

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.

ATTORNEYS AT LAW

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TICE CORPORATE CENTER
50 TICE BOULEVARD
SUITE 380
WOODCLIFF LAKE, NEW JERSEY 07677
PHONE: 201-391-3737
FAX: 201-391-9360

4 WEST RED OAKLANE
SUITE 302
WHITE PLAINS, NEW YORK 10604

89 HEADQUARTERS PLAZA NORTH
SUITE 442
MORRISTOWN, NJ 07960

PLEASE RESPOND TO WOODCLIFF LAKE OFFICE

Our File 30119

June 15, 2021
Via Hand Delivery

Borough of Old Tappan
Attn: Diane Frolich - Land Use Administrator
227 Old Tappan Road
Old Tappan, NJ 07675

RE: CSH Old Tappan, LLC
Application for Preliminary & Final Site Plan Approval
224 Old Tappan Road (Block 1606, Lot 3), Old Tappan, NJ

Dear Ms. Frolich:

Please be advised that we represent CSH Old Tappan, LLC, relative to the above-referenced application.

In that regard, enclosed please find the following:

1. Five (5) copies of the completed Borough of Old Tappan Multipurpose Application with all required checklists and attachments including:
 - a. Corporate Disclosure Statement executed by CSH Old Tappan, LLC;
 - b. W-9 for CSH Old Tappan, LLC; and
 - c. Affidavit of Property Owner;
 - d. Prior Resolution(s);
 - e. Title Report;
 - f. Photographs; and
 - g. Tax Search.
2. Five (5) copies of Rider for Variance Relief Required.
3. Five (5) signed and sealed copies of engineering plans entitled "Preliminary and Final Site Plan for CSH Old Tappan, LLC., Proposed Assisted Living Facility", prepared by Dynamic Engineering Consultants, PC, dated May 18, 2021, consisting of the following:

Borough of Old Tappan
Attn: Diane Frolich - Land Use Administrator
RE: CSH Old Tappan, LLC
June 15, 2021
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- a. Sheet 1 – Cover Sheet;
 - b. Sheet 2 – 200’ Property Owner List
 - c. Sheet 3 - Aerial Map;
 - d. Sheet 4 – Demolition Plan;
 - e. Sheet 5 – Site Plan;
 - f. Sheet 6 – Grading Plan;
 - g. Sheet 7 – Drainage & Utility Plan;
 - h. Sheet 8 – Utility Profiles;
 - i. Sheet 9 – Utility Profiles;
 - j. Sheet 10- Soil Erosion & Sediment Control Plan;
 - k. Sheet 11– Soil Erosion & Sediment Control Details;
 - l. Sheet 12- Lighting Plan;
 - m. Sheet 13– Construction Details;
 - n. Sheet 14 – Construction Details;
 - o. Sheet 15 – Construction Details;
 - p. Sheet 16 – Construction Details;
 - q. Sheet 17 – Vehicle Turning Plan;
 - r. Sheet 18 – Vehicle Turning Plan; and
 - s. Sheet 19 – ADA Ramp and Driveway Profile Exhibit.
4. Five (5) signed and sealed copies of architectural plans entitled “CSH Old Tappan, LLC” prepared by Meyer Architecture & Interiors, Senior Living Group, dated May 14, 2021, consisting of the following:
- a. Sheet 1 – 1st Floor Plan.
 - b. Sheet 2 – 2nd Floor Plan;
 - c. Sheet 3 – 3rd Floor Plan;
 - d. Sheet 4 – Exterior Elevations (South & West);
 - e. Sheet 5 – Exterior Elevations (North & East); and
 - f. Sheet 6 – 3D Entry Perspective (dated April 20, 2021).
5. Five (5) signed and sealed copies of the ALTA/NSPS Land Title Survey prepared by Schwanewede/Hals Engineering, dated March 4, 2021.
6. Five (5) signed and sealed copies of the Stormwater Management Report prepared by Dynamic Engineering, dated May 2021.
7. Five (5) signed and sealed copies of Landscape Plans entitled CSH Old Tappan, LLC, prepared by Longstone Gardens, dated May 20, 2021.
8. Five (5) signed and sealed copies of the Traffic Engineering Assessment prepared by Shropshire Associates LLC, dated May 6, 2021.

Borough of Old Tappan
Attn: Diane Frolich - Land Use Administrator
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June 15, 2021
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Also enclosed please find the following checks:

1. Check #22 drawn on the account of Coral Senior Housing VII LLC, payable to the Borough of Old Tappan, in the amount of \$3,200.00, representing the application filing fee; and
2. Check #23 drawn on the account of Coral Senior Housing VII LLC, payable to the Borough of Old Tappan, in the amount of \$86,549.00, representing the initial escrow.

Please let us know when the review has been completed and our application is deemed complete. We will then submit the requisite additional 23 sets to your office.

Thank you for your courtesies in this matter. Please do not hesitate to contact us with any questions or concerns.

Very truly yours,

Jennifer M. Knarich

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/mpp
Encs.

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Our File 30119

June 24, 2021
Via Hand Delivery

Borough of Old Tappan
Attn: Diane Frolich - Land Use Administrator
227 Old Tappan Road
Old Tappan, NJ 07675

RE: CSH Old Tappan, LLC
Application for Preliminary & Final Site Plan Approval
224 Old Tappan Road (Block 1606, Lot 3), Old Tappan, NJ

Dear Ms. Frolich:

Please be advised that we represent CSH Old Tappan, LLC, relative to the above-referenced application which was previously submitted to your office.

In that regard, enclosed please find a disc containing the following CAD files:

- Preliminary and Final Site Plan for CSH Old Tappan, LLC., Proposed Assisted Living Facility”, prepared by Dynamic Engineering Consultants, PC, dated May 18, 2021; and
- Engineering plans entitled “Preliminary and Final Site Plan for CSH Old Tappan, LLC., Proposed Assisted Living Facility”, prepared by Dynamic Engineering Consultants, PC, dated May 18, 2021

Please let us know when the review has been completed and our application is deemed complete. We will then submit the requisite additional 23 sets to your office.

Thank you for your courtesies in this matter. Please do not hesitate to contact us with any questions or concerns.

Very truly yours,

/s/Jennifer M. Knarich

Jennifer M. Knarich

jag/enc.