Install- ments Due Date	Paid on Account	Balance Owing	Amt. of Next Installment Due	Interest at % from
8/45-04	1606/3	9211.20	10/17/05	18	10/17	9211.20	Paid		

CERTIFICATES OF SALE FOR TAXES, ASSESSMENTS AND (OR) OTHER MUNICIPAL LIENS

CERT NO	DATE OF SALE	AMOUNT	TO WHOM SOLD
NONE			

SUBSEQUENT MUNICIPAL LIENS PAID BY CERTIFICATE HOLDER FOR WHICH AFFIDAVIT HAS BEEN FILED PURSUANT TO N.J.S.A. 54:5-60

DATE OF AFFIDAVIT	TOTAL AMOUNT OF AFFIDAVIT
NONE	

A BUILDING PERMIT WAS ISSUED ON:

THE POSSIBILITY OF ADDED.
OMITTED OR ROLL BACK
ASSESSMENTS
ARE AS FOLLOWS

FOR ADDITIONAL REMARKS - SEE REVERSE SIDE

Fee for making this Search 10.00

DATED 04/21 2021

TYPE	YES	IF YES, YEAR(S)	NO	NOT KNOWN AT THIS TIME	AMOUNT (IF KNOWN)
ADDED ASSESSMENTS				X	
OMITTED ASSESSMENTS				X	
ROLLBACK ASSESSMENTS				X	

CERTIFICATE OF CONTINUATION SEARCH

This is to certify that the foregoing Search has been continued to
stated except as follows:

with the same result as:

FEE \$	DATE	OFFICIAL TAX SEARCH OFFICER
--------	------	-----------------------------

Rebecca Overgaard
OFFICIAL TAX SEARCH OFFICER



BOROUGH OF OLD TAPPAN

Since 1664 -- "Over 300 years of History and Heritage"

Block/Lot/Qual: 1606. 3.	Tax Account Id: 2587
Property Location: 244 OLD TAPPAN RD	Property Class: 4C - Apartment
Owner Name/Address: 244 OLD TAPPAN RD. LLC	Land Value: 1,407,000
120 SLYVAN AVENUE #301	Improvement Value: 180,800
ENGLEWOOD CLIFFS, NJ 07632	Exempt Value: 0
	Total Assessed Value: 1,587,800
	Additional Lots: None
Special Taxing Districts:	Deductions:

Taxes Special Assessments

Make a Payment		View Tax Rates	View Current Bill	Project Interest			
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2021	02/01/2021	Tax	8,304.20	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	8,304.19	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	8,645.57	8,645.57	0.00	8,645.57	OPEN
Total 2021			25,253.96	8,645.57	0.00	8,645.57	
2020	08/01/2020	Tax	16,663.96	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	16,552.82	0.00	0.00	0.00	PAID
Total 2020			33,216.78	0.00	0.00	0.00	
Last Payment: 04/22/21							

[Return to Home](#)

OldTappan Borough of Old Tappan

Coral Senior Housing VII LLC

DATE		INVOICE NO	DESCRIPTION	DEDUCTION	BALANCE
5-10-21	AppFee		Old Tappan App Fee	.00	3200.00
CHECK DATE	5-13-21	CHECK NUMBER	22	TOTAL >	.00
					3200.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Coral Senior Housing VII LLC
1275 Pennsylvania Avenue Northwest
Washington DC 20004
202-469-8400

MVB BANK

69-459/515

22

DATE 05/13/2021

Pay:*****Three thousand two hundred dollars and no cents

\$ ****3,200.00

TO
THE
ORDER
OF

Borough of Old Tappan



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000000022⑈ ⑆051504597⑆ 000000166103⑈

Coral Senior Housing VII LLC

OldTappan Borough of Old Tappan

DATE		INVOICE NO	DESCRIPTION		DEDUCTION	BALANCE
5-10-21		Escrow	Old Tappan Escrow Fee		.00	86549.00
CHECK DATE		CHECK NUMBER	23	TOTAL >		86549.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Coral Senior Housing VII LLC
1275 Pennsylvania Avenue Northwest
Washington DC 20004
202-469-8400

MVB BANK

69-459/515

23

DATE 05/13/2021

Pay:*****Eighty-six thousand five hundred forty-nine dollars and no cents

\$ ****86,549.00

TO
THE
ORDER
OF

Borough of Old Tappan



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000000023⑈ ⑆051504597⑆ 000000166103⑈