

BOROUGH OF WASHINGTON LAND USE BOARD

In compliance with the applicable provisions of the Municipal Land Use Law and the ordinances of the Borough of Washington, County of Warren, State of New Jersey, notice is hereby given for 2026 Reorganization of the Borough of Washington Land Use Board shall be held on February 9, 2026 at 7:00 pm in the Municipal Building Council Chambers, 2nd Floor, 100 Belvidere Avenue, Washington, Warren County, New Jersey 07882. The purposes of this Meeting and Reorganization of the Board and conduct of business as set forth on the following agenda:

1. Call to Order
 - Sunshine Statement
 - Flag Salute
 - Roll Call
2. Appointment of Committees
 - A. Technical Review
3. Approval of Minutes
 - A. Regular Meeting of January 12, 2026
4. Resolutions
5. Applications
 - 162 E Washington Ave - Joseph Marcos – Lot 3 Block 65
6. Old Business
7. New Business
8. Reports of Officers and Committees
9. Unagendized Statements: Open to Board Members and Public
10. Communications
11. Adjournment

Files, plans and maps and reports relating to any matter scheduled for hearing, will be posted on the Borough website 10 days prior to the meeting. Alternatively, these documents will be available for inspection during normal business hours at the Borough of Municipal Building, 100 Belvidere Avenue, Washington, New Jersey 07882 by contacting Mary Ward, Land Use Board Secretary at (908) 689-3600 or by email, mward@washingtonboro-nj.org.

Date: February 4, 2026

Mary Ward, Land Use Board Secretary
Washington Borough Municipal Building
100 Belvidere Avenue
Washington, New Jersey 07882

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**WASHINGTON BOROUGH LAND USE BOARD
MINUTES OF REGULAR MEETING HELD ON
January 12, 2026**

The regular meeting of the Washington Borough Land Use Board was called to order by Andrew Turner. at 7:00 P.M. Mr. Turner read the following statement into the record: "The requirements of the "Open Public Meetings Law", P.L. 1975, Chapter 231, have been satisfied in that adequate notice of this meeting has been published in the Star Ledger and Daily Record, and posted on the Bulletin Board of the Borough Hall stating the time, place and purpose of the meeting as required by law." Mr. Turner led the Board in the Pledge of Allegiance.

ROLL CALL: Present: Turner, Wright, Matteo, Torres
VanDeursen, Cox, Valle, Hofmann
Absent: Loftus
Also Present: Steven Gruenberg, Esq.; Stanley Schrek, Board Engineer.

REORGANIZATION:

OATH OF OFFICE: Hofmann – Class IV, Prendergast - Alternate I, Norris – Alternate II

ELECTION OF OFFICERS:

Chairman – Andrew Turner was nominated by VanDeursen, seconded by Valle.
Nominations closed. All in favor.

Vice-Chairman – Marianne VanDeursen was nominated by Turner, seconded by Cox.
Nominations closed. All in favor.

Secretary – Cynthia Valle was nominated by Turner, seconded by Van Deursen.
Nominations closed. All in favor.

PROFESSIONAL APPOINTMENTS:

Resolutions for Board Attorney, Board Engineer and Board Planner.

Board Attorney – Gruenberg Law Office
Board Engineer – Van Cleef Engineering
Board Planner – Heyer & Gruel

Therefore, it was moved by VanDeursen, seconded by Wright to appoint the Board's professionals.

ROLL CALL: Turner, Matteo, Cox, Wright,
VanDeursen, Torres, Hofmann
Ayes: 7; Nays: 0
Absent 1
Motion carried.

APPOINTMENT OF COMMITTEES:

Budget - Turner, Valle, Hofmann, Matteo - Alternate
Technical Review Committee - Turner, Wright, Torres,
Note: Appointment of Technical review committee to be held till February 9, 2026 meeting.

REORGANIZATION RESOLUTIONS: Meeting Schedule, Open Public Meeting,

Motion was moved by Valle, seconded by Cox to adopt the reorganization resolutions with the Meeting dates and Open Meetings.

ROLL CALL: Turner, Matteo, Cox, Wright,
VanDeursen, Torres, Hofmann
Ayes: 7; Nays: 0
Absent 1
Motion carried.

PRESENTATION OF PROCLAMATIONS TO THE POST FAMILY

Andrew Turner and Marianne Van Deursen presented Proclamations for Charles and Patricia Posts for their Dedication to Service in the Borough of Washington and County to the daughters.

APPROVAL OF MINUTES:

Regular Meeting of December 8, 2025, Motion to Accept minutes Valle, 2nd Torres

ROLL CALL: Turner, Matteo, Cox, Wright,
VanDeursen, Torres, Hofmann
Ayes: 7; Nays: 0
Absent 1

APPLICATIONS: None

OLD BUSINESS: None

NEW BUSINESS: None

REPORTS OF OFFICERS AND COMMITTEES:

OPEN TO BOARD MEMEBERS AND PUBLIC

UNAGENDIZED STATEMENTS:

COMMUNICATIONS:

ADJOURNMENT:

Hearing no further comments a motion was made to adjourn the meeting at 7:30 PM All in Favor

Meeting Adjournment – 7:30 PM

Next meeting: February 9, 2026 7PM

Respectfully submitted by Mary Ward, Land Use Board Secretary

Attendance 16 residents

Weather – Cold



McNally • Yaros • Kaczynski • Lime

Robert T. McNally
Mark W. Yaros*
Kara A. Kaczynski

www.mykl-law.com

*Admitted in NJ & PA

Daniel A. Lime II, Of Counsel (Ret.)
Robert A. Pinel, Of Counsel
James R. Swick, Of Counsel (Ret.)

Reply to:
Somerville Office

February 2, 2026

Mary Ward, Board Secretary
Land Use Board
Borough of Washington
100 Belvidere Avenue
Washington, NJ 07882

Via e-mail: mward@washingtonboro-nj.org

**RE: Joseph Morcos (the "Applicant")
162 East Washington Avenue - Block: 65, Lot: 3 (the "Property")
Our File # 23-4505**

Dear Ms. Ward:

As you are aware, this office represents the Applicant in connection with his application before the Land Use Board (the "Board") concerning the above-captioned property, which is currently scheduled for a public hearing on February 9, 2026. Enclosed please find an original affidavit of mailing and publication with exhibits along with the original stamped certify mail slips.

Kindly accept this letter as a formal request for an adjournment of the February 9, 2026 public hearing to the Board's next regularly scheduled meeting of March 9, 2026, without the need for any additional notice and/or publication.

Thank you. Please do not hesitate to contact me should you have any questions.

Very truly yours,
McNALLY, YAROS, KACZYNSKI & LIME, LLC

Kara A. Kaczynski
KAK/kv

cc: Client and Project Team, via e-mail
Steven P. Gruenberg, Esq., Board attorney, via e-mail: stevenpgruenberg@gruenberglegal.com
Stanley Schrek, PE, Board engineer, via e-mail: sschrek@vancleefengineering.com
Susan Gruel, PP, Board planner, via e-mail: mail@hgapa.com

SOMERVILLE
275 East Main Street
Somerville, New Jersey 08876
908.800.7010 Phone
908.722.7787 Fax

CLINTON
14 Moebus Place
Clinton, NJ 08809
908.713.1252 Phone
908.713.1210 Fax

FLEMINGTON
Plaza One
1 State Route 12, Suite # 201
Flemington, NJ 08822
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908.722.7787 Fax



McNally • Yaros • Kaczynski • Lime

Robert T. McNally
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Kara A. Kaczynski

www.mykl-law.com

*Admitted in NJ & PA

Daniel A. Lime II, Of Counsel (Ret.)
Robert A. Pinel, Of Counsel
James R. Swick, Of Counsel (Ret.)

Reply to:
Somerville Office

November 14, 2025

Mary Ward, Board Secretary
Land Use Board
Borough of Washington
100 Belvidere Avenue
Washington, NJ 07882

Via e-mail: mward@washingtonboro-nj.org and overnight mail (FedEx)

RE: Joseph Morcos (the "Applicant")
162 East Washington Avenue - Block: 65, Lot: 3 (the "Property")
Our File # 23-4505

Dear Ms. Ward:

As you may recall, this office represents the Applicant in connection with an application to the Land Use Board (the "Board") regarding the above referenced Property. Enclosed, please find fourteen (14) packages, each of which contain a copy of the following:

1. Subdivision and Site Plan Application and general Application both with Exhibit A annexed thereto;
2. Preliminary and Final Minor Site Plan Checklist and a list of requested waivers;
3. Plan of Survey prepared by Daren C. Leeper, PLS of Leeper Land Group, LLC, dated October 8, 2022 and last revised June 12, 2023;
4. Land Development Plan, prepared by Theodore H. Bayer, PE of Bayer-Risse Engineering, Inc., dated June 17, 2025 and consisting of eight (8) sheets;
5. Proposed Interior Alteration Plan, prepared by Scott C. Bella, RA., dated April 4, 2024 and consisting of sheet A-1;
6. Form W-9;
7. Signed Tax Certification; and
8. 200' List.

In addition, enclosed are application and escrow fee checks in the amounts of \$1,250.00 and \$3,513.84 respectively for the fees associated with the requested site plan approval along with an Application and Escrow Fee Calculation form outlining the following:

<u>Relief</u>	<u>Application Fee</u>	<u>Escrow Fee</u>
Preliminary Site Plan	\$350	\$1,009.23
Final Site Plan	\$250	\$504.61
"d" Variance for Use	\$400	\$1,500
"d" Variance for Height in Feet	\$400	\$1,500
"c" Variance for Height in Stories	\$250	\$500

SOMERVILLE
275 East Main Street
Somerville, New Jersey 08876
908.800.7010 Phone
908.722.7787 Fax

CLINTON
14 Moebius Place
Clinton, NJ 08809
908.713.1252 Phone
908.713.1210 Fax

FLEMINGTON
Plaza One
1 State Route 12, Suite # 201
Flemington, NJ 08822
908.800.7010 Phone
908.722.7787 Fax



McNally • Yaros • Kaczynski • Lime

Please review the enclosed and advise as to whether the application can be deemed complete and schedule for a hearing.

Thank you in advance for your assistance and please do not hesitate to contact me with any questions.

Very truly yours,
McNALLY, YAROS, KACZYNSKI & LIME, LLC

A handwritten signature in cursive script, appearing to read 'Kara A. Kaczynski'. A horizontal line extends from the end of the signature to the right.

Kara A. Kaczynski

KAK/kv

Enclosures

cc: Client and Project Team, via e-mail
Steven P. Gruenberg, Esq., Board attorney, via e-mail: stevenpgruenberg@gruenberglegal.com
Stanley Schrek, PE, Board engineer, via e-mail: sschrek@vancleefengineering.com
Susan Gruel, PP, Board planner, via e-mail: mail@hgapa.com

MCNALLY YAROS KACZYNSKI

& LIME LLC
ATTORNEY BUSINESS ACCOUNT
14 MOEBUS PLACE
CLINTON, NJ 08809



1124U

UNITY BANK
SOMERVILLE, NJ 08876
55-1005/212

10/8/25

PAY TO THE
ORDER OF

Borough of Washington

\$ 1,250.⁰⁰

one thousand two hundred + fifty dollars

— 00/100

DOLLARS

MEMO

23-4505 (Application fee)



Karel Kaczynski

AUTHORIZED SIGNATURE

Security features. Details on back.

MCNALLY YAROS KACZYNSKI

11240

MCNALLY YAROS KACZYNSKI

11240

MCNALLY YAROS KACZYNSKI

& LIME LLC
ATTORNEY BUSINESS ACCOUNT
14 MOEBUS PLACE
CLINTON, NJ 08809



11241

UNITY BANK
SOMERVILLE, NJ 08876
55-1005/212

10/8/25

PAY TO THE
ORDER OF

Barry of Washington

\$ 3,513.84

Three thousand five hundred and thirteen dollars

84/100

DOLLARS



Karol Kaczynski

AUTHORIZED SIGNATURE

MEMO

23-4505 (ESarn Fee)



MCNALLY YAROS KACZYNSKI

11241

MCNALLY YAROS KACZYNSKI

11241

Security features. Details on back.



BOROUGH OF WASHINGTON

PHONE: (908) 689-3600 X112

100 BELVIDERE AVENUE

FAX: (908) 689-5485

Email: cbrotons@washingtonboronj.org

WASHINGTON, NEW JERSEY 07882-1426

www.washingtonboronj.org

www.washingtonboronj.org

OFFICE OF THE TAX ASSESSOR

REVISED CERTIFIED LIST OF OWNERS WITHIN 200 FEET

kas@mykl-law.com

SUBJECT: Block 65 Lot 3 - 162 East Washington Avenue

DATE: August 12, 2025

CERTIFIED TO: MYKL LLC c/o Kara A. Kaczynski, Esq
275 East Main St.
Somerville, NJ 08876

PLEASE NOTE THAT OTHER PARTIES MAY HAVE TO BE NOTIFIED THAT DO NOT APPEAR ON THE TAX ROLLS. ie. TOWNSHIP AND COUNTY. CHECK WITH YOUR ATTORNEYS OR DESIGNATED BOARD SECRETARY FOR WASHINGTON BOROUGH.

VERIZON CORPORATE OFFICES
1 VERIZON WAY
BASKING RIDGE NJ 07920

COMCAST CABLE COMPANY % JUNE WEBB
800 RAHWAY AVE
UNION, NJ 07083

ELIZABETHTOWN GAS
1 ELIZABETHTOWN PLAZA
UNION, NJ 07083

NJ AMERICAN WATER COMPANY
500 GROVE STREET
HADDON HEIGHTS, NJ 08035

JCP&L/GPU ENERGY
400 LINCOLN STREET
PHILLIPSBURG, NJ 08865

BOROUGH OF WASHINGTON MUNICIPAL SEWER
% VEOLA WATER
PO BOX 48
WASHINGTON, NJ 07882

I CERTIFY THAT THE ABOVE IS A COMPLETE LIST OF PROPERTY OWNERS AND ADDRESSES. THEY MUST BE GIVEN NOTICE PURSUANT TO THE REQUIREMENTS FOR N.J.S.A. 40:55D-12. THIS LIST HAS BEEN PREPARED FROM THE MOST RECENT TAX ROLLS.

Best Regards

Craig R. Brotans

2121 Washington Boro

Mod IV Snapshot
08/12/25

Block: 65	Lot: 3	Qual:	Old Id: -								
Owner	MORCOS, JOSEPH	Property	162 E WASHINGTON AVE								
Address	162 E WASHINGTON AVE	Class	4A								
City, State	WASHINGTON, NJ	Bldg Desc	3S-F-B								
Zip	07882	Year Built									
		# Of Units	1								
Land Value	103,500	Land Dimension:	105X288								
Improv Value	121,500	Tax Account:									
Exemption	0	Additional Lot 1:									
Net Value	225,000	Additional Lot 2:									
Previous Tax:	12,566.25	Zoning:	B1								
Current Tax:	13,252.50	Tax Map Page:	7								
		Square Foot Living Area:	8090								
<u>Sale History</u>		<u>Exemptions</u>		<u>Prev Assessment History</u>							
Date	Book-Page	Amount	Exemption	Amount	Term	Expires	Year	Class	Land	Improve	Net
06/08/17	2780-195	210,000					2024	4A	103,500	121,500	225,000
05/13/92		700,000					2023	4A	103,500	121,500	225,000
10/19/88							2022	4A	103,500	121,500	225,000
							2021	4A	103,500	121,500	225,000
<u>Deductions</u>											
Senior Citizen		0									
Veteran		0									
Widow		0									
Surviving Spouse		0									
Disabled Person		0									

Buffer Report

Pursuant to your request, attached herewithin is a list (check-marked) of properties located within a 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

Highlighted feature(s)

Subject Property (1)

Washington Borough	65	3	162 E WASHINGTON AVE	MORCOS, JOSEPH	162 E WASHINGTON AVE	WASHINGTON, NJ 07882
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§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

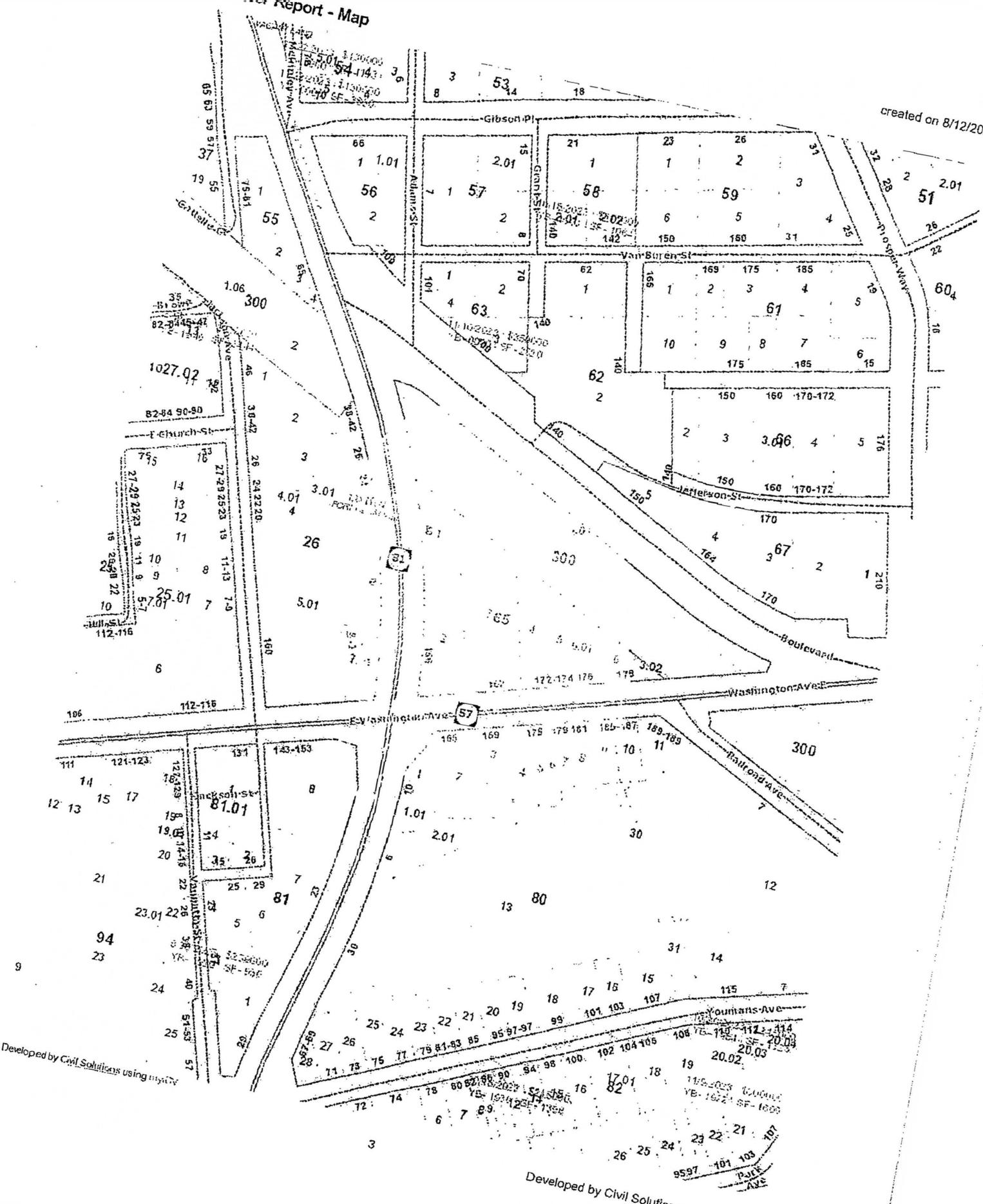
Adjacent Properties (28)

Washington Borough	26	3	26 JACKSON AVE	THOMAS, BARRY	26 JACKSON AVE	WASHINGTON, NJ 07882
Washington Borough	26	3.01	24 N JACKSON AVE	WASILEWSKI, MACIEJ	24 N JACKSON AVENUE	WASHINGTON NJ 07882
Washington Borough	26	5.01	160 E WASHINGTON AVE	WASHINGTON 31, LLC CVS#11271-02	1 CVS DR. MC2320	WOONSOCKET, RI 02895
Washington Borough	26	7.01	ROUTES 31 & 57	STATE OF NJ DOT	CN 600	TRENTON, NJ 08625
Washington Borough	26	9	5 ROUTE 31 NORTH	R & R CYCLE WORKS	5 ROUTE 31 NORTH	WASHINGTON, NJ 07882
Washington Borough	26	10	ROUTE 31	BOROUGH OF WASHINGTON	100 BELVIDERE AVENUE	WASHINGTON, NJ 07882
Washington Borough	65	1	40 ROUTE 31 NORTH	WASHINGTON DUNKIN DONUTS	156 E WASHINGTON AVE	WASHINGTON NJ 07882
Washington Borough	65	2	156 E WASHINGTON AVE	VISCOSSO, ANTHONY & ANTHONY J	156 E WASHINGTON AVE	WASHINGTON, NJ 07882
Washington Borough	65	3	162 E WASHINGTON AVE	MORCOS, JOSEPH	162 E WASHINGTON AVE	WASHINGTON, NJ 07882
Washington Borough	65	4	168 E WASHINGTON AVE	SCHUBERT, GARRETT & ORSON, N & S	168 E WASHINGTON AVE	WASHINGTON, NJ 07882
Washington Borough	65	5	172-174 E WASHINGTON AVE	NEPA MW, LLC	411 JERSEY AVE	FAIRVIEW, NJ 07022
Washington Borough	65	6	178 E WASHINGTON AVE	LIN, QIN & YOU, YAN QING	178 EAST WASHINGTON AVE	WASHINGTON NJ 07882
Washington Borough	65	6.01	176 E WASHINGTON AVE	CHANG'AN REAL ESTATES LLC	178 E WASHINGTON AVE	WASHINGTON, NJ 07882

Washington Borough	80	1	10 ROUTE 31 SOUTH	DNA REALTY CORP	6 ROUTE 31 SOUTH	WASHINGTON, NJ 07882
Washington Borough	80	1.01	10 ROUTE 31 SOUTH	DNA REALTY CORP	6 ROUTE 31 SOUTH	WASHINGTON, NJ 07882
Washington Borough	80	2	165 E WASHINGTON AVE	THEATER MANAGEMENT LLC	1408 WINDSOR COURT	DENVILLE, NJ 07834
Washington Borough	80	2.01	6 ROUTE 31 SOUTH	DNA REALTY CORP	6 ROUTE 31 SOUTH	WASHINGTON, NJ 07882
Washington Borough	80	3	169 E WASHINGTON AVE	DNA REALTY CORP C/O WASHINGTON DINE	6 RT. 31 SOUTH	WASHINGTON NJ 07882
Washington Borough	80	4	171-173 E WASHINGTON AVE	FUSION DEVELOPMENT LLC	56 MONTEREY DRIVE	WAYNE, NJ 07470
Washington Borough	80	5	175 E WASHINGTON AVE	HAAS, MICHAEL & DENISE	175 E WASHINGTON AVENUE	WASHINGTON NJ 07882
Washington Borough	80	6	177 E WASHINGTON AVE	MRC NATIONAL REAL ESTATE LLC	16 FURNESS PLACE	STATEN ISLAND, NY 10314
Washington Borough	80	7	179 E WASHINGTON AVE	MALABE, JR, GUILLERMO	179 E WASHINGTON AVE	WASHINGTON, NJ 07882
Washington Borough	80	8	181 E WASHINGTON AVE	HUBER, JOSH & SHANNON	181 E WASHINGTON AVE	WASHINGTON, NJ 07882
Washington Borough	80	9	183 E WASHINGTON AVE	TYMCHYSHYN, ROMAN & SOLOMIYA	183 E WASHINGTON AVE	WASHINGTON, NJ 07882
Washington Borough	80	10	185-187 E WASHINGTON AVE	MOUNTAIN PARK RENTALS, LLC	PO BOX 773	HACKETTSTOWN, NJ 07840
Washington Borough	300	3	.	ERIE LACKAWANNA	101 PROSPECT AVE	CLEVELAND, OHIO 44115
Washington Borough	300	3.01	.	ERIE LACKAWANNA	101 PROSPECT AVE	CLEVELAND, OHIO 44115
Washington Borough	300	3.02	.	ERIE LACKAWANNA	101 PROSPECT AVE	CLEVELAND, OHIO 44115

Buffer Report - Map

created on 8/12/2025



Developed by Civil Solutions using myiDV

Developed by Civil Solutions. using myiDV

WASHINGTON BOROUGH LAND USE BOARD
APPLICATION

*****For Official Use Only***** *

*Case No.: _____ Time for Board Decision: _____ 20 _____ *

* _____ *

*Date Filed: _____ Disposition Date: _____ 20 _____ *

* _____ *

*Date Application Completed: _____ 20 _____ Disposition: _____ *

* _____ *

*Hearing Date(s): _____ *

* _____ *

TO THE APPLICANT : COMPLETE APPROPRIATE SECTIONS IN FULL FOR
RELIEF REQUESTED. PLEASE TYPE OR PRINT.

1. GENERAL INFORMATION
TO BE COMPLETED BY ALL APPLICANTS

Block: 65 _____ Lot: 3 _____

Property Street Address: 162 East Washington Avenue
Washington, NJ 07882

Applicant's Name: Joseph Morcos

Applicant's Address: 162 East Washington Avenue
Washington, NJ 07882

Applicant's email address: _____

Owner's Name: Same as applicant

Owner's Address: Same as applicant

Attorney's Name: Kara Kaczynski, Esq.

Attorney's Address: 275 East Main Street, Somerville, NJ 08876

Attorney's Telephone: (900) 800-7010

Attorney's email address: kara@mykl-law.com

If applicant is not owner set forth applicant's interest in the
property: N/A

Current or Last previous use or occupancy:
Commercial

Proposed Use or Occupancy:
Residential Apartments

GENERAL INFORMATION
(Continued)

Zone:

	ZONING ORDINANCE REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Lot Area			
Lot Frontage		Enclosed	
Lot Width		SEE ATTACHED SITE PLANS and attached list	
Side Yard			
Front Yard			
Rear Yard			
Accessory Bldg:			
Distance to sideline		<u>five (5) feet</u>	
Distance to rear line		<u>five (5) feet</u>	
Distance to other bldg		<u>five (5) feet</u>	
Height			
Bldg. Coverage			
Floor area Ratio			
Lot coverage			
Accessory Bldg coverage			
Signs:			
Number			
Size(s)			

If sign variance attach graphic representation to scale) of size and location of proposed sign(s).

Have there been any previous applications involving these premises?
If so date(s) of applications: _____

3. APPLICATION FOR VARIANCE

(N.J.S.A.40:55D-70(c) or (d))

TO THE LAND USE BOARD:

An application is hereby made for a variance from the terms of Section(s) See Exhibit A annexed hereto.

of the Zoning Ordinance so as to permit _____

REASONS FOR VARIANCE: (ATTACH SUPPLEMENTAL SHEETS IF NECESSARY)

(c)(1)(a) Describe exceptional size or shape of property: _____

(c)(1)(b) Describe exceptional topographic conditions or features unique to the property: _____

(c)(1)(c) Describe other extraordinary situations uniquely affecting the property: _____

(c)(2) Describe how the purposes of the Municipal Land Use Law would be advanced by deviation from the Zoning Ordinance: _____

(c)(2) Describe how the benefits of the deviation from the Zoning Ordinance would outweigh any detriment: _____

(d) Describe the special reasons for the granting of the variance: _____

Describe how the relief can be granted without substantial detriment to the public good: _____

Describe how the relief may be granted without substantially impairing _____

the intent and purpose of the zone plan and zoning ordinance: _____

4. APPLICATION FOR OTHER RELIEF

TO THE LAND USE BOARD:

An application is hereby made for:

_____ Building Permit (N.J.S.A.40:55D-36)

_____ Certification of preexisting nonconforming use
(N.J.S.A.40:55D-68)

_____ Interpretation of Zoning Map (N.J.S.A.40:55D-70(b))

_____ Other: Describe: _____

Reasons: (ATTACH SUPPLEMENTAL SHEETS IF NECESSARY) _____

TO APPLICANT: File all copies with Clerk of the LAND USE BOARD when only a variance or other relief is sought.

5. CERTIFICATION

TO BE SIGNED BY ALL APPLICANTS AND OWNERS

IF A VARIANCE PURSUANT TO N.J.S.A.40:55D-70(d) IS SOUGHT I ALSO SEEK SUBDIVISION APPROVAL, SITE PLAN APPROVAL, OR CONDITIONAL USE APPROVAL FROM THE LAND USE BOARD AND SUBMIT THE DOCUMENTS REQUIRED THEREBY.

_____ Subdivision xxx Site Plan _____ Conditional Use

I CERTIFY THAT ALL THE INFORMATION SUBMITTED AND THE FOREGOING STATEMENTS MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT.

Date: 10/24/2025

Joseph M...
Signature of Applicant or Agent

Signature of Co-Applicant

If applicant is not the owner, signature of owner.

Signature of Co-owner

EXHIBIT A

Joseph Morcos ("Morcos") is excited to present this application (the "Application") to the Borough of Washington (the "Borough") Zoning Board of Adjustment (the "Board") as the Applicant relative thereto. The Application relates to the property located at 162 East Washington Avenue and known as Block 65, Lot 3 in the Township (the "Property").

The Application proposes to redevelop the existing building and conversion of basement into four (4) residential apartments. Emergency egress windows will be installed for each unit in the basement. Existing ground to remain largely undisturbed, however, the parking lot will be re-stripped.

The Property is located within the Borough's Highway Business ("B-1") District. The following relief is requested:

1. Pursuant to § 94-80A Permitted Uses, § 94-80C Conditional Uses and § 94-80D Accessory Uses. The use as a multi-tenant residential facility is neither a permitted use nor a conditional use nor an accessory use in the B-1 district therefore the approval of a use variance pursuant to N.J.S.A. 40:55D-70(d)(1) is required.
2. Pursuant to §94-808(1) Height. The existing building exceeds maximum allowable building height and therefore the approval of a variance pursuant to N.J.S.A. 40:55D-70(d)(6) is required.
3. A variance pursuant to N.J.S.A. 40:55D-70(c) is also required for the proposed building as a maximum of 2 stories is permitted and 4 stories are proposed.
4. The waivers outlined on the enclosed list from §94-35, items A.1 and C.2.E are also requested for the reasons noted therein.

The approval of the Application will result in the substantial and beneficial improvement of the Property. We look forward to sharing this vision with the Board and providing the requisite evidence and testimony to enable the approval of this Project.

WASHINGTON BOROUGH SUBDIVISION AND SITE PLAN APPLICATION

NOTE: This application will not be accepted for filing more than 28 days prior to a meeting date and not less than 21 days prior to a meeting date.

This application will be reviewed for completeness at the meeting to be held: _____

This application will be deemed complete or incomplete by the approving authority at the above-indicated meeting. Acceptance of this application by the Clerk is not deemed a statement by the municipality that this application is complete. The approving authority will determine when a public hearing shall be held and applicants are advised not to advertise for a public hearing until the Board determines the application complete and sets the hearing date.

Application No: _____ Date of Application: _____

Applicant Name: Joseph Morcos

Applicant Address: 162 East Washington Avenue

Washington New Jersey 07882

Tax Map Sheet: 7 Block: 65 Lot: 3 Zone: B-1

Address of Tract: 162 East Washington Avenue

Name of Project: Property of Joseph Morcos

Application For:
(Check one only)

SUBDIVISION	Minor	Major
Informal		
Preliminary Plat		
Final Plat		

SITE PLAN	
Informal	
Minor	
Preliminary	✓
Final	✓

SUBDIVISION- STATUTORY EXEMPTION	
Agricultural	
Testamentary	
Court Order	
Combination	

WASHINGTON BOROUGH SUBDIVISION AND SITE PLAN APPLICATION

Complete the appropriate box for individual responsible for project coordination.

OWNER		APPLICANT	
Name	Joseph Morcos	Name	Same as Owner
Address	162 East Washington Avenue Washington, NJ 07882	Address	
Telephone		Telephone	
Email		Email	

ENGINEER		ATTORNEY	
Name	Theodore H. Bayer, PE	Name	Kara Kacynski, Esq.
Address	78 Route 173 West, Suite #6 Hampton, NJ 08827	Address	275 East Main Street Somerville, NJ 08876
Telephone	(908) 735-2255	Telephone	(900) 800-7010
Email	tbayer@bayer-risse.com	Email	kara@mykl.com

ARCHITECT		LAND SURVEYOR	
Name	Scott C. Bella, AIA	Name	Daren Leeper, PLS
Address	65 Glen Avenue Glen Rock, NJ 07452	Address	767 Brunswick Pike Lambertville, NJ 08530
Telephone	201-612-0700	Telephone	(609) 571-3955
Email	scottcbella@gmail.com	Email	daren@leepergroup.com

DEVELOPMENT SITE DATA

Tax Map Sheet: 7 Block 65 Lot 3 Zone B-1

Project Name: Property of Joseph Morcos

Acres: Entire Tract: 0.66 Acres Developed Portion: 0.44 Acres

Zone District: B-1 Highway Business District

Proposed Use: Apartments Variance Required: Yes No

If yes, state extent: See Exhibit A annexed hereto.

Is Development to be sectioned: No If yes, state # of sections: _____

Number of New Lots (including remainder) N/A
10/24/2025

Date: 10/24/2025 Signature of Applicant

Date: _____ Signature of Owner

**WASHINGTON BOROUGH
SUBDIVISION AND SITE PLAN APPLICATION
FOR BOROUGH USE ONLY**

Applicant Name (s): Joseph Morcos

Tax Map Sheet 7 Block 65 Lot 3 Zone B-1

Address of Tract 162 East Washington Avenue

Name of Project Property of Joseph Morcos

Date Received: _____ Hearing Date: _____

Date of Completeness Determination: _____
(determined by the Board)

Fee(s) Received	Amount	Date
Application Fee		
Review Fee		
Inspection Fee		

Date of Expiration _____

Time Extended Time Expiration Date

Action By The Board: _____

10/24/2025

Date: _____

Signature _____

WASHINGTON BOROUGH SUBDIVISION AND SITE PLAN APPLICATION

Application Number: _____

Applicant Name (s) Joseph Morcos

Owner's Name (s) Joseph Morcos

Owner's Address 162 East Washington Avenue
Washington, NJ 07882

Tax Map Page 7 Block 65 Lot 3 Zone B-1

THE APPLICANT IS TO HAVE THE FOLLOWING COMPLETED BY THE APPROPRIATE MUNICIPAL OFFICIALS:

The real estate taxes and assessments for the above referenced property have been paid to:
See attached tax verification letter.

and there ____ (are) ____ (are not) any payments currently due and owing. This statement is made in satisfaction of the provisions of R.S. 40:55-D-39 (e) and does not constitute a tax search and assessment pursuant to R.S. 54:5-12.

As to real estate taxes:

~~_____~~ Tax Collector
100 Belvidere Avenue
Washington, NJ 07882

Signature: _____

Date: ~~10/24/2025~~

*See attached
letter dated
11/21/2025*

As to other assessments:

~~_____~~, Borough Clerk
100 Belvidere Avenue
Washington, NJ 07882

Signature: _____

Date: _____

As to establishment of escrow account (if needed):

100 Belvidere Avenue
Washington, NJ 07882

Signature: _____

Date: _____



BOROUGH OF WASHINGTON

PHONE: (908) 689-3600 x116

100 BELVIDERE AVE, WASHINGTON, NJ 07882
www.washingtonboro-nj.gov

HOLLY DOMINGUEZ, CTC
TAX COLLECTOR

November 12, 2025

Kimberly Vella
Paralegal
MCNALLY, YAROS, KACZYNSKI & LIME, LLC
275 EAST MAIN STREET
SOMERVILLE, NJ 08876

RE: Property Taxes
Block 65 Lot 3
Location: 162 E WASHINGTON AVE

To Whom It May Concern,

The current owner, MORCOS, JOSEPH of 162 E WASHINGTON AVE, WASHINGTON, NJ 07882 have paid property taxes through the 4th quarter of 2025. The next quarter is not due until February 1, 2026.

The sewer is current as well. The next quarter is due December 1, 2025.

If you have any other questions, please contact me at 908-689-3600 ext. 116.

Sincerely,

Holly Dominguez, CTC
Washington Borough Tax Collector
taxcollector@washingtonboro-nj.org

**WASHINGTON BOROUGH
APPLICATION FOR EXCEPTIONS UNDER
SECTION 27 OF THE DEVELOPMENT REGULATION
ORDINANCE**

Application Number: _____

Applicants Name: Joseph Morcos

Owners Name: Joseph Morcos

Owners Address: 162 East Washington Avenue
Washington, NJ 07882

Project Name: Property of Joseph Morcos

Tax Map Sheet: 7 Block 65 Lot 3 Zone B-1

List each and every exception from the design and performance standards being applied for and state in full and complete detail each and every reason upon which you base your contention that the exemption shall be granted.

See Exhibit A annexed hereto.

Applicant signature: [Signature] Date: 10/24/2025

Applicant signature: _____ Date: _____

EXHIBIT A

Joseph Morcos ("Morcos") is excited to present this application (the "Application") to the Borough of Washington (the "Borough") Zoning Board of Adjustment (the "Board") as the Applicant relative thereto. The Application relates to the property located at 162 East Washington Avenue and known as Block 65, Lot 3 in the Township (the "Property").

The Application proposes to redevelop the existing building and conversion of basement into four (4) residential apartments. Emergency egress windows will be installed for each unit in the basement. Existing ground to remain largely undisturbed, however, the parking lot will be re-stripped.

The Property is located within the Borough's Highway Business ("B-1") District. The following relief is requested:

1. Pursuant to § 94-80A Permitted Uses, § 94-80C Conditional Uses and § 94-80D Accessory Uses. The use as a multi-tenant residential facility is neither a permitted use nor a conditional use nor an accessory use in the B-1 district therefore the approval of a use variance pursuant to N.J.S.A. 40:55D-70(d)(1) is required.
2. Pursuant to §94-808(1) Height. The existing building exceeds maximum allowable building height and therefore the approval of a variance pursuant to N.J.S.A. 40:55D-70(d)(6) is required.
3. A variance pursuant to N.J.S.A. 40:55D-70(c) is also required for the proposed building as a maximum of 2 stories is permitted and 4 stories are proposed.
4. The waivers outlined on the enclosed list from §94-35, items A.1 and C.2.E are also requested for the reasons noted therein.

The approval of the Application will result in the substantial and beneficial improvement of the Property. We look forward to sharing this vision with the Board and providing the requisite evidence and testimony to enable the approval of this Project.

Application & Escrow Fee Calculation*

*It is understood that the initial escrow fee is a deposit which must be replenished as the application is reviewed.

Preliminary Nonresidential Site Plan

Joseph Morcos

Borough of Washington

Warren County, New Jersey

162 E. Washington Ave.

Block 65, Lot 3

Property Size (Square Feet)

28559 sf

Building Size (Square Feet)

Existing Building Footprint

5,684 sf

Proposed Building Footprints

5,684 sf

Paved Driveway/Parking Area Size (Square Feet)

Existing Paved Driveway/Parking Area

12,483 sf

Proposed Paved Driveway/Parking Area

14,473 sf

Activity	Application Fee	Escrow to be Deposited
Preliminary Site Plan		
Filing fee	\$ 350.00	\$ -
Lot Area Cost @ \$10/1,000 SF	\$ -	\$ 285.59
Paved Driveway Cost @ \$50/1,000 SF	\$ -	\$ 723.64
Total (Preliminary Site Plan)	\$ 350.00	\$ 1,009.23
Final Site Plan		
Filing fee	\$ 250.00	\$ -
50% of Preliminary Review Fee	\$ -	\$ 504.61
Total (Final Site Plan)	\$ 250.00	\$ 504.61
Variations		
"C"/Hardship Variance	\$ 250.00	\$ 500.00
"D"/Use Variance	\$ 400.00	\$ 1,500.00
Total (Final Site Plan)	\$ 650.00	\$ 2,000.00
Grand Total	\$ 1,250.00	\$ 3,513.84

Request for Taxpayer Identification Number and Certification

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

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

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>Joseph Morcos</p> <p>2 Business name/disregarded entity name, if different from above.</p>
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input checked="" type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)</p> <p style="font-size: x-small;">Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions)</p>
	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right; font-size: x-small;">(Applies to accounts maintained outside the United States.)</p>
	<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p>
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>162 East Washington Avenue</p> <p>6 City, state, and ZIP code</p> <p>Washington, NJ</p> <p>7 List account number(s) here (optional)</p>
	<p>Requester's name and address (optional)</p> <p>Borough of Washington</p>

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.

Social security number	
or	
Employer identification number	

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

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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 **10/24/2025**

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.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

WASHINGTON BOROUGH PRELIMINARY OR FINAL MINOR SITE PLAN CHECKLIST
(includes revisions and conditions of preliminary approval)

NAME OF APPLICANT: Joseph Morcos

ADDRESS: 162 East Washington Avenue, Washington, NJ 07882

TAX BLOCK: 65 LOT: 3 ZONE: B-1

PREPARED BY: Bayer-Risse Engineering, Inc.

ADDRESS: 78 Route 173 West, Suite 6, Hampton, NJ 08827

TO BE CLASSIFIED AS: PRELIMINARY X FINAL X

VARIANCE REQUIRED Yes GRANTED No TYPE Use & Bulk

<u>COMPLIES</u>	<u>DOES NOT COMPLY</u>	<u>NOT APPLICABLE</u>	<u>CODE SECTION ARTICLE</u>	
<u>X</u>	<u> </u>	<u> </u>	94-35E.1	Clearly and legibly drawn at a scale no smaller than 1" = 50'.
<u>X</u>	<u> </u>	<u> </u>	94-35E.2	Lot area and lot dimensions shown.
<u>X</u>	<u> </u>	<u> </u>	94-35E.3	Approximate location of existing buildings, paved areas and setbacks of existing buildings from front, side and rear lot lines.
<u>X</u>	<u> </u>	<u> </u>	94-35E.4	North arrow, key map at a scale of 1" = 2000' and the zoning district (s) in which lot is located.
<u>X</u>	<u> </u>	<u> </u>	94-35E.5	Proposed buildings, building additions façade changes.
<u>X</u>	<u> </u>	<u> </u>	94-35E.6	Existing and proposed parking areas showing parking spaces and access drives, loading areas on site, vehicular circulation, sight triangles, fire lanes, approximate on site or on tract storm water facilities, water and water service.

COMMENTS:

DATE: 06/17/2025

APPLICANT'S SIGNATURE: 

WASHINGTON BOROUGH PRELIMINARY SITE PLAN CHECKLIST
FINAL CHECKLIST
(includes revisions and conditions of preliminary approval)

NAME OF APPLICANT: Joseph Morcos

ADDRESS: 162 East Washington Avenue, Washington, NJ 07882

TAX BLOCK: 65 LOT: 3 ZONE: B-1

PREPARED BY: Baver-Risse Engineering, Inc.

ADDRESS: 78 Route 173 West, Suite 6, Hampton, NJ 08827

TO BE CLASSIFIED AS: PRELIMINARY X FINAL X

COMPLIES	VARIANCE REQUIRED		CODE SECTION ARTICLE	TYPE Use & Bulk
	Yes DOES NOT COMPLY	GRANTED NOT APPLICABLE		
<u>X</u>			94-35-A	Plat conformity.
<u>X</u>			94-35-A.1	Plat prepared by licensed NJ Land Surveyor
<u>X</u>			94-35-A.2	Plats showing proposed improvements to be prepared by licensed professional engineer in NJ.
<u>X</u>			94-35-C.1 a	Drawn at proper scale.
<u>X</u>				b Certified by a licensed NJ Land Surveyor or professional engineer.
<u>X</u>				c Proper sheet size.
<u>X</u>				d Lot lines & exterior boundary line of the tract.
<u>X</u>				e North arrow.
<u>X</u>				f Zone district (s).
<u>X</u>				g Date of drawing.
<u>X</u>				h Existing and proposed streets.
<u>X</u>				i Existing & proposed contours at 2' intervals
<u>X</u>				j Title of plan.
<u>X</u>				k Location of streams.
<u>X</u>				l Total tract area.
<u>X</u>				m Number of parking spaces.
<u>X</u>				n Dimensions, arcs & distances to delineate building lengths, coverage, lot lines, parking spaces, loading spaces, setbacks, yards

<u> X </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> </u>
<u>Waiver</u>	<u> </u>	<u> </u>

- o Key map.
- p Map indicating site in relation to remaining lands of owner information for preliminary & final.
- 94-35-C.2 a Building and use plan.
- b Circulation plan.
- c Natural resources plan.
- d Facilities plan.
- e Environmental impact statement

ZONING REQUIREMENTS:

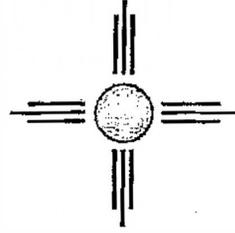
<u> X </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> </u>
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<u> X </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> </u>

- Permitted uses
- Required conditions
- Building height
- Front yard
- Side yards
- Rear yard
- Lot area
- Lot frontage

DATE: 06/17/2025

APPLICANT'S SIGNATURE: _____





BAYER-RISSE ENGINEERING, INC.

**78 ROUTE 173 WEST
SUITE 6
HAMPTON, NJ 08827
Phone (908) 735-2255
Fax (908) 735-5838
www.bayer-risse.com**

List of Requested Waivers

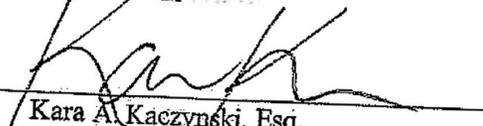
Joseph Morcos Variance & Site Plan Application

§94-35 – Plat design standards for site plan applications (numbering system is from said ordinance section)

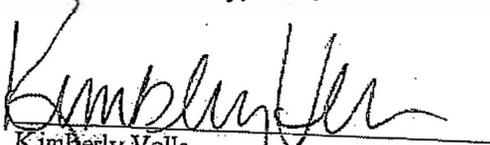
- A.1 Plat prepared by licensed NJ Land Surveyor – **Not Applicable**. As this is a variance and site plan application, the plans are prepared by a licensed professional engineer; preparation by a licensed professional land surveyor is not necessary.
- C.2.e. Environmental Impact Statement – **Waiver requested**. The proposed development is a minor project with respect to stormwater management and only proposes four (4) additional parking spaces with a 23' wide aisle; no other alterations to the layout and landscape of the site are proposed. Additionally, the proposed development is considered a minor site plan as per §94-5, as such an environmental impact statement should not be required according to the Borough's Preliminary or Final Minor Site Plan Checklist.

McNALLY, YAROS, KACZYNSKI & LIME, LLC
Attorneys for the Applicant

By:


Kara A. Kaczynski, Esq.

Sworn and subscribed to before me on this
2nd day of February, 2026.


Kimberly Vella
Notary Public

KIMBERLY VELLA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 20, 2028
COMMISSION # 2303855

EXHIBIT A

BOROUGH OF WASHINGTON LAND USE BOARD
Notice of In Person Public Hearing

Applicant: Joseph Morcos

Property: 162 East Washington Avenue - Block: 65 Lot: 3

Additional Parking Provided at: 156 East Washington Avenue - Block: 65 Lot: 2

Zone: B-1

PLEASE TAKE NOTICE that the Applicant is seeking relief, as outlined below, from the Borough of Washington Land Use Board (the "Board") to renovate the interior of the existing structure on the Property (the "Building") to create additional apartment units.

Four (4) residential units will be located in the basement and the first-floor level, and two (2) apartments will be constructed on the second floor. Currently, the Building contains two (2) existing apartments on the third floor that are proposed to remain along with the existing retail space and office space therein.

The proposed, interior residential improvements will not alter the existing foot print of the Building. With regard to the interior improvements, the Applicant proposes several exterior site improvements, including the replacement of a portion of the front yard and existing concrete walkway with asphalt to create additional parking spaces by way of pervious pavement to aid in stormwater management. Also, within the side yard to the west, the Applicant is proposing a concrete walkway leading up to the existing front porch. The Applicant plans to lease four (4) parking spaces from the adjacent lot, located at Block 65, Lot 2, and this concrete walkway will allow residents utilizing parking in this location to more easily access the Building.

For the basement apartments, the Applicant proposes to install an exterior stairwell, as well as emergency egress windows for each basement unit. Areas in which these windows are to be installed will require excavation and minor regrading. Existing lighting within the Property will be refitted with new fixtures, with the exception of two (2) new fixtures that are proposed within each side yard of the same. Additional improvements include the construction of a trash enclosure, parking lot striping, and landscaping.

The Applicant now seeks the following relief:

1. Pursuant to § 94-80A Permitted Uses, § 94-80C Conditional Uses and § 94-80D Accessory Uses. The use of the Building on the Property as a multi-tenant residential, mixed use is neither a permitted use nor a conditional use nor an accessory use in the B-1 District. Therefore, the approval of a use variance pursuant to N.J.S.A. 40:55D-70(d)(1) is required.
2. Pursuant to §94-80(B)(1) Height. The existing 33' Building exceeds the maximum allowable building height of 28' by more than 10% and therefore the approval of a variance pursuant to N.J.S.A. 40:55D-70(d)(6) is required.
3. Pursuant to §94-80(B)(1) Height. A variance pursuant to N.J.S.A. 40:55D-70(c) is also required for the existing Building as a maximum of 2 stories is permitted and 4 stories are existing.

4. Pursuant to §94-49 Lighting. The Applicant requests variances pursuant to N.J.S.A. 40:55D-70(c) and/or design waivers as may be deemed necessary by the Board for the proposed footcandles depicted on the lighting plan.
5. Pursuant to §94-53.E. Off-Street Parking and Loading. The Applicant requests variances pursuant to N.J.S.A. 40:55D-70(c) and/or design waivers as may be deemed necessary by the Board for the proposed three (3) handicapped parking stalls which are proposed to be 8' as opposed to 12' in width.
6. Pursuant to §94-53.E. Off-Street Parking and Loading. The Applicant requests variances pursuant to N.J.S.A. 40:55D-70(c) and/or design waivers as may be deemed necessary by the Board for the proposed parking spaces fronting the Building which are proposed to be 16.5' as opposed to 19' in length. The Applicant is required to prove that the parking spaces will overhang the curbing in order to reduce the length to 16.5'.
7. Pursuant to §94-53.E. Off-Street Parking and Loading. The Applicant requests variances pursuant to N.J.S.A. 40:55D-70(c) and/or design waivers as may be deemed necessary by the Board for the proposed 2-way drive aisle, which is proposed to be 17' as opposed to 20' in width.
8. The Applicant also requests the approval of a variance/design waiver to the extent required to locate parking for 162 East Washington Avenue (Block: 65 Lot: 3) on the adjacent lot at 156 East Washington Avenue (Block: 65 Lot: 2).

The Applicant also requests the approval of any and all other relief that may be deemed necessary in connection with the Application, including but not limited to, the approval of variances, waivers and exceptions from other sections of the Borough Ordinances as and if deemed necessary.

Any person affected by this application may be given an opportunity to be heard personally or via counsel at an in-person meeting held at 7:00 p.m. in the Municipal Building, Council Chambers, 2nd Floor, 100 Belvidere Avenue, Washington, NJ on February 9, 2026. All documents related to this application may be inspected by the public between the hours of 8:30 a.m. through 12:00 noon and 1:00 p.m. through 4:30 p.m., Monday through Friday in the office of the Clerk of the Land Use Board.

The public hearing may be continued without further notice on such additional or other days as the Board may determine.

Prepared by: Kara A. Kaczynski, Esq.
McNally, Yaros, Kaczynski & Lime, LLC
275 East Main Street
Somerville NJ 08876
Tele: 908-800-7010
Attorney for Applicant

EXHIBIT B

B65C3

created on 1/27/2026

Address	Lot Area	Acres	Subdiv	Owner	Address	City/State
Washington Borough	80	1		DNA REALTY CORP	6 ROUTE 31 SOUTH	WASHINGTON, NJ 07882
Washington Borough	80	1.01		DNA REALTY CORP	6 ROUTE 31 SOUTH	WASHINGTON, NJ 07882 Dup
Washington Borough	80	2		THEATER MANAGEMENT LLC	1408 WINDSOR COURT	DENVILLE, NJ 07834
Washington Borough	80	2.01		DNA REALTY CORP	6 ROUTE 31 SOUTH	WASHINGTON, NJ 07882 Dup
Washington Borough	80	3		DNA REALTY CORP C/O WASHINGTON DINE	6 RT. 31 SOUTH	WASHINGTON NJ 07882 Dup
Washington Borough	80	4		FUSION DEVELOPMENT LLC	56 MONTEREY DRIVE	WAYNE, NJ 07470
Washington Borough	80	5		HAAS, MICHAEL & DENISE	175 E WASHINGTON AVENUE	WASHINGTON NJ 07882
Washington Borough	80	6		MORRISON, JUSTIN	56 HAMP ROAD	LAMBERTVILLE, NJ 08530
Washington Borough	80	7		MALABE, JR. GUILLERMO	179 E WASHINGTON AVE	WASHINGTON, NJ 07882
Washington Borough	80	8		HUBER, JOSH & SHANNON	181 E WASHINGTON AVE	WASHINGTON, NJ 07882
Washington Borough	80	9		TYMCHYSHYN, ROMAN & SOLOMIYA	183 E WASHINGTON AVE	WASHINGTON, NJ 07882
Washington Borough	80	10		MOUNTAIN PARK RENTALS, LLC	PO BOX 773	HACKETTSTOWN, NJ 07840
Washington Borough	300	3		ERIE LACKAWANNA	101 PROSPECT AVE	CLEVELAND, OHIO 44115
Washington Borough	300	3.01		ERIE LACKAWANNA	101 PROSPECT AVE	CLEVELAND, OHIO 44115 Dup
Washington Borough	300	3.02		ERIE LACKAWANNA	101 PROSPECT AVE	CLEVELAND, OHIO 44115 Dup

Buffer Report

Pursuant to your request, attached herewithin is a list (check-marked) of properties located within a 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

Highlighted feature(s)

Subject Property (1)

Municipality	Block	Lot	Location	Owner Name	Owner Street	Owner City/State
Washington Borough	65	2	156 E WASHINGTON AVE	VISCUSSO, ANTHONY & ANTHONY J	156 E WASHINGTON AVE	WASHINGTON, NJ 07882

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

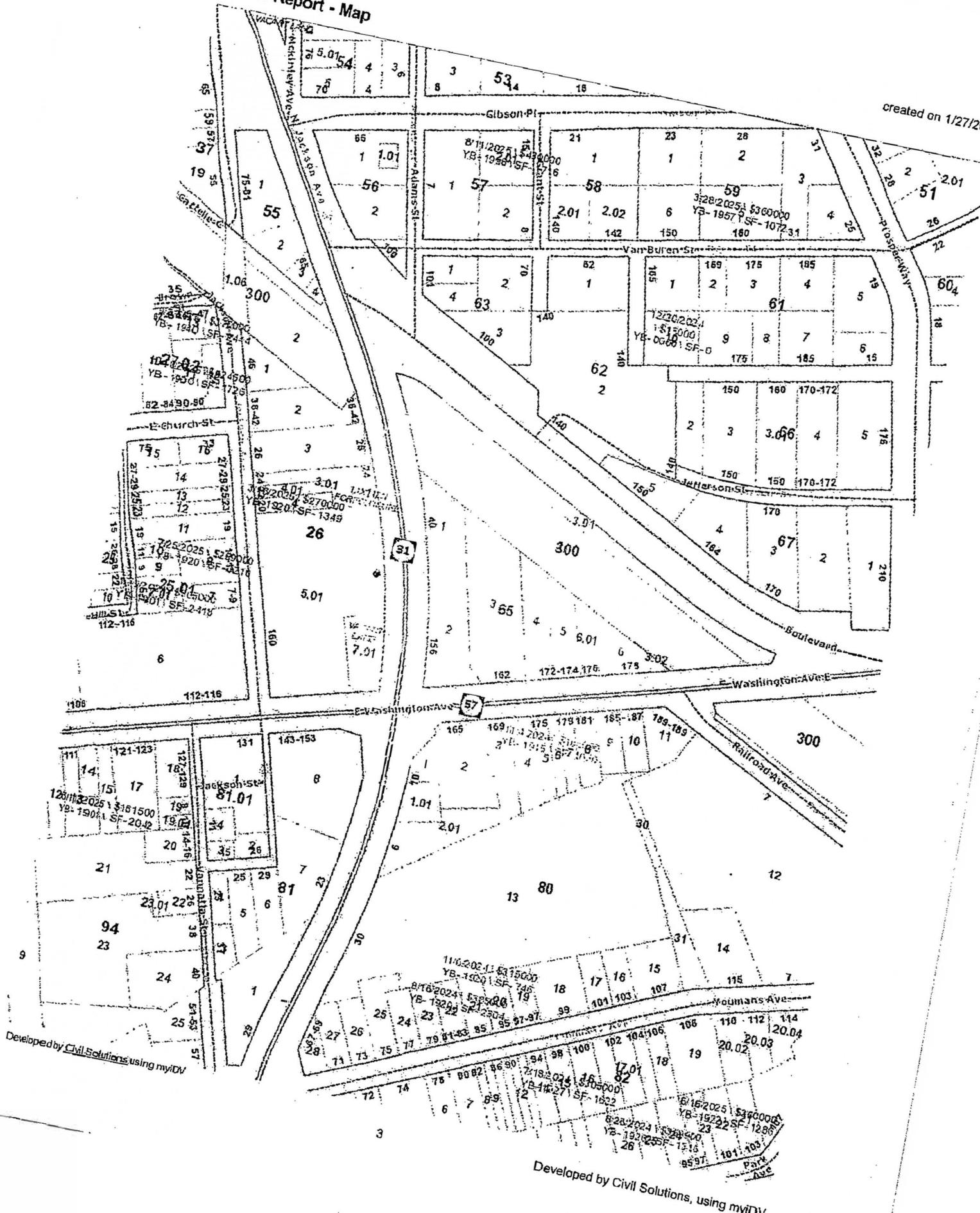
Adjacent Properties (24)

Municipality	Block	Lot	Location	Owner Name	Owner Street	Owner City/State
Washington Borough	26	3.01	24 N JACKSON AVE	WASILEWSKI, MACTEJ	589 CR 519	BELVIDERE, NJ 07823
Washington Borough	26	5.01	160 E WASHINGTON AVE	WASHINGTON 31, LLC CVS#11271-02	1 CVS DR. MC2320	WOONSOCKET, RI 02895
Washington Borough	26	7.01	ROUTES 31 & 37	STATE OF NJ DOT	CN 600	TRENTON, NJ 08625
Washington Borough	26	9	5 ROUTE 31 NORTH	R & R CYCLE WORKS	5 ROUTE 31 NORTH	WASHINGTON, NJ 07882
Washington Borough	26	10	ROUTE 31	BOROUGH OF WASHINGTON	100 BELVIDERE AVENUE	WASHINGTON, NJ 07882
Washington Borough	65	1	40 ROUTE 31 NORTH	WASHINGTON DUNKIN DONUTS	156 E WASHINGTON AVE	WASHINGTON NJ 07882
Washington Borough	65	2	156 E WASHINGTON AVE	VISCUSSO, ANTHONY & ANTHONY J	156 E WASHINGTON AVE	WASHINGTON, NJ 07882 <i>Dup</i>
Washington Borough	65	3	162 E WASHINGTON AVE	MORCOS, JOSEPH	162 E WASHINGTON AVE	WASHINGTON, NJ 07882
Washington Borough	65	4	168 E WASHINGTON AVE	SCHUBERT, GARRETT & ORSON, N & S	168 E WASHINGTON AVE	WASHINGTON, NJ 07882
Washington Borough	65	5	172-174 E WASHINGTON AVE	NEPA MW, LLC	411 JERSEY AVE	FAIRVIEW, NJ 07022
Washington Borough	65	6.01	176 E WASHINGTON AVE	CHANG'AN REAL ESTATES LLC	178 E WASHINGTON AVE	WASHINGTON, NJ 07882
Washington Borough	80	1	10 ROUTE 31 SOUTH	DNA REALTY CORP	6 ROUTE 31 SOUTH	WASHINGTON, NJ 07882 <i>Dup</i>
Washington Borough	80	1.01	10 ROUTE 31 SOUTH	DNA REALTY CORP	6 ROUTE 31 SOUTH	WASHINGTON, NJ 07882 <i>Dup</i>

Municipality	Block	Lot	Qualifier	Location	Owner Name	Owner Street	Owner City/State/Zip	
Washington Borough	80	2		165 E WASHINGTON AVE	THEATER MANAGEMENT LLC	1408 WINDSOR COURT	DENVILLE, NJ 07834	Dup
Washington Borough	80	2.01		6 ROUTE 31 SOUTH	DNA REALTY CORP	6 ROUTE 31 SOUTH	WASHINGTON, NJ 07882	Dup
Washington Borough	80	3		169 E WASHINGTON AVE	DNA REALTY CORP C/O WASHINGTON DINE	6 RT. 31 SOUTH	WASHINGTON NJ 07882	Dup
Washington Borough	80	4		171-173 E WASHINGTON AVE	FUSION DEVELOPMENT LLC	56 MONTEREY DRIVE	WAYNE, NJ 07470	Dup
Washington Borough	80	5		175 E WASHINGTON AVE	HAAS, MICHAEL & DENISE	175 E WASHINGTON AVENUE	WASHINGTON NJ 07882	Dup
Washington Borough	80	6		177 E WASHINGTON AVE	MORRISON, JUSTIN	56 HAMP ROAD	LAMBERTVILLE, NJ 08530	Dup
Washington Borough	80	7		179 E WASHINGTON AVE	MALABE, JR, GUILLERMO	179 E WASHINGTON AVE	WASHINGTON, NJ 07882	Dup
Washington Borough	80	8		181 E WASHINGTON AVE	HUBER, JOSH & SHANNON	181 E WASHINGTON AVE	WASHINGTON, NJ 07882	Dup
Washington Borough	81	8		143-153 E WASHINGTON AVE	31 WASHINGTON PROPERTY, LLC	3 ROBIN ROAD	EDISON, NJ 08820	
Washington Borough	300	3			ERIE LACKAWANNA	101 PROSPECT AVE	CLEVELAND, OHIO 44115	Dup
Washington Borough	300	3.01			ERIE LACKAWANNA	101 PROSPECT AVE	CLEVELAND, OHIO 44115	Dup

Buffer Report - Map

created on 1/27/2025



Developed by Civil Solutions using myiDV

Developed by Civil Solutions, using myiDV

EXHIBIT C

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Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street

City, State

DNA Realty Corp
6 Route 31 South
Washington, NJ 07882

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8039 4171

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street

City, State

Theater Management LLC
1408 Windsor Court
Denville, NJ 07834

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8039 4188

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street

City, State

Fusion Development LLC
56 Monterey Drive
Wayne, NJ 07470

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0001 8039 4195

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- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street

City, State

Michael & Denise Haas
175 E. Washington Avenue
Washington, NJ 07882

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7022 2410 0001 8039 4201

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- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street

City, State

Justin Morrison
56 Hamp Road
Lambertville, NJ 08530

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

9589 0710 5270 0564 7076 57

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total P

\$

Sent To

Street

City, State

Guillermo Malabe, Jr.
179 E. Washington Avenue
Washington, NJ 07882

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

9589 0710 5270 0564 7076 64

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Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Post \$ _____

Sent To
 Street and
 City, State

Josh & Shannon Huber
 181 East Washington Avenue
 Washington, NJ 07882

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Post \$ _____

Sent To
 Street
 City, State

Roman & Solomiya Tymchyshyn
 183 East Washington Avenue
 Washington, NJ 07882

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Post \$ _____

Sent To
 Street
 City, State

Mountain Park Rentals LLC
 P.O. Box 773
 Hackettstown, NJ 07840

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Post \$ _____

Sent To
 Street
 City, State

Erie Lackawanna
 101 Prospect Avenue
 Cleveland, Ohio 44115

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Post \$ _____

Sent To
 Street
 City, State

Maciej Wasilewski
 589 CR 519
 Belvidere, NJ 07823

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Post \$ _____

Sent To
 Street
 City, State

Washington 31 LLC
 CVS#11271-02
 1 CVS Drive - MC2320
 Woonsocket, RI 02895

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9589 0710 5270 1711 7204 99

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage
 \$

Sent To
 State of NJ DOT
 CN 600
 Trenton, NJ 08625

Postmark Here
 JAN 30 2025
 BRIDGEWATER NJ 08807

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1711 7205 21

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OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage
 \$

Sent To
 Washington Dunkin Donuts
 156 East Washington Avenue
 Washington, NJ 07882

Postmark Here
 JAN 30 2025
 BRIDGEWATER NJ 08807

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1711 7205 05

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage
 \$

Sent To
 R&R Cycle Works
 5 Route 31 North
 Washington, NJ 07882

Postmark Here
 JAN 30 2025
 BRIDGEWATER NJ 08807

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1711 7204 68

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage
 \$

Sent To
 Anthony & Anthony J. Viscusso
 156 East Washington Avenue
 Washington, NJ 07882

Postmark Here
 JAN 30 2025
 BRIDGEWATER NJ 08807

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1711 7205 12

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage
 \$

Sent To
 Borough of Washington
 100 Belvidere Avenue
 Washington, NJ 07882

Postmark Here
 JAN 30 2025
 BRIDGEWATER NJ 08807

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1711 7205 36

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage
 \$

Sent To
 Joseph Morcos
 162 East Washington Avenue
 Washington, NJ 07882

Postmark Here
 JAN 30 2025
 BRIDGEWATER NJ 08807

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1711 7205 43

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Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage
\$ _____

Total P
\$ _____

Sent To

Street

City, State, ZIP

Garrett Schubert
N&S Orson
168 East Washington Avenue
Washington, NJ 07882

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1711 7205 50

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Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage
\$ _____

Total P
\$ _____

Sent To

Street

City, State, ZIP

NEPA MW LLC
411 Jersey Avenue
Fairview, NJ 07022

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

EO 5992 9010 5270 0710 9589

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Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage
\$ _____

Total P
\$ _____

Sent To

Street and 7

City, State, ZIP

Chang'an Real Estates LLC
178 East Washington Avenue
Washington, NJ 07882

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1453 0875 46

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\$ _____

Extra Services & Fees (check box, add fee as appropriate)

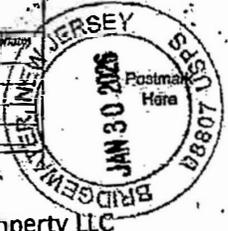
Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage
\$ _____

Total P
\$ _____

Sent To

Street

City, State, ZIP

31 Washington Property LLC
3 Robin Road
Edison, NJ 08820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT D



30
23-4505

BOROUGH OF WASHINGTON

PHONE: (908) 689-3600 X112

100 BELVIDERE AVENUE

FAX: (908) 689-9485

Email: cbrotans@washingtonboro-nj.org

WASHINGTON, NEW JERSEY 07882-1426

www.washingtonboro-nj.org

Ssorg@washingtonboro-nj.org

OFFICE OF THE TAX ASSESSOR

REVISED CERTIFIED LIST OF OWNERS WITHIN 200 FEET

kim@mykl-law.com

SUBJECT: Block 65 Lot 3 - 162 East Washington Avenue

Block 65 Lot 2 - 156 East Washington

DATE: January 27, 2026

CERTIFIED TO: MYKL LLC c/o Kara A. Kaczynski, Esq
275 East Main St.
Somerville, NJ 08876

PLEASE NOTE THAT OTHER PARTIES MAY HAVE TO BE NOTIFIED THAT DO NOT APPEAR ON THE TAX ROLLS. ie. TOWNSHIP AND COUNTY. CHECK WITH YOUR ATTORNEYS OR DESIGNATED BOARD SECRETARY FOR WASHINGTON BOROUGH.

VERIZON CORPORATE OFFICES
1 VERIZON WAY
BASKING RIDGE NJ 07920

COMCAST CABLE COMPANY % JUNE WEBB
800 RAHWAY AVE
UNION, NJ 07083

ELIZABETHTOWN GAS
1 ELIZABETHTOWN PLAZA
UNION, NJ 07083

NJ AMERICAN WATER COMPANY
500 GROVE STREET
HADDON HEIGHTS, NJ 08035

JCP&L/GPU ENERGY
400 LINCOLN STREET
PHILLIPSBURG, NJ 08865

BOROUGH OF WASHINGTON MUNICIPAL SEWER
% VEOLA WATER
PO BOX 48
WASHINGTON, NJ 07882

I CERTIFY THAT THE ABOVE IS A COMPLETE LIST OF PROPERTY OWNERS AND ADDRESSES. THEY MUST BE GIVEN NOTICE PURSUANT TO THE REQUIREMENTS FOR N.J.S.A. 40:55D-12. THIS LIST HAS BEEN PREPARED FROM THE MOST RECENT TAX ROLLS.

Best Regards

Craig R. Brotans

W/DOT
WAMEN COUNTY PB

EXHIBIT E

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Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt. _____

City, State, ZIP+4® _____

Verizon Corporate Offices
1 Verizon Way
Basking Ridge, NJ 07920

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 8039 3792

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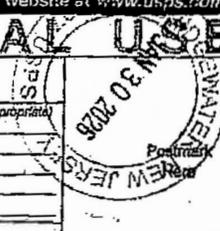
Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt. _____

City, State, ZIP+4® _____

Comcast Cable Company % June Webb
800 Rahway Avenue
Union, NJ 07083

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 8039 3778

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Extra Services & Fees (check box, add fee as appropriate)

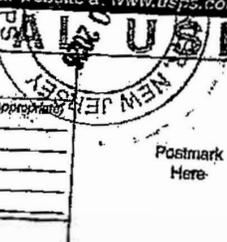
Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage \$ _____

Sent To _____

Street _____

City, State, ZIP+4® _____

Elizabethtown Gas
1 Elizabethtown Plaza
Union, NJ 07083

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 8039 3846

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OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

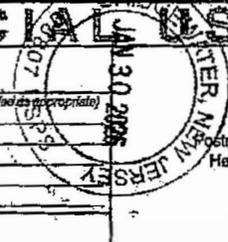
Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt. _____

City, State, ZIP+4® _____

NJ American Water Company
500 Grove Street
Haddon Heights, NJ 08035

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 8039 3785

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage \$ _____

Sent To _____

Street and Apt. _____

City, State, ZIP+4® _____

JCP&L/GRU Energy
400 Lincoln Street
Phillipsburg, NJ 08865

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Extra Services & Fees (check box, add fee as appropriate)

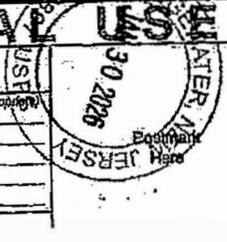
Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____



Postage \$ _____

Total Postage \$ _____

Sent To _____

Street _____

City, State, ZIP+4® _____

Borough of Washington
Municipal Sewer % Veola Water
P.O. Box 48
Washington, NJ 07882

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 8039 3792

7022 2410 0001 8039 3815

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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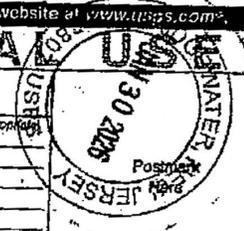
\$

Sent To

Street or

City, State

NJDOT
1035 Parkway Avenue
Trenton, NJ 08625



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

909E 6E00 1000 2410 7022

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Certified Mail Fee	\$
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$

Total Postage

\$

Sent To

Street or

City, State

Warren County Planning Board
413 2nd Street
Belvidere, NJ 07823



PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

EXHIBIT F

BOROUGH OF WASHINGTON LAND USE BOARD
Notice of In Person Public Hearing

Applicant: Joseph Morcos

Property: 162 East Washington Avenue - Block: 65 Lot: 3

Additional Parking Provided at: 156 East Washington Avenue - Block: 65 Lot: 2

Zone: B-1

PLEASE TAKE NOTICE that the Applicant is seeking relief, as outlined below, from the Borough of Washington Land Use Board (the "Board") to renovate the interior of the existing structure on the Property (the "Building") to create additional apartment units.

Four (4) residential units will be located in the basement and the first-floor level, and two (2) apartments will be constructed on the second floor. Currently, the Building contains two (2) existing apartments on the third floor that are proposed to remain along with the existing retail space and office space therein.

The proposed, interior residential improvements will not alter the existing foot print of the Building. With regard to the interior improvements, the Applicant proposes several exterior site improvements, including the replacement of a portion of the front yard and existing concrete walkway with asphalt to create additional parking spaces by way of pervious pavement to aid in stormwater management. Also, within the side yard to the west, the Applicant is proposing a concrete walkway leading up to the existing front porch. The Applicant plans to lease four (4) parking spaces from the adjacent lot, located at Block 65, Lot 2, and this concrete walkway will allow residents utilizing parking in this location to more easily access the Building.

For the basement apartments, the Applicant proposes to install an exterior stairwell, as well as emergency egress windows for each basement unit. Areas in which these windows are to be installed will require excavation and minor regrading. Existing lighting within the Property will be refitted with new fixtures, with the exception of two (2) new fixtures that are proposed within each side yard of the same. Additional improvements include the construction of a trash enclosure, parking lot striping, and landscaping.

The Applicant now seeks the following relief:

1. Pursuant to § 94-80A Permitted Uses, § 94-80C Conditional Uses and § 94-80D Accessory Uses. The use of the Building on the Property as a multi-tenant residential, mixed use is neither a permitted use nor a conditional use nor an accessory use in the B-1 District. Therefore, the approval of a use variance pursuant to N.J.S.A. 40:55D-70(d)(1) is required.
2. Pursuant to §94-80(B)(1) Height. The existing 33' Building exceeds the maximum allowable building height of 28' by more than 10% and therefore the approval of a variance pursuant to N.J.S.A. 40:55D-70(d)(6) is required.
3. Pursuant to §94-80(B)(1) Height. A variance pursuant to N.J.S.A. 40:55D-70(c) is also required for the existing Building as a maximum of 2 stories is permitted and 4 stories are existing.

4. Pursuant to §94-49 Lighting. The Applicant requests variances pursuant to N.J.S.A. 40:55D-70(c) and/or design waivers as may be deemed necessary by the Board for the proposed footcandles depicted on the lighting plan.
5. Pursuant to §94-53.E. Off-Street Parking and Loading. The Applicant requests variances pursuant to N.J.S.A. 40:55D-70(c) and/or design waivers as may be deemed necessary by the Board for the proposed three (3) handicapped parking stalls which are proposed to be 8' as opposed to 12' in width.
6. Pursuant to §94-53.E. Off-Street Parking and Loading. The Applicant requests variances pursuant to N.J.S.A. 40:55D-70(c) and/or design waivers as may be deemed necessary by the Board for the proposed parking spaces fronting the Building which are proposed to be 16.5' as opposed to 19' in length. The Applicant is required to prove that the parking spaces will overhang the curbing in order to reduce the length to 16.5'.
7. Pursuant to §94-53.E. Off-Street Parking and Loading. The Applicant requests variances pursuant to N.J.S.A. 40:55D-70(c) and/or design waivers as may be deemed necessary by the Board for the proposed 2-way drive aisle, which is proposed to be 17' as opposed to 20' in width.
8. The Applicant also requests the approval of a variance/design waiver to the extent required to locate parking for 162 East Washington Avenue (Block: 65 Lot: 3) on the adjacent lot at 156 East Washington Avenue (Block: 65 Lot: 2).

The Applicant also requests the approval of any and all other relief that may be deemed necessary in connection with the Application, including but not limited to, the approval of variances, waivers and exceptions from other sections of the Borough Ordinances as and if deemed necessary.

Any person affected by this application may be given an opportunity to be heard personally or via counsel at an in-person meeting held at 7:00 p.m. in the Municipal Building, Council Chambers, 2nd Floor, 100 Belvidere Avenue, Washington, NJ on February 9, 2026. All documents related to this application may be inspected by the public between the hours of 8:30 a.m. through 12:00 noon and 1:00 p.m. through 4:30 p.m., Monday through Friday in the office of the Clerk of the Land Use Board.

The public hearing may be continued without further notice on such additional or other days as the Board may determine.

Prepared by: Kara A. Kaczynski, Esq.
McNally, Yaros, Kaczynski & Lime, LLC
275 East Main Street
Somerville NJ 08876
Tele: 908-800-7010
Attorney for Applicant

EXHIBIT G



AD#: 0011065576

State of New Jersey,) ss
County of Middlesex)

Maria Nunez being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Star-Ledger is a public newspaper, with general circulation in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Star-Ledger 01/30/2026

Maria Nunez



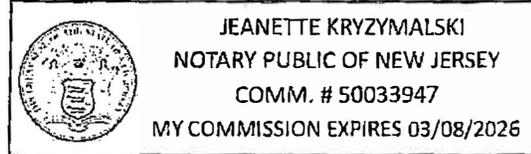
Principal Clerk of the Publisher

Sworn to and subscribed before me this 30th day of January 2026

Jeanette Krzymalski



Notary Public



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

BOROUGH OF WASHINGTON LAND USE BOARD
Notice of In Person Public Hearing

Applicant: Joseph Morcos
Property: 162 East Washington Avenue -
Block: 65 Lot: 3

Additional Parking Provided at: 156 East Washington Avenue - Block: 65 Lot: 2
Zone: B-1

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The Applicant also requests the approval of any and all other relief that may be deemed necessary in connection with the Application, including but not limited to, the approval of variances, waivers and exceptions from other sections of the Borough Ordinances as and if deemed necessary.

Any person affected by this application may be given an opportunity to be heard personally or via counsel at an in-person meeting held at 7:00 p.m. in the Municipal Building.

Public Hearing will be held at the Municipal Council Chambers, 2nd Floor, 100 Belvidere Avenue, Washington, NJ on February 9, 2026. All documents related to this application may be inspected by the public between the hours of 8:30 a.m. through 12:00 noon and 1:00 p.m. through 4:30 p.m., Monday through Friday in the office of the Clerk of the Land Use Board.

The public hearing may be continued without further notice on such additional or other days as the Board may determine.

Prepared by: Kara A. Kaczynski, Esq.
McNally, Yaros, Kaczynski & Lime, LLC
275 East Main Street
Somerville NJ 08876
Tele: 908-800-7010
Attorney for Applicant

1/30/26

\$233.18

PROPERTY OWNERS WITHIN 500' OF SUBJECT PROPERTY:

NOTE: THIS LISTING METHOD MAY OCCASION DUPLICATIONS AND SHOULD NOT BE USED FOR ANY OFFICIAL PURPOSES. ONLY THE OFFICIAL CHIMNEY LISTS FROM THE MUNICIPALITY SHOULD BE USED FOR SUCH PURPOSES.

SUBJECT PARCEL: WASHINGTON BOROUGH
 BLOCK LOT: 65-101
 VENDOR: NONE
 152 E WASHINGTON AVENUE WASHINGTON 07082

ADDRESS	OWNER'S NAME & ADDRESS	PROPERTY LOCATION
28 2	CHIMNEY'S NAME & ADDRESS	PROPERTY LOCATION
374	WALSH, WALTER & JUDITH P 28 1/2 W WASHINGTON AVENUE WASHINGTON NJ 07082	374 1/2 W WASHINGTON AVENUE WASHINGTON NJ 07082
4	WALSH, WALTER & JUDITH P 28 1/2 W WASHINGTON AVENUE WASHINGTON NJ 07082	4 W WASHINGTON AVENUE WASHINGTON NJ 07082
460	TADOC, ROBERT W & JUDITH P 28 1/2 W WASHINGTON AVENUE WASHINGTON NJ 07082	460 W WASHINGTON AVENUE WASHINGTON NJ 07082
308	STATE OF NEW JERSEY DOT 100 SOUTH WASHINGTON AVENUE WASHINGTON NJ 07082	100 S WASHINGTON AVENUE WASHINGTON NJ 07082
708	STATE OF NEW JERSEY DOT 100 SOUTH WASHINGTON AVENUE WASHINGTON NJ 07082	100 S WASHINGTON AVENUE WASHINGTON NJ 07082
85 1	WALSH, WALTER & JUDITH P 152 E WASHINGTON AVENUE WASHINGTON NJ 07082	152 E WASHINGTON AVENUE WASHINGTON NJ 07082
2	WALSH, WALTER & JUDITH P 152 E WASHINGTON AVENUE WASHINGTON NJ 07082	2 E WASHINGTON AVENUE WASHINGTON NJ 07082
4	WALSH, WALTER & JUDITH P 152 E WASHINGTON AVENUE WASHINGTON NJ 07082	4 E WASHINGTON AVENUE WASHINGTON NJ 07082
5	WALSH, WALTER & JUDITH P 152 E WASHINGTON AVENUE WASHINGTON NJ 07082	5 E WASHINGTON AVENUE WASHINGTON NJ 07082
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8	WALSH, WALTER & JUDITH P 152 E WASHINGTON AVENUE WASHINGTON NJ 07082	8 E WASHINGTON AVENUE WASHINGTON NJ 07082
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86	WALSH, WALTER & JUDITH P 152 E WASHINGTON AVENUE WASHINGTON NJ 07082	86 E WASHINGTON AVENUE WASHINGTON NJ 07082
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100	WALSH, WALTER & JUDITH P 152 E WASHINGTON AVENUE WASHINGTON NJ 07082	100 E WASHINGTON AVENUE WASHINGTON NJ 07082

PUBLIC UTILITY AND CABLE TV COMPANIES:

NEW JERSEY ELECTRIC COMPANY
 1 WASHINGTON AVENUE
 WASHINGTON, NJ 07082

TELEPHONE COMPANY OF NEW JERSEY
 1 WASHINGTON AVENUE
 WASHINGTON, NJ 07082

AMERICAN WATER COMPANY
 500 ORANGE STREET
 WASHINGTON, NJ 07082

TELEVISION BROADCASTING SYSTEMS
 1 WASHINGTON AVENUE
 WASHINGTON, NJ 07082

COUNTY APPROVAL BLOCK:

THIS PLAN WAS APPROVED BY THE LAND USE BOARD OF WASHINGTON BOROUGH AT A PUBLIC HEARING ON _____

BOROUGH ENGINEER: DATE

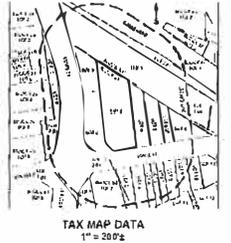
MUNICIPAL APPROVAL BLOCK:

THIS PLAN WAS APPROVED BY THE LAND USE BOARD OF WASHINGTON BOROUGH AT A PUBLIC HEARING ON _____

USE & BULK VARIANCE PRELIMINARY & FINAL SITE MINOR PLAN APPLICATION

PROPERTY OF JOSEPH MORCOS

LOT 3 BLOCK 65 162 EAST WASHINGTON AVENUE WASHINGTON BOROUGH WARREN COUNTY NEW JERSEY



- GENERAL NOTES:**
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR ANY OFFICIAL PURPOSES.
 2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 15' ZONING DISTRICT AS SHOWN ON THE ZONING MAP OF WASHINGTON BOROUGH, NEW JERSEY.
 3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 15' ZONING DISTRICT AS SHOWN ON THE ZONING MAP OF WASHINGTON BOROUGH, NEW JERSEY.
 4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 15' ZONING DISTRICT AS SHOWN ON THE ZONING MAP OF WASHINGTON BOROUGH, NEW JERSEY.
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 20. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 15' ZONING DISTRICT AS SHOWN ON THE ZONING MAP OF WASHINGTON BOROUGH, NEW JERSEY.

- REQUIRED MEASUREMENTS & GENERAL NOTES:**
1. SUBJECT PARCEL IS 162' X 152' WASHINGTON AVENUE, WASHINGTON BOROUGH, NEW JERSEY.
 2. SUBJECT PARCEL IS 162' X 152' WASHINGTON AVENUE, WASHINGTON BOROUGH, NEW JERSEY.
 3. SUBJECT PARCEL IS 162' X 152' WASHINGTON AVENUE, WASHINGTON BOROUGH, NEW JERSEY.
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- EXISTING UTILITIES:**
1. EXISTING UTILITIES ARE SHOWN ON THE ATTACHED UTILITIES MAP.
 2. EXISTING UTILITIES ARE SHOWN ON THE ATTACHED UTILITIES MAP.
 3. EXISTING UTILITIES ARE SHOWN ON THE ATTACHED UTILITIES MAP.

PROJECT ENGINEER:
 THEODORE BAYER, P.E.
 162 EAST WASHINGTON AVENUE
 WASHINGTON, NJ 07082
 PHONE: (908) 735-3333
 FAX: (908) 735-3333
 EMAIL: tbayer@bayer-engineering.com

PROJECT ARCHITECT:
 JOHN MORCOS, AIA
 162 EAST WASHINGTON AVENUE
 WASHINGTON, NJ 07082
 PHONE: (908) 735-3333
 EMAIL: jmorcos@bayer-engineering.com

PROJECT ATTORNEY:
 JAMES MORCOS, ESQ.
 162 EAST WASHINGTON AVENUE
 WASHINGTON, NJ 07082
 PHONE: (908) 735-3333
 EMAIL: jmorcos@bayer-engineering.com

APPLICANT / OWNER:
 JOSEPH MORCOS
 162 EAST WASHINGTON AVENUE
 WASHINGTON, NJ 07082
 PHONE: (908) 735-3333
 EMAIL: jmorcos@bayer-engineering.com

POWER LINES AND UTILITIES SITE PLAN CHECKLIST

CONDUCTED BY: _____ DATE: _____

REVIEWED BY: _____ DATE: _____

VARIANCE LIST FROM BOROUGH'S ORDINANCE

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 15' ZONING DISTRICT AS SHOWN ON THE ZONING MAP OF WASHINGTON BOROUGH, NEW JERSEY.

2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 15' ZONING DISTRICT AS SHOWN ON THE ZONING MAP OF WASHINGTON BOROUGH, NEW JERSEY.

INDEX OF DRAWINGS

COVER SHEET	SHEET 1
1. SITE PLAN	SHEET 2
2. UTILITIES MAP	SHEET 3
3. ZONING MAP	SHEET 4
4. CONSTRUCTION DETAILS	SHEET 5

THEODORE BAYER, P.E.
 162 EAST WASHINGTON AVENUE
 WASHINGTON, NJ 07082
 PHONE: (908) 735-3333
 FAX: (908) 735-3333
 EMAIL: tbayer@bayer-engineering.com

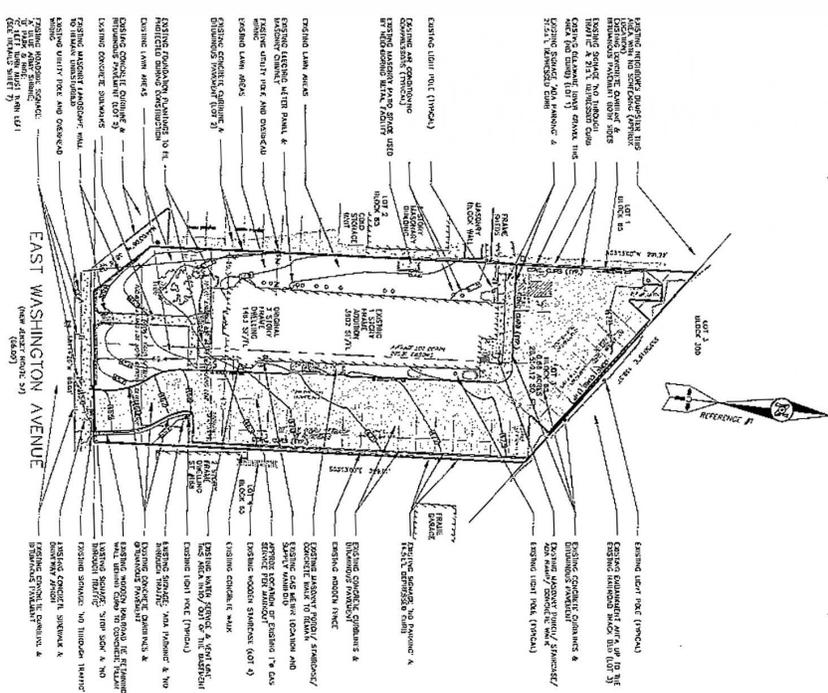
**LAND DEVELOPMENT PLAN
 COVER PAGE**

Property of Joseph Morcos
 Block 65 Lot 3
 162 East Washington Avenue
 Washington, NJ 07082

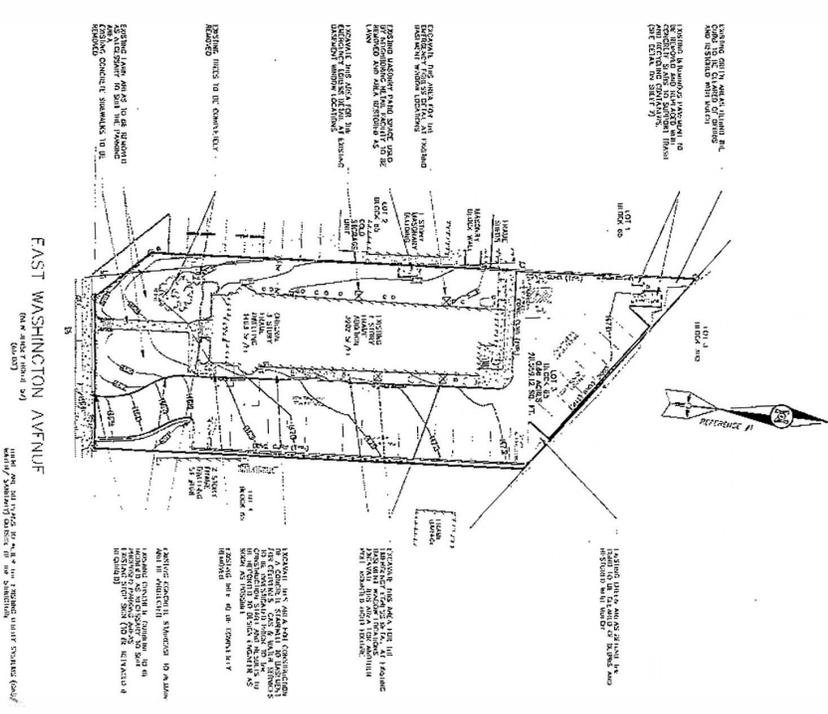
DATE	BY	REVISION

DATE	BY	REVISION

EXISTING CONDITIONS



DEMOLITION PLAN



DATE: 02/11/11

BY: [Signature]

PROJECT: [Project Name]

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY PLAN	02/11/11	[Signature]	[Signature]
2	REVISED PLAN	02/11/11	[Signature]	[Signature]
3	FINAL PLAN	02/11/11	[Signature]	[Signature]

PROPERTY DATA TABLE

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY DATA	02/11/11	[Signature]	[Signature]
2	REVISED DATA	02/11/11	[Signature]	[Signature]
3	FINAL DATA	02/11/11	[Signature]	[Signature]

NOTICE: This plan is a preliminary plan and is not intended to be used for any purpose other than to show the general location of the proposed improvements. It is not intended to be used for any purpose other than to show the general location of the proposed improvements. It is not intended to be used for any purpose other than to show the general location of the proposed improvements.

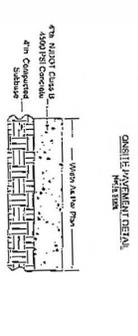
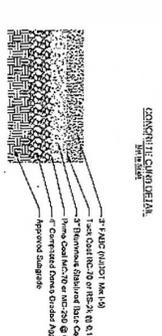
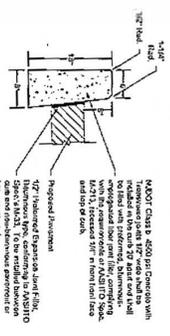
THEODORE BAYERN, P.E.

BAYER-SISSE ENGINEERING, INC.

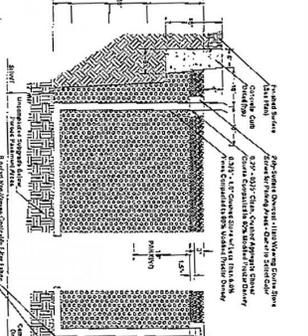
1400 WASHINGTON AVENUE, SUITE 200
 PHOENIX, AZ 85007-1500
 TEL: 602-955-1100

**LAND DEVELOPMENT PLAN
 EXIST CONDS & DEMO PLAN**

621 EAST WASHINGTON AVENUE
 PHOENIX, AZ 85007

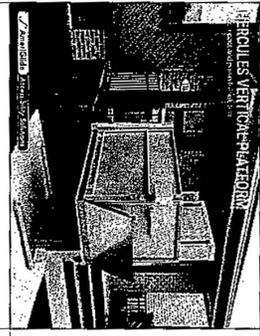


CONCRETE ON GRADE
REINFORCED
SUBGRADE



REINFORCED CONCRETE SLAB
 1. 1/2" (12.5mm) concrete on grade with reinforcement
 2. 1/2" (12.5mm) concrete on grade with reinforcement
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CONCRETE ON GRADE
REINFORCED
SUBGRADE

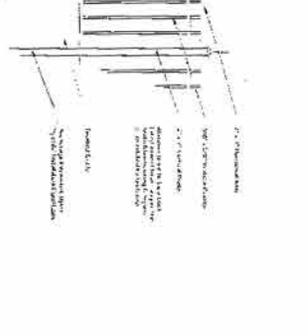
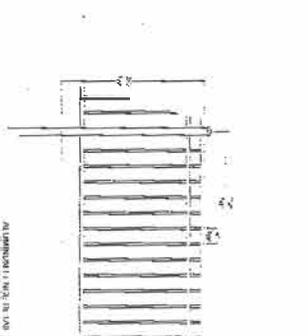
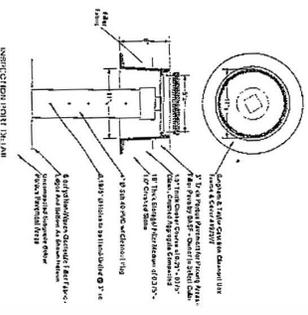
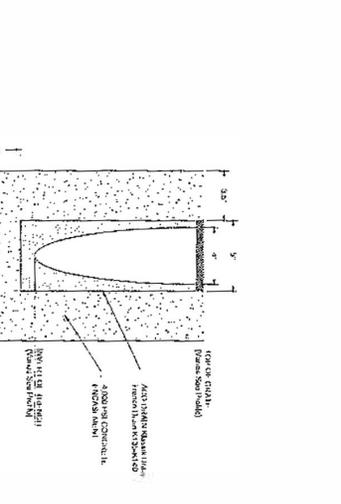
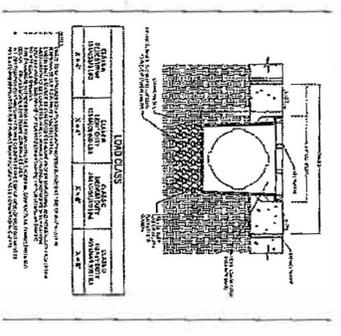
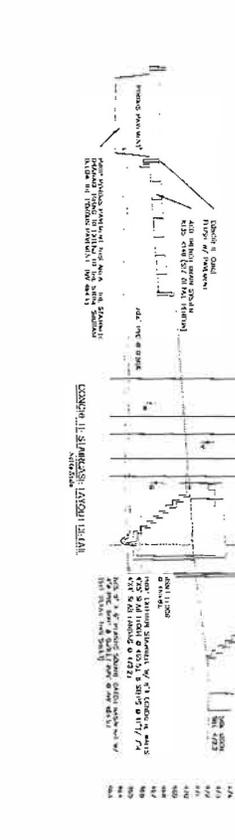
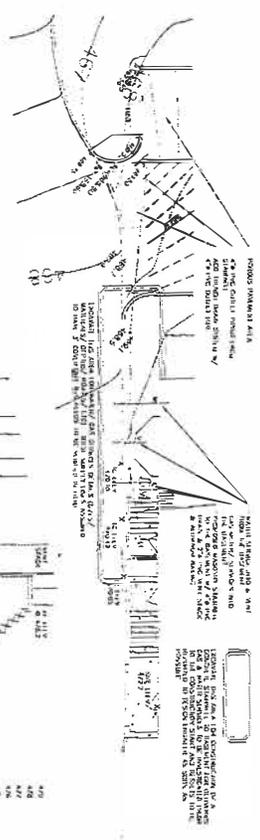
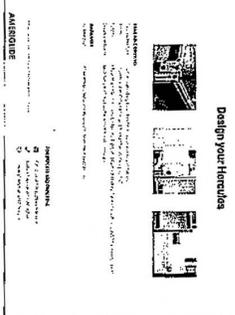
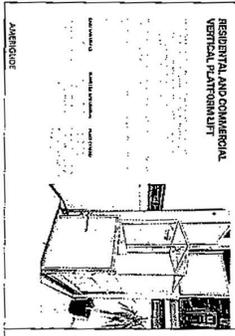


Elegance, performance and design

Model	Area	Height	Units
Model 1	110,000 sq ft	12 stories	120 units
Model 2	150,000 sq ft	15 stories	150 units
Model 3	200,000 sq ft	20 stories	200 units

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HERCULES offers a wide range of facade finishes to suit your project's needs. From classic stone and brick to modern glass and metal, we have the expertise and resources to create a facade that is both beautiful and functional.

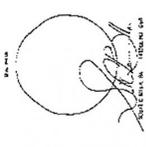


BAVARISSHE ENGINEERING, INC.
 1400 W. 14th Street, Suite 100
 Waukegan, IL 60087
 Phone: 815-491-2000 Fax: 815-491-2001

THEODORE L. BAYEN, P.E.
 Principal Engineer

**LAND DEVELOPMENT PLAN
 CONSTRUCTION DETAILS II**

1400 W. 14th Street, Suite 100
 Waukegan, IL 60087
 Phone: 815-491-2000 Fax: 815-491-2001



scott c. bella
Architect

200 BROADWAY, SUITE 200
NEW YORK, NY 10002
TEL: 212 693 0000
FAX: 212 693 0099

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DATE: 01/15/10

BY: [Signature]

PROJECT: [Project Name]

PROPOSED
INTERIOR ALTERATION

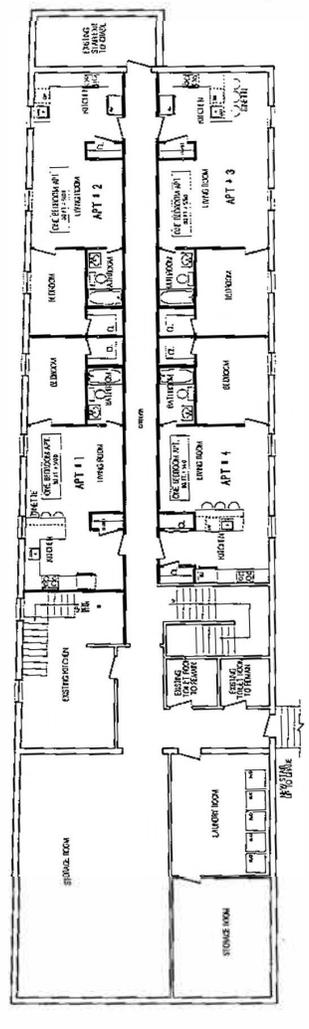
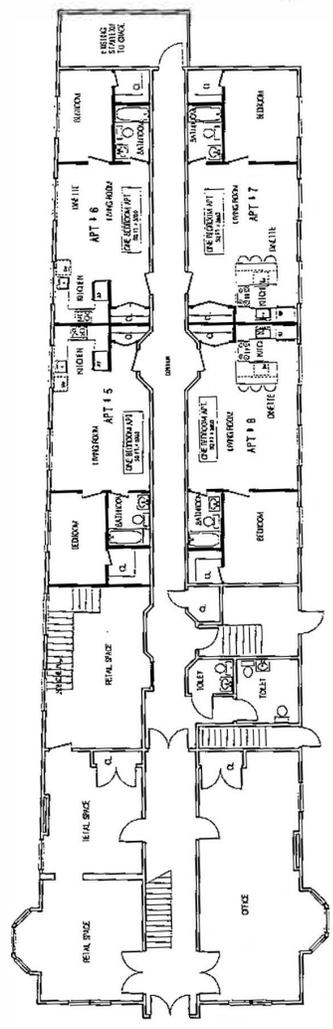
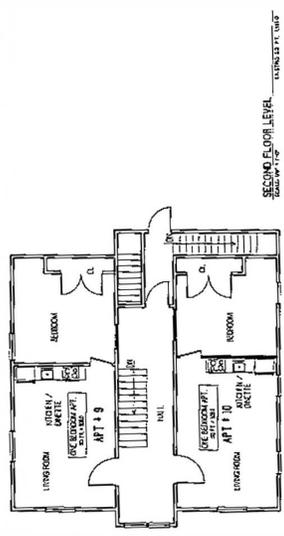
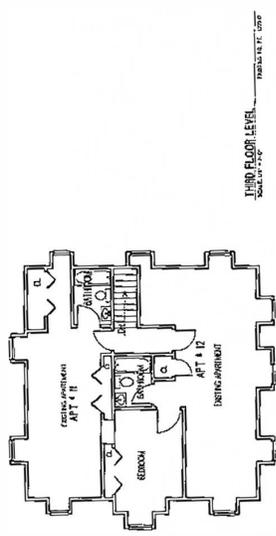
FOR:
JOSEPH MORCOS

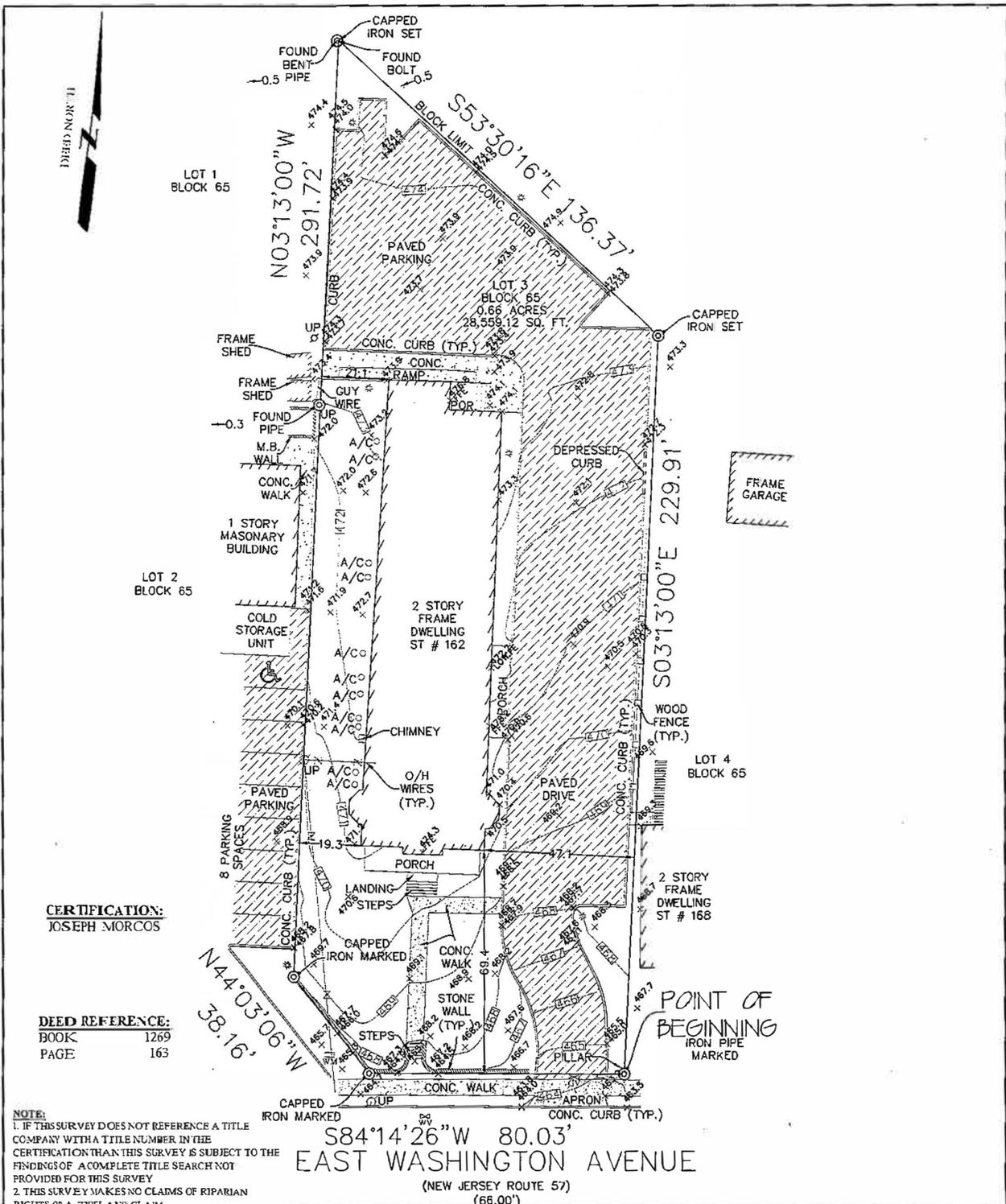
DATE: 01/15/10

SCALE: AS SHOWN

SHEET NO: 44/225A

AI





CERTIFICATION:
JOSEPH MORCOS

DEED REFERENCE:
BOOK 1269
PAGE 163

- NOTE:**
- IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
 - THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
 - SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
 - ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
 - CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
 - SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
 - THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
 - THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID

NOTE:
CORNER MARKERS WILL NOT BE SET UNTIL FINAL PAYMENT IS RECEIVED. IN THE EVENT THAT A MARKER CAN NOT BE PLACED AT A CORNER DUE TO NO ACCESS OR OBSTRUCTION, A MARKER WILL BE PLACED ON LINE AND A NEW SURVEY WILL BE ISSUED WITH AN OFFSET TO THE INACCESSIBLE CORNER

S84°14'26" W 80.03'
EAST WASHINGTON AVENUE
(NEW JERSEY ROUTE 57)
(66.00')

Leeper Land Group, LLC Professional Land Surveyors 767 Brunswick Pike Lambertville N.J. 08530 <h1 style="font-size: 2em;">LLG</h1> p. 609 571 3955 f. 609 571 9490 www.leepergroup.com	Scale:	Date:	Drawn By:	Job Number:
	1" = 30'	10-28-2022	G.S.	22-2013A
PLAN OF SURVEY TAX LOT 3 BLOCK 65 162 EAST WASHINGTON AVENUE BOROUGH OF WASHINGTON COUNTY OF WARREN STATE OF NEW JERSEY				
CERTIFICATE OF AUTHORIZATION	24GA28232100			
Revision	Date	By		
ADD TOPOGRAPHY & MARKERS	4-11-2023	D.A.	DAREN C. LEEPER N.J. Professional Land Surveyor	
GARAGE AND DEP. CURB	6-12-2023	D.A.		
BREAKLINES	12-22-2023	D.A.		
			04-11-2023	DATE GS 43340