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November 16, 2020

VIA HAND DELIVERY & VIA EMAIL

Ms. Eileen Parks, Administrator

Washington Township Land Use Board

211 Route 31 North

Washington, NJ 07882

Re: Kwenyan Professional Health Services, LLC

490 State Route 57 West, Washington, NJ 07882

Block 15, Lot 10.02, Washington Township, Warren County, NJ

Dear Ms. Parks:

I am representing Kwenyan Professional Health Services, LLC (Kwenyan) in connection with an application for preliminary and final site plan approval, use variance approval and any required bulk variances and design waiver relief. Kwenyan is a client-centered, professional mental health counseling agency that is currently operating in Phillipsburg. Kwenyan acquired the property located at 490 State Route 57 (Property) from Faith Discovery Church to serve clients in the Washington Township and surrounding areas. The property is improved by two buildings: (1) the former Good Shepherd Christian Academy directly fronting on State Route 57 West; and (2) the building at the rear of the property that operated as a preschool and day care and included recreational facilities that supported Good Shepherd Christian Academy. The Property is located in the OR Zone District.

Kwenyan will use the front building for its professional mental health counseling services (Health Center). This is a permitted use in the OR Zone District. Kwenyan proposes to use the rear building for recreational use, e.g., sports camps and sports training. Kwenyan has already had discussions with Washington Township officials regarding leasing the rear building as a recreational facility. Depending on usage, the recreational facility may be utilized by other groups. It is also possible that the

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recreational facility could be used to support Kwenyan's Health Center as an accessory use, in which case the recreational facility would be used for Kwenyan clients and only during the Health Center's operating hours. A recreational facility is not a permitted use in the OR Zone District and use variance approval pursuant to NJSA 40:55D-70.d(1) is requested.

A sign variance is requested from Section 123-24B(1)d for a free standing sign that is located less than 25% of the required setback from a lot line.

A sign variance is requested from Section 123-24B(1)d for an additional sign attached to the building façade.

A sign variance is requested from Section 123-24B(1)d for a building mounted sign that is larger than 150 square feet.

A parking variance is requested from the requirement of a minimum number of parking spaces. Please refer to the Parking Schedule Calculations on Sheet 2 of 3 of the Site Plan. The proposed recreational facility will utilize the parking located adjacent to the recreational building, behind and in front of the health center. The proposed hours of operation of the recreational facility do not conflict with the proposed hours of operation of the health center. Please refer to Sheet 2 of 3 of the Site Plan.

There are minimum lot width and rear yard setback existing non-conformities that are not exacerbated by the proposed use. No exterior alteration of any of the buildings or existing impervious coverage is proposed. The interior of the proposed recreational facility will be altered for this use as per the floor plans that are included with this application.

The application fee and escrow deposit are calculated, per the Ordinance, as follows:

Township Fees : \$1,000

Preliminary: \$450

Final: \$250

Variance: \$300

Township Escrow :

Escrow calculation per ordinance section 64-8(B):

Lot area = 376,358sf

Impervious coverage = 150,543sf

Preliminary major approval = $\$2,000 + \$50(377) + \$100(151) = \$35,950$

Final major approval = $\$1,000 + \$30(377) + \$60(151) = \$21,370$

Use variance approval = \$3,000

Total = \$60,320

Respectfully, the escrow deposit is excessive for an application that does not propose any new buildings or new impervious surfaces. My client requests that the Land Use Board grant a partial waiver in order

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to permit the applicant to make an initial deposit of \$3,000.00 which is more in keeping with the relatively minor scope of this application.

If not included with this application, my client will arrange to deliver the checks for the application fee, and requested escrow deposit and current W-9 form. If at all possible, we would appreciate being placed on the December 9, 2020 meeting for completeness purposes only. Please contact me with any questions.

Sincerely,



Alan Y. Lowcher

AYL:ayi

Attachments

Cc: Kwenyan Professional Health Services, LLC

Derek Ranger, PE, Engineering & Land Planning Associates, Inc.

Wayne J. Ingram, PE, PP, Engineering & Land Planning Associates, Inc.

Paul A. Juliano, RA, LEED, AP, Juliano Architects

Application #: _____

Board File Name: _____ Date Filed: _____

(Do not write above this line)

APPLICATION: SITE PLAN

(With or Without Variances)

Please check type of application:

_____ Conceptual Site Plan

_____ Conditional Use Approval

_____ Minor Site Plan

Preliminary Major Site Plan With Use Variance

Final Major Site Plan

_____ Amend prior approval for Preliminary Site Plan. Date of prior approval, with resolution

_____ Amend prior approval for Final Site Plan. Date of prior approval, with resolution

Does this application constitute a new application? Yes _____ No

If not, Once Complete, attach 15 copies of signed, approved Site Plan with resolution.

1. Applicant's Name Kwenyan Professional Health Services, LLC Phone 908-777-3744

Address 291 Pickford Avenue Phillipsburg, NJ 08865 Fax: _____

Email: _____

2. Owner's Name Kwenyan Professional Health Services, LLC Phone 908-777-3744

3. Fax _____

Address 33 Brass Castle Road Washington, NJ

4. Attorney's Name Alan Y. Lowcher, Esq. Phone 908-581-4737 Fax _____

Address P.O. Box 46, Washington, NJ 07882

Email: lowcherlaw@rcn.com

5. Engineer's Name Engineering & Land Planning Phone 908-238-0544 Fax _____

Address 140 West Main Street, High Bridge, NJ 08829

6. Name of Development Kwenyan Professional Health Services, LLC Site Plan

Block(s) 15 Lot(s) 10.02 Tax Sheet 37 Zone OR

7. Present Use

Private school facility no longer operating

8. Proposed Use

Therapy & Treatment Center-weekdays and Recreational Sports Center-weeknights/weekends

9. Area in acres of any additional adjoining land owned by owner or applicant n/a

10. Area in square feet of lot area with slopes 30 percent or greater 0

Slopes 20-29 percent 0

Slopes 11-19 percent 0

Slopes 0-10 percent 376,564 SF

11. Amount of lot area in floodway 0 sf;
flood fringe 0 sf; wetlands 0 sf. wetland transition area 0

12. Waivers requested from the following sections of the Township Land Use Code, with Chapter numbers.

See waiver request letter attached.

13. List all plans, exhibits, documents, reports, significant letters, and written decisions from other governmental agencies which constitute this application. Please indicate the title of plan or document scale, number of sheets, date of preparation and name and license number of preparer if appropriate.

NOTE: ALL EXHIBITS PRESENTED AND MARKED AT THE HEARING MUST BE CLIPPED (NOT MOUNTED WITH ADHESIVE) TO THE FOAM BOARD.

All exhibits will be kept in the application file and the foam boards will be returned at the meeting.

X 
Signature of person preparing application

10/12/2020
Date

FORM 3D - VARIANCE AND DESIGN WAIVER REPORT

(SUBMIT WITH ALL APPLICATIONS)

APPLICANT NAME Kwenyan Professional Health Services, LLC DATE _____

LOT(S) 15 BLOCK(S) 10.02 ZONE: OR

TOTAL SQUARE FEET OF ALL STRUCTURES 35,120 s.f.

	Ordinance Requirement	Existing	Proposed
IMPROVED LOT COVERAGE (Structure, accessory uses, etc)	<u>60</u> %	<u>40</u> %	<u>40</u> %
Lot Area	<u>2 acres</u>	<u>8.64 acres</u>	<u>8.64 acres</u>
Lot Width	<u>200 ft</u>	<u>125 ft</u>	<u>125 ft</u>
Side Yard (one)	<u>40 ft</u>	<u>110 ft</u>	<u>110 ft</u>
Side Yard (total of both)	<u>n/a</u>	<u>213 ft</u>	<u>213 ft</u>
Front Yard	<u>60 ft</u>	<u>184 ft</u>	<u>184 ft</u>
Rear Yard	<u>75 ft</u>	<u>61 ft</u>	<u>61 ft</u>
Floor Area Ratio	<u>.25</u>	<u>.09</u>	<u>.09</u>
Building height and no. of stories	<u>30 ft/2 stories</u>	<u>1 story</u>	<u>1 story</u>
Parking	_____	_____	_____
ACCESSORY STRUCTURES			
Side Yard	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Rear Yard	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
LIST OTHER VARIANCES (type)	_____	_____	<u>Use Variance</u>

LIST ALL DESIGN WAIVERS _____ See waiver request letter.

RECOMMENDATION:

If applicable, attach letters and other supporting documentation that applicant attempted to purchase adjacent land to make lot conforming.

DEVELOPMENT REGULATIONS

WASHINGTON TOWNSHIP

FORM 3D - SITE PLAN CHECKLIST

Applicant Dr. Daniel E. Cassell, President, CEO
Kwenyan Professional Health Services, LLC, Block 15 Lot 10.02

Date 11/16/2020

Applicant Wash.

X	
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- I. Fifteen (15) sets of the application, checklist, fee schedule computations and all supporting documentation and Site Plan. All documents submitted must be collated into (15) sets. Only 3 sets are needed for Completeness Review.
- II. Six Colored photographs of property, taken from all property lines into the site
- III. All fees must be paid. Partial
 Application fee: \$ 1,000 Escrow Fee: \$ Waiver
 (Fee Schedule with calculations, including a signed W-9)
- IV. Certification indicating that taxes are paid unless tax appeal filed.
- V. Consent by Owner form: signed and notarized by owner even if the applicant is the owner.

SITE PLAN SHOULD CONTAIN THE FOLLOWING DATA:

1. Size of map (24"x 36" or 30"x 48")
2. Scale of development plan not to exceed 1"=100'
3. A Key map of the site with reference to surrounding areas, zoning district(s) and existing street locations within 200' of property. Scale not less than 1"=800'
4. The North arrow, scale, block, lot, name and address of the owners of all contiguous land and of property directly across the street, and downstream 200 feet of the property, as shown by the most recent tax records of all municipalities in which such properties shall lie.
5. Lot line dimensions, bearings and distances
6. Location of all buildings and structures, streets, easements, driveways, entrances and exits on the site and within 200 ft thereof. Structures to be removed should be indicated by dashed lines.
7. Right-of-way width of existing road from the centerline. Pavement width measurements. Location and dimensions of proposed buildings, structures, roads, driveways, parking areas with dimensions of each
8. All existing physical features on the site and within 200 feet thereof, including streams, water courses, woodlands, swamps, rock and water flows. All existing trees greater than 12" dbh.
9. Zoning Chart listing required, existing and proposed setbacks, height, lot area, improved lot coverage, and all information included in the schedule of land and area requirements. Graphic depiction is required.
10. Proposed building height setbacks, front, side and rear yard distances and required setbacks. Buildings must identify square footage on each building for each floor. 29

WASHINGTON CODE

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11. Topography showing existing and proposed contours at two foot intervals extending 200 feet off site.
12. Parking and loading areas shall be indicated with dimensions for bays, aisles, stalls, curb radii, traffic islands and channelization. Indicate direction of traffic flow and sight easements, number of employees, total and maximum in one shift, proposed and required parking spaces. No driveway is permitted within ten (10) feet of property lines.
13. Architectural building elevations including facade signs and entrances, materials, dimensions and height.
14. Improvements such as roads, curbs, bumpers and sidewalks shall be indicated with cross sections, design details and dimensions.
15. Location and design of existing and proposed storm water systems, sanitary waste disposal systems, portable water supply, hydrants and methods of solid waste storage and disposal within screened area
16. Landscaping and buffering plan exhibit identifying existing and proposed trees, shrubs, bushes, ground cover and natural features such as boulders and root outcroppings. Indicate botanical and common names of plants and trees, dimensions at time of planting and maintenance plans. The landscaping plan shall be in accordance with the Landscape Ordinance.
17. Street trees planted at 50' intervals along public rights of way and in accordance with the Landscape Ordinance.
18. Specify on landscape plan the quantity of landscaping by type proposed to be planted on site
19. Notation on the plans indicating that the "Property does not lie within the Highlands Planning or Preservation area" or "Property lies within the Highlands Planning area" or that the "Property lies within the Highlands Preservation area"
20. Conservation Plan Exhibit is to be submitted showing the proposed methods of protecting trees and growth before and after construction. Techniques include fences, berms, tree wells, etc
21. Proposed exterior lighting plan exhibit showing location of all lights, type of light, manufacturer specification sheet, intensity in foot candles on a point-to-point plan, methods proposed to reduce off-site glare on adjacent property and roads, type and height of light standard and pole.
22. Survey of property signed and sealed by a Licensed Surveyor
23. Proposed sign plan exhibit for all freestanding and façade signs showing the specific design, letter style, color, construction and materials, location, size, height above grade or below roof line, type of standard, illumination
24. Required legend on Site Plan for endorsement by Board Engineer, Board Chairman and Board Secretary.)
25. Fifteen (15) copies of the Environmental Impact Statement report .Waiver cannot be granted if slopes on the site exceed 15% or if property is within a flood plain
26. Storm water runoff control plan exhibit
 - a) Impervious coverage

DEVELOPMENT REGULATIONS

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- b) Elevations adjacent to existing and proposed building(s)
- c) Elevations for entire site
- d) Elevations on adjacent property where drainage may impact
- e) Location and elevation of sidewalks, adjacent road centers, dividing islands, curbs, gutters, driveways
- f) Run-off computations for existing and proposed conditions
- g) Size, slope, direction of flow, top, invert elevations of all existing and proposed storm drains, drainage ditches, water courses (cross sections, for swales, channels)
- h) Roof leader size and discharge locations
- i) Location, capacity, outlet details, typical section through basin calculations for storage capacity, inflow hydrograph for stormwater detention/retention facilities
- j) Drainage area map, calculations showing drainage from contributing area prior to and after development
- 27. Soil erosion and sediment control plan exhibit Identify location of all soils on property.
- 28. Written description of a request for variance, conditional use or special permit.
- 29. Written document or request to waive submission of any required Site Plan elements or exhibits. (The applicant must document why a waiver of required exhibits is in the public interest, consistent with the Master Plan, the overall intent of the Land Use Ordinance, and good Development and Environmental practice).
- 30. Proof in the form of a letter of transmittal that a copy of the Application was sent to the County Land Use Board.
- 31. Phase I Checklist for Limestone Analysis
- 32. Certification taxes are paid, unless a tax appeal is filed.

FOR FINAL SITE PLAN In addition to the above, include;

- 33 Engineer's estimate of the cost of proposed improvements (sanitary sewer, drainage, pavement, landscaping) and an inspection fee of 6% of those costs
- 34. Completed Compliance Report indicating fulfillment of all requirements of Preliminary approval and outside agency approvals.
- 35. Signed Developer's Agreement with governing body confirming that the site plan addresses obligations of affordable housing as promulgated by the NJ Council on Affordable Housing.
- 36. Certification taxes are paid, unless a tax appeal is filed.

x *Alamy Boucher*
Signature of person preparing checklist

11/16/2020
Date

The applicant may request that one or more of the submission requirements be waived, however, the request must be in writing and state the reason for the waiver request. If the submission waiver is honored during completeness review, the Board still has the right to request the same information during the hearing process in addition to any other information they deem necessary for proper review of the application.

Kwenyan Professional Health Services, LLC

490 State Route 57 West, Washington, NJ 07882

Block 15, Lot 10.02, Washington Township, Warren County, NJ

List of Exhibits

- 1. Site Photographs**
- 2. Tax Certification**
- 3. Consent by Owner and Corporate Disclosure**
- 4. Description of Variance Relief**
- 5. Description of Waivers Requested**
- 6. Deed and Easements of Record**
- 7. Existing Free Standing Sign , Dimensions and Proposed Illumination**
- 8. Washington Township Certified Mailing List**
- 9. Franklin township Certified Mailing List**
- 10. Survey**
- 11. Proposed Floor Plan**
- 12. Preliminary and Final Major Site Plan**
- 13. Request for Determination to be Exempted from Warren County Planning Board Approval**

490 NJ-57
Block 15 Lot 10.02
Washington Township, Warren County, New Jersey



Photo 1: View looking northwest at the existing academy building.



Photo 2: View looking West facing the neighboring lot.

490 NJ-57
Block 15 Lot 10.02
Washington Township, Warren County, New Jersey



Photo 3: View looking North at the existing academy playground.



Photo 4: View looking West at the neighboring lot from between the existing academy and warehouse building.

490 NJ-57
Block 15 Lot 10.02
Washington Township, Warren County, New Jersey



Photo 5: View looking South at the existing academy and warehouse building.



Photo 6: View looking East at the rear side of the existing academy building.

STATUS OF TAXES

TOWNSHIP OF WASHINGTON LAND USE BOARD

In keeping with the Ordinance adopted by the Township of Washington, fixing the procedures governing applications to the Land Use Board, requiring submission of proof that no taxes or assessments for local improvements are due or delinquent on the property to be subdivided, I hereby verify that the taxes and assessments for local improvements are paid in full through the

Pd. first quarter 2020

Pd. second quarter 2020

Pd. third quarter 2020

Due 11/1/22 fourth quarter 2020

Block 15, Lot 10.02, Washington Township

Date: 9/14/20

Evan Howell
Evan Howell, Tax Collector

WASHINGTON TOWNSHIP
CONSENT BY OWNER

FORM # 1

I, Dr. Daniel E. Cassell, am the owner of the property known as Block (s) 15, Lot (s) 10.02 & 10.02 as shown on the Tax Map of Washington Township. I am aware of the application that is to be filed with the Land Use Board in Washington Township and I consent to the filing of said application. I permit the Board, its staff or other designated officials to enter onto the property which is the subject of this application and review existing and proposed site and development elements.

I further understand that there are fees that must be paid in accordance with said application. In the event that the applicant does not pay all of the appropriate fees including application and escrow fees as required for this application, I consent to have any unpaid balance placed as an added assessment against my property to be collected by the Tax Collector's office in due course.

(This form must be signed and notarized, even if the applicant is the owner)


Signature of Owner

Date: 10/8/2020

Sworn to and subscribed before me
this 8th day of October 2020.


Notary Public

Commonwealth of Pennsylvania - Notary Seal
KEVIN M LOWRIE - Notary Public
Montgomery County
My Commission Expires Jan 7, 2024
Commission Number 1098235

DISCLOSURE STATEMENT FOR CORPORATIONS AND PARTNERSHIPS APPLYING FOR SITE PLAN AND SUBDIVISION APPROVAL

CORPORATIONS:

Please indicate the following with respect to the Corporation:

NAME 490 Route 57 West LLC

ADDRESS OF PRINCIPAL OFFICE 490 Route 57 West, Washington, NJ 0788

REGISTERED AGENT:

NAME Dr. Daniel E. Cassell

ADDRESS 830 Callowhill Rd. Perkasie, PA 18944

STATE OF INCORPORATION State of New Jersey

If other than New Jersey, is Corporation authorized to do business in New Jersey? N/A

If so, when was authorization obtained? N/A

List all stockholders controlling 10% or greater of stock:

Dr. Daniel E. Cassell - 100%

PARTNERSHIPS:

Please indicate the following with respect to the partnership: N/A

TRADE NAME

ADDRESS OF PRINCIPAL OFFICE

NAMES AND ADDRESSES OF

PARTNERS