

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.

Dated: 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

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

www.mykl-law.com

*Admitted in NJ & PA

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 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

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

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

www.mykl-law.com

*Admitted in NJ & PA

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



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 black ink, appearing to read 'Kara A. Kaczynski', with a horizontal line extending 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

1101124011

MCNALLY YAROS KACZYNSKI

11240

MCNALLY YAROS KACZYNSKI

11240

Security features. Details on back

MCNALLY YAROS KACZYNSKI

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



11241

UNITY BANK
SOMERVILLE, NJ 08876
55-1005/212

10/8/20

PAY TO THE
ORDER OF

Barongel of Washington

\$ 3,513.84

Three thousand five hundred and thirteen dollars

84/100

DOLLARS

Security features. Details on back.

MEMO

23-4505 (ESAM Fee)



Karel Kaczynski

AUTHORIZED SIGNATURE

1101124111



MCNALLY YAROS KACZYNSKI

11241

MCNALLY YAROS KACZYNSKI

11241



BOROUGH OF WASHINGTON

PHONE: (908) 689-3600 X112

Email: cbrotons@washingtonboro-nj.org
www.washingtonboro-nj.org

100 BELVIDERE AVENUE

WASHINGTON, NEW JERSEY 07882-1426

OFFICE OF THE TAX ASSESSOR

FAX: (908) 689-9485

www.washingtonboro-nj.org

REVISED CERTIFIED LIST OF OWNERS WITHIN 200 FEET

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

Buffer Report

created on 8/12/2025

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	VISCUSSO, 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

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: jimorcos@gmail.com

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

Residential Apartments Proposed Use or Occupancy:

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: _____

Nature of prior application(s) and date of disposition: _____

**2. NOTICE OF APPEAL OF
ADMINISTRATIVE OFFICER'S DECISION**

(N.J.S.A. 40:55D-70(a))

(Must Be Filed Within 20 Days of Decision Appealed From)
TO THE ADMINISTRATIVE OFFICER:

The applicant states that on or about the _____ day of _____, 20__ an application was made to _____

(Name and Title of Administrative Officer) for the purpose of (describe intended action): _____

on the premises set forth above; and that the said Officer did on the _____ day of _____, 20__, decline to issue a permit or took other action for the reasons stated in the attached copy of the Administrative Officer's Refusal of Permit Form or other notice of action.

Applicant files this notice of appeal with said officer, and with the Clerk of the Land Use Board, together with the required fee, and requests that action of the Administrative Officer be reversed or modified for the following reasons:

***TO APPLICANT File original of this form with the Administrative Officer and one copy with Clerk of the Land Use Board.

***TO ADMINISTRATIVE OFFICER Upon receipt of this form immediately transmit to the Land Use Board all papers which were available to you when your decision was made.

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	(201) 394-7654	Telephone	
Email	jimorcos@gmail.com	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

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

Zone District: B-1 Highway Business District

Proposed Use: Apartments Variance Required: Yes X 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

Date: 10/24/2025

Joseph Morcos
Signature of Applicant

Date: 10/24/2025

Joseph Morcos
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: _____

Joseph Morcos

Signature _____

WASHINGTON BOROUGH SUBDIVISION AND SITE PLAN APPLICATION

Application Number: _____

Applicant (s) Name: Joseph Morcos

OWNERSHIP DISCLOSURE STATEMENT

ALL CORPORATE OR PARTNERSHIP APPLICANTS MUST COMPLETE THIS FORM WHICH IS IN ACCORDANCE WITH P.L. 1977, CHAPTER 336 (N.J.R.S.40:55D-48.1).

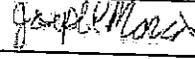
LIST ALL SHAREHOLDERS OR PARTNERS WITH 10% OR MORE OF THE STOCK OR INTEREST IN SAID CORPORATION OR PARTNERSHIP (ALL CORPORATE PARTNERS OR SHAREHOLDERS OWNING 10% OR MORE OF THE STOCK MUST DISCLOSE THEIR INTEREST AS ABOVE PROVIDED).

SHAREHOLDER OR PARTNER	% OF INTEREST	ADDRESS
None		

I HAVE DIRECT KNOWLEDGE OF THE MATTERS SET FORTH ON THIS OWNERSHIP DISCLOSURE STATEMENT.

I CERTIFY THAT 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.

Name: Joseph Morcos

Signature: 

Date: 10/24/2025

Title: _____

IF THERE ARE ANY QUESTIONS CONCERNING THIS FORM OR ITS COMPLETENESS, REFER TO STATUTE (PL 1977, CHAPTER 336, N.J.R.S. 40:55D-48.1).

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:

~~Joseph Morcos~~ Tax Collector
100 Belvidere Avenue
Washington, NJ 07882

Signature: *Joseph Morcos* Date: 10/24/2025

*See attached
letter dated
11/12/2025*

As to other assessments:

~~Joseph Morcos~~, Borough Clerk
100 Belvidere Avenue
Washington, NJ 07882

Signature: _____ Date: _____

As to establishment of escrow account (if needed):

Barbara VanWhy
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

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
Variances		
"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.

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.) Joseph Morcos
2	Business name/disregarded entity name, if different from above.
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. <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 <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) 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. <input type="checkbox"/> Other (see instructions)
4	Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
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"/>
5	Address (number, street, and apt. or suite no.). See instructions. 162 East Washington Avenue
6	City, state, and ZIP code Washington, NJ
7	List account number(s) here (optional)
Requester's name and address (optional) Borough of Washington	

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
149 - 74 - 3940
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 *Joseph Morcos*

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: Bayer-Risse Engineering, Inc.

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

TO BE CLASSIFIED AS: PRELIMINARY X FINAL X

VARIANCE REQUIRED	GRANTED		TYPE	Use & Bulk
	Yes	No		
COMPLIES	DOES NOT COMPLY	NOT APPLICABLE	CODE SECTION ARTICLE	
<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, areas & distances to delineate building lengths, coverage, lot lines, parking spaces, loading spaces, setbacks, yards

X

X

X

X

X

X

Waiver

ZONING REQUIREMENTS:

X

X

X

X

X

X

X

X

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

Permitted uses

Required conditions

Building height

Front yard

Side yards

Rear yard

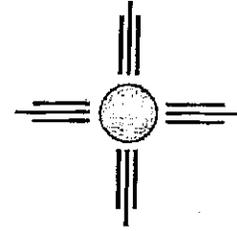
Lot area

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**

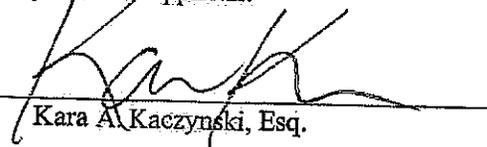
List of Requested Waivers

Joseph Morcos Variance & Site Plan Application

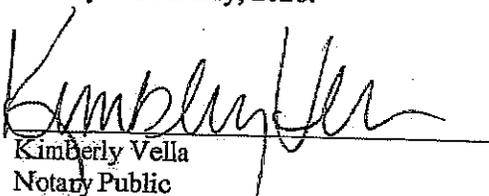
§94-35 – Plat design standards for site plan applications (numbering system is from said ordinance section)

- 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

Municipality	Lot Area	Block	Address	Owner Name	Address	Address
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 Dup
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 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
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	MORRISON, JUSTIN	56 HAMP ROAD	LAMBERTVILLE, NJ 08530
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 Dup
Washington Borough	300	3.02		ERIE LACKAWANNA	101 PROSPECT AVE	CLEVELAND, OHIO 44115 Dup

Buffer Report

created on 1/27/2026

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	Address	Owner Name	Owner Street	Owner City/State
Washington Borough	65	2	156 E WASHINGTON AVE	VISCUSO, 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	Address	Owner Name	Owner Street	Owner City/State
Washington Borough	26	3.01	24 N JACKSON AVE	WASILEWSKI, MACIEJ	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 & 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	VISCUSO, 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	NEPAMW, 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
Washington Borough	80	1.01	10 ROUTE 31 SOUTH	DNA REALTY CORP	6 ROUTE 31 SOUTH	WASHINGTON, NJ 07882

Dup

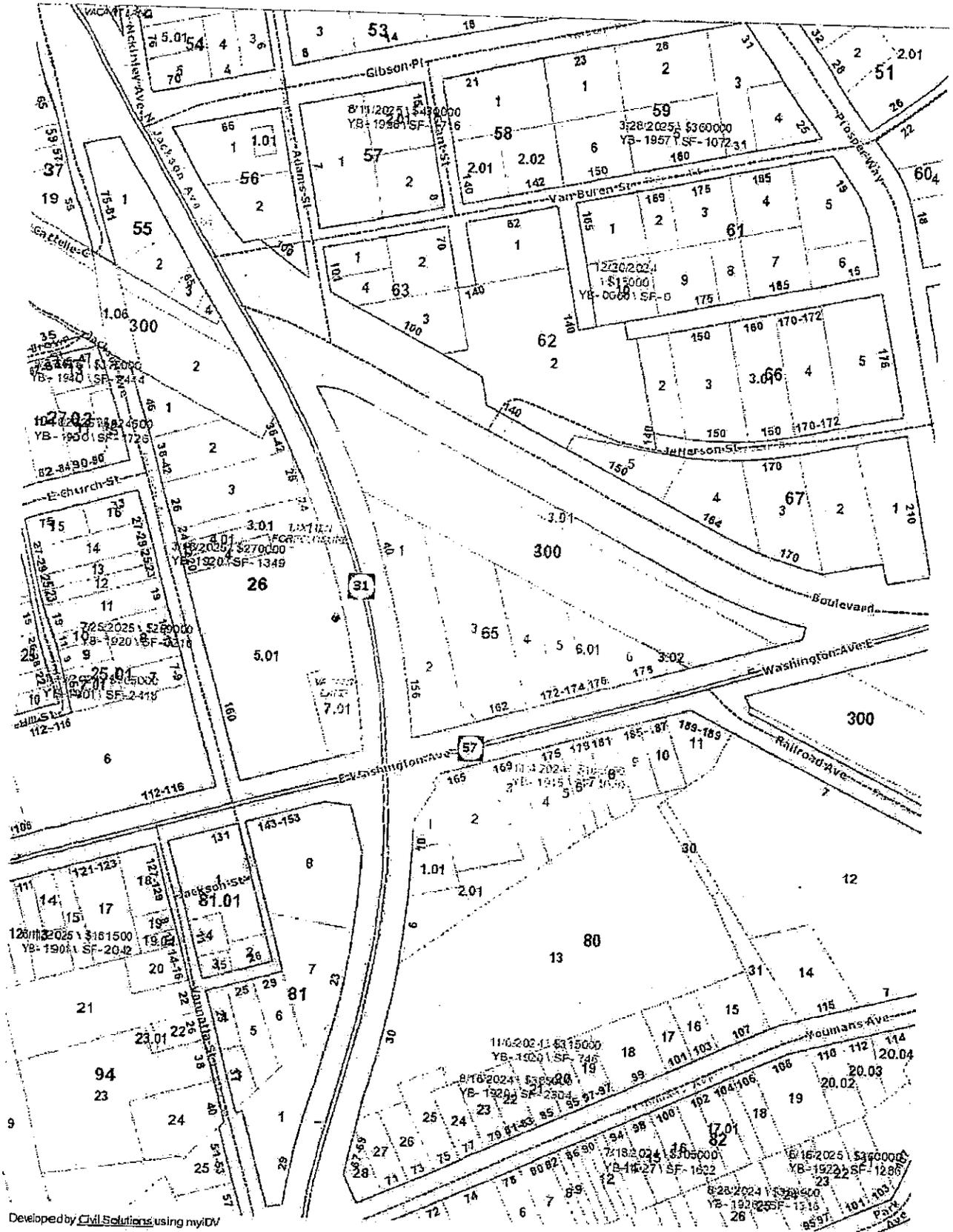
Dup

Dup

Municipality	Block	Lot	Address	Owner	Other Address	Other City	Other State
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 1/27/2026

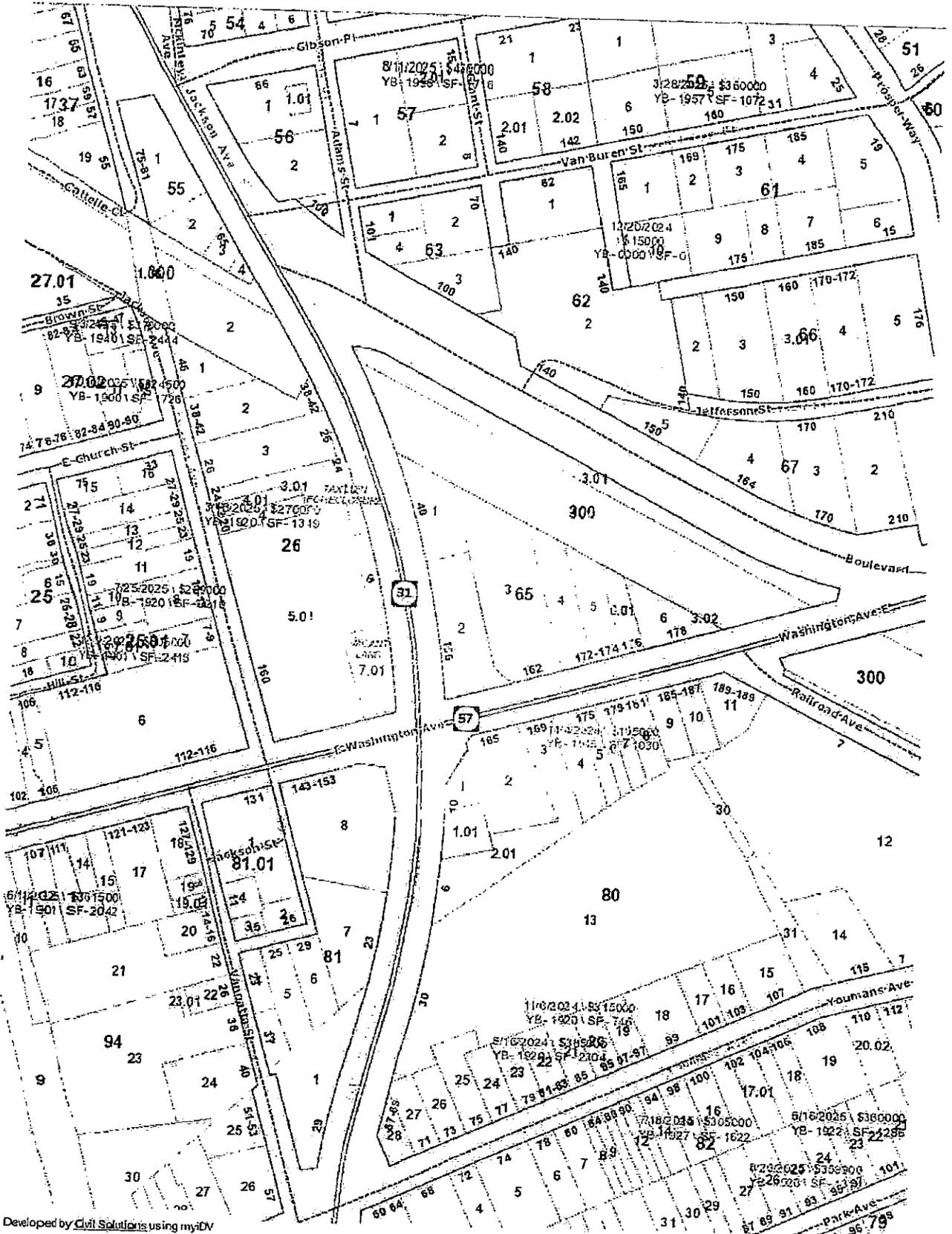


Developed by Civil Solutions using myIDV

Developed by Civil Solutions, using myIDV

Buffer Report - Map

created on 1/27/2026



Developed by Civil Solutions using myiDV

Developed by Civil Solutions, using myiDV

EXHIBIT C

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OFFICIAL USE

Certified Mail Fee
\$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<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 Fee
\$ _____

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

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<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
\$ _____

Sent
\$ _____

Street

City, State _____

Theater Management LLC
1408 Windsor Court
Denville, NJ 07834

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<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 Fee
\$ _____

Sent To
\$ _____

Street

City, State _____

Fusion Development LLC
56 Monterey Drive
Wayne, NJ 07470

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<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 Fee
\$ _____

Sent To
\$ _____

Street

City, State _____

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

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Certified Mail Fee
\$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<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 Fee
\$ _____

Sent To
\$ _____

Street

City, State _____

Justin Morrison
56 Hamp Road
Lambertville, NJ 08530

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Certified Mail Fee
\$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<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
\$ _____

Sent
\$ _____

Street

City, State _____

Guillermo Malabe, Jr.
179 E. 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 and _____

City, State _____

Postmark: JAN 30 2023 NEW JERSEY

Josh & Shannon Huber
 181 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 \$ _____

Sent To _____

Street _____

City _____

Postmark: JAN 30 2023 NEW JERSEY

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

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Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total \$ _____

Sent To _____

Street _____

City _____

Postmark: JAN 30 2023 NEW JERSEY

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

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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 _____

Postmark: JAN 30 2023 NEW JERSEY

Erie Lackawanna
 101 Prospect Avenue
 Cleveland, Ohio 44115

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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 \$ _____

Sent To _____

Street _____

City _____

Postmark: JAN 30 2023 NEW JERSEY

Maciej Wasilewski
 589 CR 519
 Belvidere, NJ 07823

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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 \$ _____

Sent To _____

Street _____

City _____

Postmark: JAN 30 2023 NEW JERSEY

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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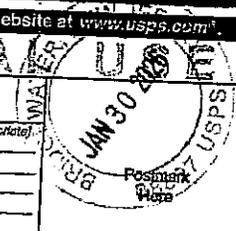
Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To

Street and Apt

City, State, Zi

State of NJ DOT
CN 600
Trenton, NJ 08625

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9589 0710 5270 1711 7205 2

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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, Zi

Washington Dunkin Donuts
156 East Washington Avenue
Washington, NJ 07882

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9589 0710 5270 1711 7205 05

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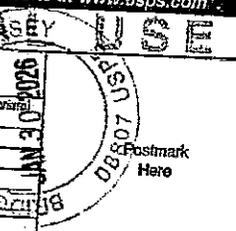
Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To

Street and Apt

City, State, Zi

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

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9589 0710 5270 1711 7204 68

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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, Zi

Anthony & Anthony J. Viscuso
156 East Washington Avenue
Washington, NJ 07882

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9589 0710 5270 1711 7205 12

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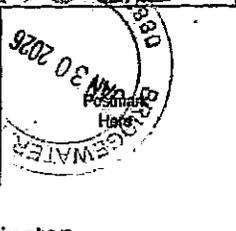
Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To

Street and Apt

City, State, Zi

Borough of Washington
100 Belvidere Avenue
Washington, NJ 07882

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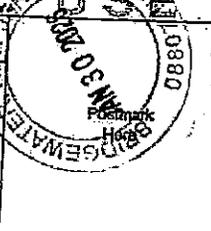
Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To

Street and Apt

City, State, Zi

Joseph Morcos
162 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 F \$

Sent 7

Street

City, State, ZIP+4®

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

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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 Po \$

Sent To

Street and

City, State

NEPA MW LLC
 411 Jersey Avenue
 Fairview, NJ 07022

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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 Posta \$

Sent To

Street and 7

City, State, 2

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

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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 \$

Sent 7

Street

City, State

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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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
 Verizon Corporate Offices
 1 Verizon Way
 Basking Ridge, NJ 07920

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

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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
 Elizabethtown Gas
 1 Elizabethtown Plaza
 Union, NJ 07083

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

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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
 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
 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

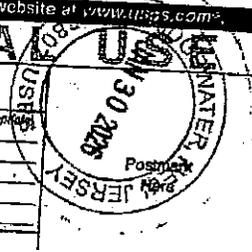
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



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Street and
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NJDOT
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Trenton, NJ 08625

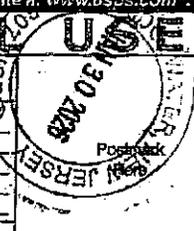
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
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Warren County Planning Board
413 2nd Street
Belvidere, NJ 07823

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



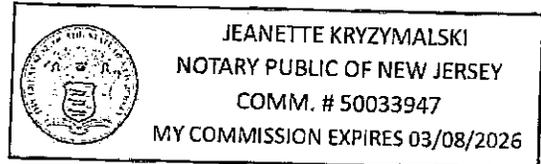
Principal Clerk of the Publisher

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

Jeanette KryzmalSKI



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

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Block: 65 Lot: 3
Additional Parking Provided at: 156 East Washington
Avenue - Block: 65 Lot: 2
Zone: B-1

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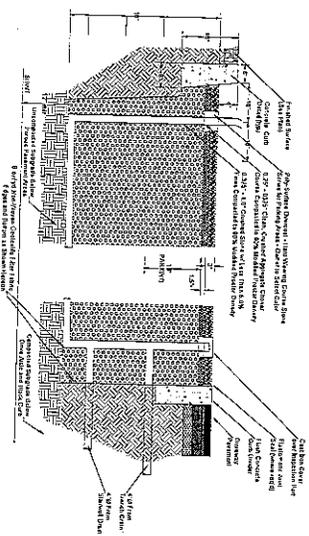
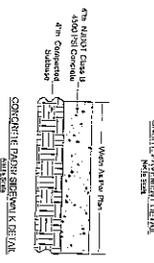
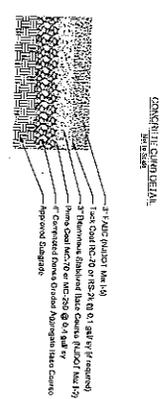
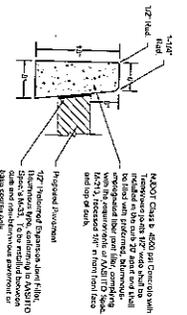
Council Chambers, 2nd Floor, 100 Belvidere Avenue,
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Prepared by: Kara A. Kaczynski, Esq.
McNally, Yaros, Kaczynski & Lime, LLC
275 East Main Street
Somerville NJ 08876
Tele: 908-800-7010
Attorney for Applicant

1/30/26

\$233.18



REINFORCEMENT DETAILS
 1. All reinforcement shall be furnished and installed in accordance with the following:
 a. All reinforcement shall be furnished and installed in accordance with the following:
 b. All reinforcement shall be furnished and installed in accordance with the following:
 c. All reinforcement shall be furnished and installed in accordance with the following:
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 e. All reinforcement shall be furnished and installed in accordance with the following:
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 w. All reinforcement shall be furnished and installed in accordance with the following:
 x. All reinforcement shall be furnished and installed in accordance with the following:
 y. All reinforcement shall be furnished and installed in accordance with the following:
 z. All reinforcement shall be furnished and installed in accordance with the following:

THEODORE K. BARNER, P.E.
 432 East Washington Avenue
 St. Louis, MO 63102
 (314) 433-1111

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RESIDENTIAL AND COMMERCIAL VERTICAL PLATFORM LIFT

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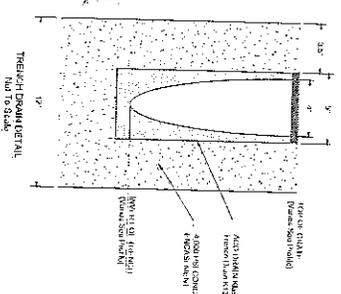
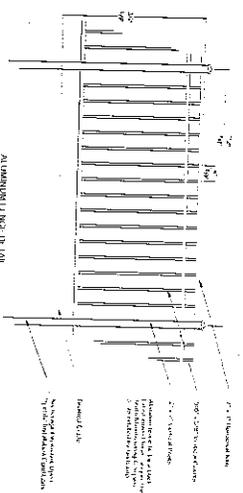
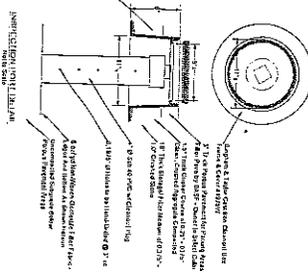
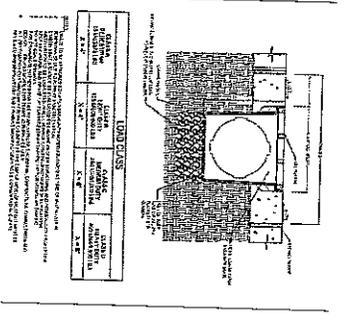
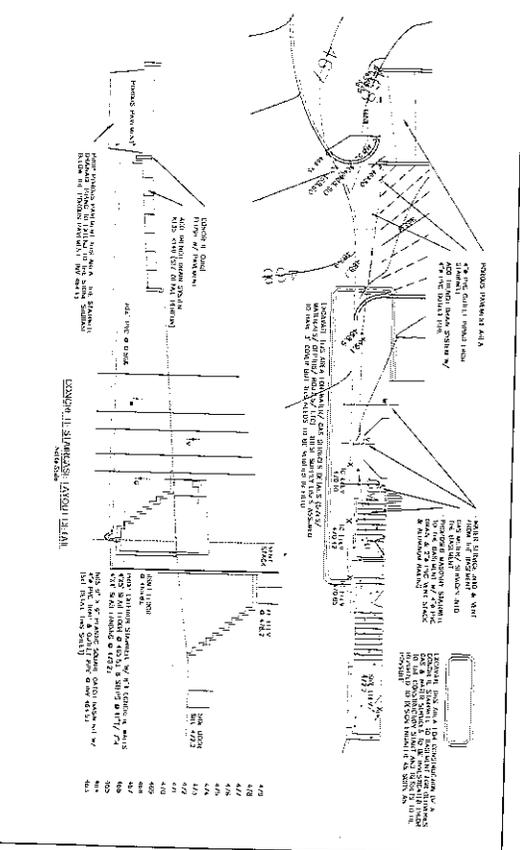
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1000	100'	12,000 lbs	1.0 ft/min
1500	150'	18,000 lbs	1.5 ft/min
2000	200'	24,000 lbs	2.0 ft/min
2500	250'	30,000 lbs	2.5 ft/min

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AMERIGIDE

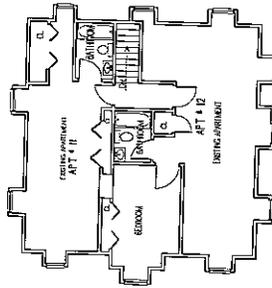


BAYER-NISSE ENGINEERING, INC.
 11400 N. W. 11th St., Suite 100
 Miami, FL 33176
 Phone: 305-551-1111
 Fax: 305-551-1112

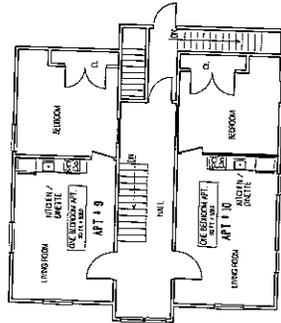
THEODORE K. BARNER, P.E.
 432 East Washington Avenue
 St. Louis, MO 63102
 (314) 433-1111

LAND DEVELOPMENT PLAN CONSTRUCTION DETAILS II

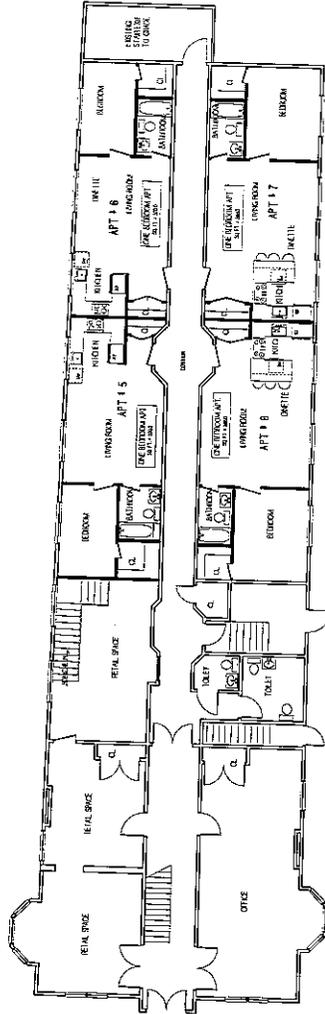
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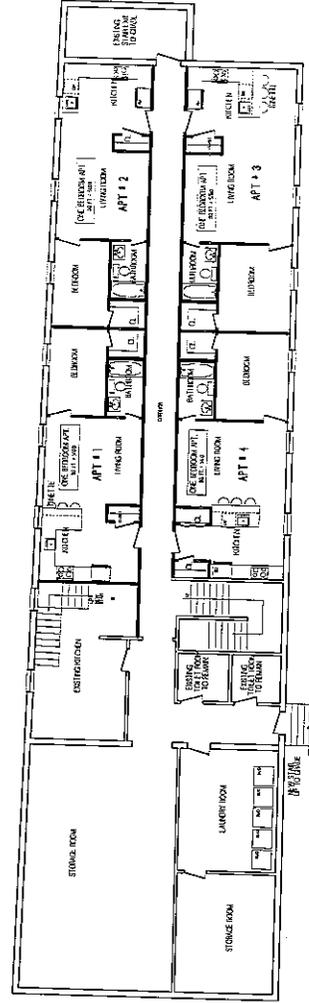
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SCALE: 1/8" = 1'-0"



SECOND FLOOR LEVEL
SCALE: 1/8" = 1'-0"



FIRST FLOOR LEVEL
SCALE: 1/8" = 1'-0"



BASMENT LOWER LEVEL
SCALE: 1/8" = 1'-0"

scott c. bella
Architect

1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.8000
FAX: 303.733.8000

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PROPOSED
INTERIOR ALTERATION

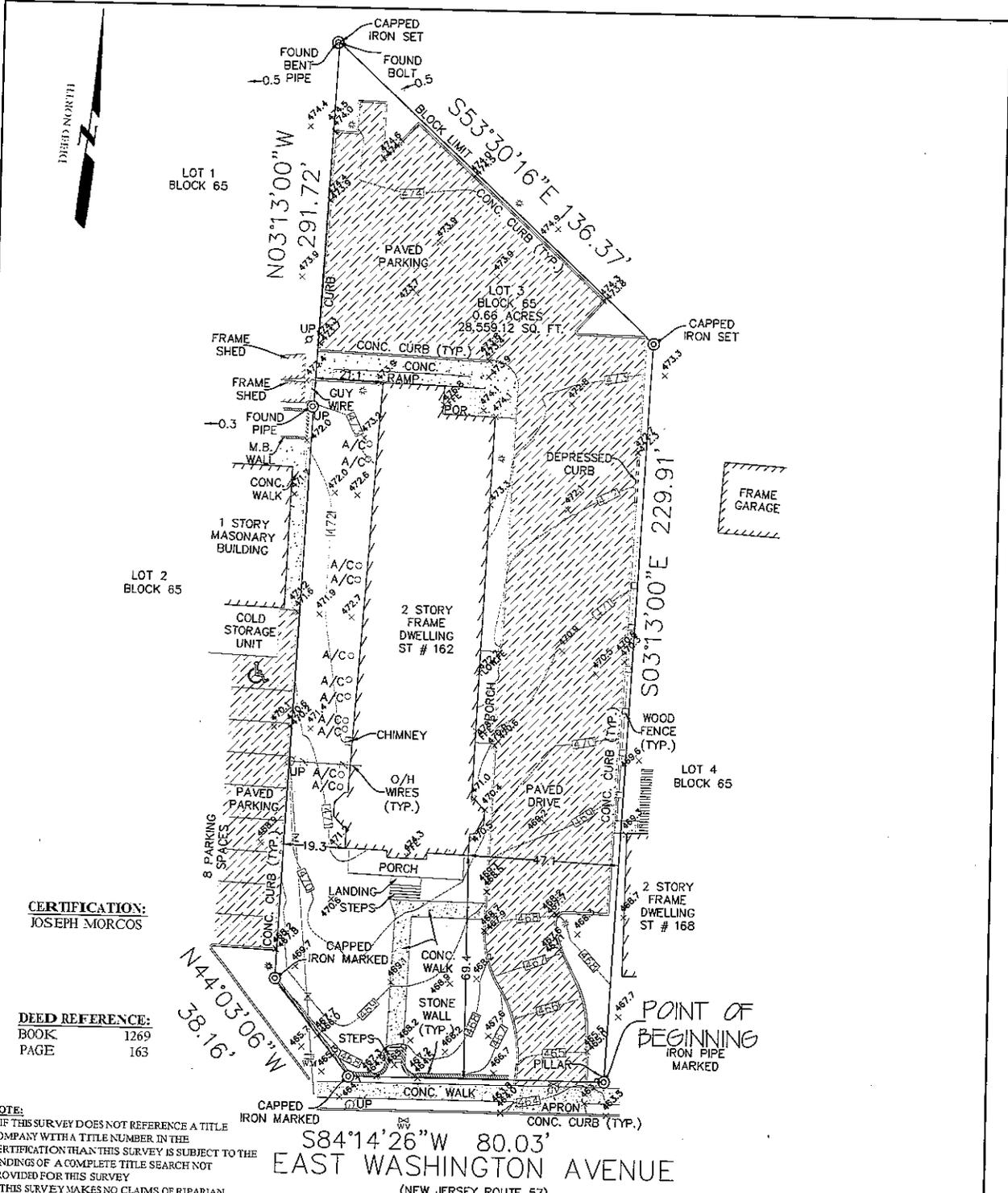
FOR:

JOSEPH MORCOS
801 WASHINGTON BL WASHINGTON, CO 80501

DESIGNED BY: JOSEPH MORCOS
CHECKED BY: JOSEPH MORCOS
DATE: 04/20/2008

AI

SHEET NO.



CERTIFICATION:
JOSEPH MORCOS

DEED REFERENCE:
BOOK 1269
PAGE 163

- NOTE:**
1. 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
 2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
 3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
 4. 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
 5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
 6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
 7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
 8. 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

LLG

p. 609 571 3955
f. 609 571 9490
www.leepergroup.com

CERTIFICATE OF AUTHORIZATION		24GA28232100
Revision	Date	By
ADD TOPOGRAPHY & MARKERS	4-11-2023	D.A.
GARAGE AND DEP. CURB	6-12-2023	D.A.
BREAKLINES	12-22-2023	D.A.

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

DAREN C. LEEPER
N.J. Professional Land Surveyor

DATE
GS 43340

04-11-2023