

**BOROUGH OF PARK RIDGE
PLANNING BOARD
OCTOBER 9, 2019
8:00PM
REGULAR MEETING MINUTES**

The Public Meeting of the Planning Board of the Borough of Park Ridge was held at Borough Hall on the above date.

Chairman Von Bradsky stated that the meeting was being held in accordance with the Open Public Meetings Act. He then asked everyone to stand and recite the Pledge of Allegiance.

Roll Call Board:

Chairman Peter Von Bradsky	Present
Mayor Keith Misciagna	Absent
Ms. Jessica Mazzaella	Present
Councilman Robert Metzdorf	Present
Mr. Mark Bisanzo	Present
Mr. Donald Browne	Absent
Mr. Ray Mital	Present
Mr. Donald Schwamb	Present
Mr. Nick Triano	Present
Mr. Stephen Jobst	Present
Mr. David Fasola	Present

Also Present:

Mr. William Rupp	Board Attorney
Ms. Tonya Tardibuono	Board Secretary
Joseph Burgis – Burgis Associates	Board Planner

Open to the public for non-agenda items

No members of the public wishing to speak.

Approval of Minutes

The minutes of September 18, 2019 were approved on a motion from Mr. Mital, seconded by Councilman Metzdorf, and carried by all members eligible to vote.

CONTINUED APPLICATION

#PB19-03

**Ernest Heller, Jr.
162 Spring Valley Road
Block 802 / Lot 1
Minor Subdivision**

Attorney Judith C. Reilly was present as the Attorney for the applicant. The applicant is Ernest Heller, Jr.

Ms. Reilly spoke about the application and what changes were made on the plans per the Board's request.

The applicant's Engineer, Sean McClellan of Lantelme Kurens & Associates in Hillisdale, New Jersey was previously sworn in and was present as the Engineer for the applicant.

Mr. McClellan went over the revised plans (Exhibit 17). Mr. McClellan said that all trees have been updated on the plans, although, the 10" cherry tree has been taken down. He also went over some drainage issues and commented that the area on Musso Road that is being washed out isn't as bad as he previously thought. It looks to be only 50 feet-75feet.

Ms. Reilly asked Mr. McClellan if the subdivision being proposed will have any impact on the drainage. Mr. McClellan stated he believes that it would improve drainage.

Mr. McClellan commented that there are three trees in the building envelope that would have to come down. Depending on the design of the new home, a couple more trees may have to be removed as well.

Mr. McClellan showed on the map where the PSE&G and sewer easements are.

Mr. Rupp asked if the applicant would grant an easement to the Borough for the waterline. Ms. Reilly said yes, understand it's not for the whole Lanc.

Chairman Von Bradsky asked if a catch basin can be installed on the street. Mr. Heller said that's not an option because there is no room in the street. Mr. Lee said a possible solution can be explored. A trench drain across the entire driveway can be installed.

Mr. Rupp explained to the Board that you are permitted to require specific conditions on approvals.

Ms. Reilly said that Mr. Heller will give you the land required for easements and will consent to installing a drain, but she doesn't believe her applicant should be required to pave the road.

Mr. Triano commented that we are only speaking about a portion of Musso Lane being paved, as we can't assume the other owners of the Lanc will pave their portions.

Mr. Lee went over his submitted report Exhibit 18 (attached).

A Board discussion took place regarding the roadway and drainage. Mr. Heller commented that he thinks asphalt is the way to go to fix this problem.

Mr. Lee commented that he believes the roadway should be increased at it's smallest width.

Mr. Von Bradsky asked if any of the audience members had any questions or comments.

Mr. John Tenhoeve -- Mr. Ten Hoeve is a friend of Mr. Heller. Mr. Ten Hoeve said that Musso Lane has been in existence since 1920. This application will have no

impact at all on the drainage, if anything it will improve it. It is unfair to impose demands on the property owner that is trying to complete this subdivision.

A Board discussion took place regarding putting the following items as provisions in the resolution - moving the rock wall, easements and widening the smallest part of the Lane.

A motion was made by Mr. Schwamb to permit Attorney Rupp to draft a resolution. The motion was seconded by Mr. Mital, and carried by roll call vote as follows:

Councilman Robert Metzdorf	Yes
Ms. Jessica Mazzarella	Yes
Mr. Mark Bisanzo	Yes
Mr. Ray Mital	Yes
Mr. Donald Schwamb	Yes
Mr. Nick Triano	Yes
Chairman Peter Von Bradsky	Yes

NEW APPLICATION

#PB-19-04

Bears Nest

60 Earlshire Run

Block 103 / Lot 3 & 5

Site Plan Application

Board member Mr. Schwamb recused himself from this application.

Attorney Joseph Rizzi was present as the Attorney for the applicant. The applicant is Bears Nest Condominium Association, Inc.

Mr. Rizzi spoke about the application. He stated that they are seeking approval to remove the earth burn, replace and replant trees and install ground mounted lighting.

The applicant's Engineer, Thomas Quinn of EKA Associates in Scotch Plains, New Jersey was sworn in by Attorney Rupp. Mr. Quinn gave his educational and employment history to the members of the Board and was accepted as an expert witness.

Mr. Quinn spoke about the application. Bears Nest is on a 59 acre site with 201 units. He described the trees that will be removed and the 230 cubic yards of soil that will be moved on-site. They will be replacing the trees with 19 crab apple trees. They will be installing 19 lights to illuminate the 19 trees and 30 lights that will reflect on the wall.

Mr. Quinn commented that all improvements will be behind the county right-of-way.

Chairman Von Bradsky asked what species are the existing trees. Mr. Quinn replied non-fruit bearing trees.

Mr. Mital asked if there was an existing lighting. Mr. Quinn replied no, just the entrance way.

Mr. Rizzi shared 6 photos of the existing conditions. The pictures were marked as Exhibit A-1.

Mr. Jobst asked what happens when the wall is exposed. Mr. Quinn replied that the wall facing extends.

Mr. Rizzi shared one photo of what the exposed wall looks like visually. The picture was marked as Exhibit A-2.

Mr. Tony Herbert of 304 Old Tappan Road, Old Tappan, New Jersey was sworn in by Attorney Rupp. Mr. Herbert is the General Manager of the Bears Nest.

Mr. Jobst asked where the soil that is removed would be placed. Mr. Herbert explained where the soil will be placed. He commented that some of the soil will be used for plantings.

Mr. Mital asked how the site will be maintained during construction. Mr. Quinn said they have 13-14 feet of clear area to work with. If the shoulder of the road needs to be used in any way they will coordinate with the Park Ridge Police. In fact they have already had conversations with the Park Ridge Police Department. Mr. Quinn stated that the site will be cleaned up daily. It was stated that the Cambridge Oaks entrance will be used for the construction vehicles.

A discussion was had pertaining to the lighting.

Mr. Lec went over the engineering review Exhibit 5 (attached).

Mr. Burgis went over the planner review Exhibit 6 (attached). Mr. Burgis spoke about the tree spacing.

There were no members of the public wishing to speak.

A motion was made by Mr. Jobst to permit Attorney Rupp to draft a resolution. The motion was seconded by Mr. Triano, and carried by roll call vote as follows:

Councilman Robert Metzdorf	Yes
Ms. Jessica Mazarella	Yes
Mr. Mark Bisanzo	Yes
Mr. Ray Mital	Yes
Mr. Nick Triano	Yes
Mr. Stephen Jobst	Yes
Mr. David Fasola	Yes
Chairman Peter Von Bradsky	Yes

BOARD DISCUSSION

Reexamination Report

Mr. Rupp commented that he was impressed with the submitted reexamination report.

Mr. Joseph Burgis led a discussion on the Master Plan Re-Examination Report. Mr. Burgis commented that in order to remain compliant we must adopt something by December 2, 2019, and after adopting this plan we will be compliant for 10 years.

Borough Administrator Julie Falkenstern was present. She commented that a subcommittee can be formed when the time comes for the Master Plan review.

The Planning Board meetings of October 23, 2019 and November 6, 2019 will be cancelled. We will resume the final discussion on this matter at the November 13, 2019 Planning Board meeting.

Mr. Burgis asked that all members that have any questions/comments on the reexamination plan to have them to Ms. Tardibuono by October 21, 2019.

The meeting was adjourned on a motion from Mr. Schwamb, seconded by Mr. Triano, and carried by all.

Respectfully Submitted,


Tonya Tardibuono

Via: **E-mail**

July 19, 2019

Revised: August 5, 2019

Revised: October 8, 2019

Planning Board
Borough of Park Ridge
53 Park Avenue
Park Ridge, NJ 07656

Attn: Ms. Tonya Tardibuono, Secretary

Re: **Minor Subdivision Application**

Applicant: Ernest Heller, Jr.
162 Spring Valley Road
Block 802, Lot 1
Borough of Park Ridge, NJ 07656
NEA No.: PKRDSPL19.020

Dear Ms. Tardibuono:

As requested, we have reviewed the recently submitted Minor Subdivision Application. The submittal included the following documents:

- Borough of Park Ridge, Land Use Office Subdivision Application;
- Signed and sealed Property Survey consisting of one (1) sheet entitled "Property Situated in Borough of Park Ridge, Bergen County, New Jersey, Lot 1, Block 802," prepared by Christopher Lantelme, P.E., & L.S. of Lantelme, Kurens & Associates, P.C. Engineers & Land Surveyors, dated April 22, 2019 with no revisions; and
- Signed and sealed Subdivision Plat consisting of one (1) sheet entitled "Proposed Minor Subdivision Plan, 162 Spring Valley Road, Lot 1, Block 802, Borough of Park Ridge, Bergen County, N.J." prepared by Christopher Lantelme, P.E. & L.S. of Lantelme, Kurens & Associates, P.C. Engineers & Land Surveyors, dated April 22, revised **September 25, 2019**.
- **Deed and Easement information received by NEA from the Applicant at the Planning Board meeting on August 14, 2019 inclusive of the following:**
 - Deed dated September 4, 1920, Bergen County Record No. 135138;
 - Deed dated September 4, 1920, Bergen County Record No. 135139;
 - Correction Deed dated September 4, 1920, Bergen County Record No. 7545;
 - Deed dated May 7, 1986, Bergen County Book 7008, Pages 75-77;
 - PSE&G Gas Easement dated July 15, 1960, Bergen County Book 4153, Pages 473-475; and
 - Sanitary Sewer Easement dated November 29, 1971, Bergen County Book 5595, Pages 458-462.

1. General Information

The subject property is situated on Block 802, Lot 1, commonly known as 162 Spring Valley Road. The site is situated approximately one hundred eighty feet north of the intersection of Spring Valley Road and Mader Place and is located within the R-20 Single-Family Residential District. The site is currently occupied by a two-(2) story frame dwelling with associated one (1) story detached frame garage, asphalt driveway, block curb, sheds, stonewall, concrete walkways and landscaping. Access to the site is via a twenty five (25) foot wide access easement along



- e. B. II. General Information – Item (16): Zone boundaries within 200 feet of site. Whereas, the Applicant has not indicated same on the plat. This item has been addressed. **No further action required.**
- f. B. II. General Information – Item (17): Copy of delineation of any existing or proposed deed restrictions, easement or covenants or lands dedicated to public use. If none, a notation to that effect shall be placed on the map. Whereas, several easements exist on the site. The Applicant shall confirm no other deed restrictions, easements or covenants of lands dedicated to public use exist or are proposed. This item has been addressed. **No further action required.**
- g. B. II. General Information – Item (18): List of required regulatory approvals or permits. Whereas, the Applicant has not provided required information. This item has been addressed. **No further action required.**
- h. B. II. General Information – Item (19): List of variances and/or waivers required and/or requested. The Applicant has indicated requested variances, but shall also indicate requested waivers, should none exist or are not applicable at this time, notation indicating same shall be provided on the plans. This item has been addressed. **No further action required.**
- i. B. II. General Information – Item (20): Payment of application fees. We defer to the Board Secretary regarding compliance with this completeness item. **Pursuant to information provided by the Board Secretary at the August 14, 2019 hearing, this item has been addressed. No further action is required.**
- j. B. II. General Information – Item (22): History of previous actions or restriction to the property. The Applicant shall confirm that the documented easements are the only restrictions or history of previous action on the property. This item has been addressed. **No further action required.**
- k. B. II. General Information – Item (23): When approval is required by any other municipal, county, state or federal agency, such approval shall be certified on the plat or evidence shall be certified on the plat or evidence submitted that an application has been made for such approval. Whereas, the Applicant has provided no such certification or evidence. **Pursuant to information provided by the Applicant at the August 14, 2019 hearing, this item has been addressed. No further action required.**
- l. B. IV. Man-Made Features – Item (27): Size and location of existing and proposed structures with all setbacks dimensioned. Whereas, the Applicant has not provided proposed structures, with all setbacks dimensioned, where applicable. **This item remains applicable.**
- m. B. IV. Man-Made Features – Item (29): Location and dimensions of existing and proposed streets. Whereas, the Applicant has not provided the dimensions of Spring Valley Road and Musso Lane. **No further action required.**
- n. B. IV. Man-Made Features – Item (30): Location of existing buildings and all other structures such as walls, fences, culverts, bridges, roadways, etc., on site and within 200 feet of site, with spot elevations of such onsite structures. Structures to be remove shall be indicated by dashed lines; structures to remain shall be indicated by solid lines. Whereas, the Applicant has not provided roadways within 200 feet of the site with spot elevations of such onsite structures. Additionally, structures to be removed, if applicable, have not been indicated by dashed lines. **The Applicant has requested a waiver regarding this item. Given the scope of the application, we have no objection to this request, but defer final acceptance of same to the Board.**
- o. B. IV. Man-Made Features – Item (31): All distances as measured along the right-of-way lines existing streets abutting the property to the nearest intersection with any other street. This item has been addressed. **No further action required.**
- p. B. IV. Man-Made Features – Item (34): Location of all existing and proposed storm drainage structures, soil erosion and sediment control devices and utility lines, whether publicly or privately owned, with pipe



sizes, grades and directions of flow, location of inlets, manholes or other appurtenances and appropriate invert and other elevations. The estimated location of existing underground utility lines shall be shown. This item has been addressed. **No further action required.**

- q. B. IV. Man-Made Features -- Item (44): Written proof that the lands set aside or shown for easement, public use or streets are free and clear of all liens an encumbrances. **This item remains applicable.**

Based on the scope of the application, which is a minor subdivision, the application is deemed **substantially complete** and may be scheduled for public hearing at the Planning Board. The Applicant shall address the above noted items prior to public hearing or as noted above. This recommendation does not restrict the Board from requesting any waived items at a later date nor does it alleviate the Applicant from submitting the documents for any and all future applications to the Board.

3. Variances/Waivers

- a. We defer to the Board Planner and Board Attorney regarding the determination of variances and waivers.

4. Zoning Requirements

- a. As per the Use and Bulk Standards for the R-20 Residential District:

Zoning Requirements	Required/ Permitted	Existing	Proposed Lot 1	Proposed Lot 1.1
Use	Single-Family Detached Dwelling	Single-Family Detached Dwelling	Single-Family Detached Dwelling	Single-Family Detached Dwelling
Minimum Lot Area (square feet)	20,000	44,419	20,409	24,010
Minimum Lot Width (feet)	110	178.75	123.0	178.75
Minimum Street Frontage (feet)	83	178.90	123.0	178.9
Minimum Lot Depth (feet)	160	267.34	165.92	144.34 [V]
Minimum Front Yard (feet)	40	41.8	41.8	TBD
Minimum Side Yard Each (feet)	22	60.9	33.5	TBD
Maximum Dwelling Width (% of lot width)	60	33.5	23.0	TBD
Minimum Rear Yard (feet)	50	65.8	65.8	TBD
Maximum Building Height (feet)	32	25.5	25.5	TBD
Maximum Building Coverage (percent)	18	2,672 sf / 6.0%	1,956 sf / 13.1%	TBD
Maximum Impervious Coverage (percent)	40	5,959 sf / 13.4%	5,959 sf / 29.2%	TBD
Maximum Floor Area Ratio (percent)	20	UNKNOWN	UNKNOWN	UNKNOWN
Maximum Gross Floor Area (square feet)	4,800	UNKNOWN	UNKNOWN	UNKNOWN

[V] Variance Required



5. **Engineering Comments**

Engineering Comments:

- a. Should this application receive approval from the Board, the Applicant will be required to provide a Soil Moving Permit with associated plans indicating grading and drainage improvements for each parcel. Percolation rates and the seasonally high water table based on testing by the Applicant's Professional Engineer will also be required to be submitted to address mitigation of stormwater runoff. **This comment remains applicable.**

Subdivision Review:

- a. In accordance with Borough of Park Ridge Ordinance Article IV, Section 87-11B the minor subdivision plan shall include "All existing structures and wooded areas within the subdivision and within 200' thereof." Applicant shall revise the key map to include the wooded areas within 200' of the subject parcel. This comment has been partially addressed. All structures within 200' of the subdivision have not been depicted. Given the scope of the application, we take no exception to the information that has been provided, however, we defer final acceptance of same to the Board. **No further action is required.**
- b. In accordance with Borough of Park Ridge Ordinance Article VIII, Section 87-36C "Each lot must front upon an approved and improved street with a right-of-way width of at least 50 feet in width, except as provided herein." This application is proposing to create a **landlocked parcel** (Proposed Lot 1.01) that is not situated on an approved or improved street. The front of the current dwelling situated on the proposed lot will now face the proposed sideyard. This parcel is connected to Spring Valley Road by way of a 25 foot wide Right-of-Way that contains both a macadam driveway and a gravel drive. The surveyor shall provide relevant deeds and or filed maps defining the ownership of the underlying lands of the Right-of-Way, who benefits from the Right-of-Way, and the allowable rights and obligations associated with the Right-of-Way. **Deeds were provided at the initial Planning Board hearing for this application, however, this comment remains applicable. Please see additional comments regarding same below.**
 - **The provided deeds were plotted to determine the location of the described parcels. The vesting deed provided for the subject property (Lot 1) only covers a portion of the current parcel geometry. Spring Valley Road was realigned in the 1990's and NEA was not provided the additional parcel deed. When comparing the vesting deed (provided for Lot 1) and the filed map for the realignment of Spring Valley Road, the recorded information does not match the results of the survey provided by the Applicant by nearly one (1) foot. This must be reviewed and confirmed by the record Surveyor for the Applicant.**
 - **The current 25' right-of-way (access easement) runs along the southerly portion of the property being subdivided and the underlying lands of the 25' access easement are owned by the Lot 1 owner.**

The Applicant is proposing for the 25' access easement that provides ingress and egress to adjoining tax lots 2, 21, 3, and 6, and that falls within the subject parcel to be included in the proposed subdivision lots. Since the Applicant intends to include the access easement and retain ownership of same, the Applicant shall provide copies of the access easement documentation for all impacted properties confirming maintenance responsibilities are indicated or provide a written agreement between all impacted landowners identifying maintenance responsibilities for same.
- c. In accordance with the standards for the preparation of tax assessment maps, NEA suggests the proposed lot number designations be revised as follows:
 - Change proposed Lot 1 to Proposed Lot 1.01;
 - Change proposed Lot 1.1 to Proposed Lot 1.02; and



- This change shall be confirmed by the tax assessor.
This comment has been addressed. The Applicant shall obtain confirmation by the Tax Assessor, as a condition of approval, should the Board find the application acceptable.
- d. A lot closure has been performed for both parcels and they have been determined to be satisfactory. Lot closure of the revised subdivision could not be performed due to missing information. It appears the subdivision line has now been extended through the 25 foot wide right-of-way, but the length of the new southwesterly lot lines are not indicated.

Final Comments

- a. This approval is subject to all other applicable rules, regulations, ordinances and statutes of the Borough, Bergen County, State of New Jersey or any other governmental agency having jurisdiction over same. **This comment remains applicable, where required.**
- b. It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies and internal municipal agencies and departments in order to construct the proposed development. These agencies include, but are not limited to Bergen County Planning/Engineering, Bergen County Soil Conservation District, municipal fire / police departments, Park Ridge Water, Park Ridge Electric, BCUA, NJDOT and NJDEP. **This comment remains applicable, where required.**
- c. Should the Board look favorably upon this application, a performance bond, maintenance bond and inspection escrow will be required for on-site / off-site improvements, in accordance with the Municipal Land Use Law. **This comment remains applicable, where required.**
- d. NEA recommends that a response letter be submitted that addresses each of the comments noted above. **This comment remains applicable, where required.**

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Engineering Associates

Daniel C. Lee, P.E., C.M.E.
For the Board Engineer
Borough of Park Ridge

DCL/kt

cc: Joseph H. Burgis, P.P., A.I.C.P., Board Planner *via email*
Ernest Heller, Jr – Applicant *via email* valleybodyfend@optonline.net
Judith C. Reilly, Esq., Applicant's Attorney *via regular mail*
302 Scharer Avenue, Box 202, Northvale, NJ 07647
Christopher Lantefme, P.E. & L.S. – Applicant's Engineer & Surveyor *via email* C1L1@verizon.net

N
NEGLIA
ENGINEERING ASSOCIATES

2. **Variances/Waivers**

2.1 We defer to the Board Planner and Board Attorney regarding the determination of variances and waivers. NEA recognizes the following potential variances and waivers which we defer to the Board Planner and Board Attorney on final determination regarding same:

3. **Engineering Comments**

3.1 As defined in Ordinance §84-1, a major soil movement permit is required for the movement of 300 cubic yards or more of soil. The Applicant indicates on the plans a total of movement of 230 cubic yards. Therefore, the total soil movement is classified as a minor soil movement at this time. The Applicant shall submit an Application for Soil Moving to the Building Department.

3.2 The Applicant is responsible for ensuring that any and all soils imported to the site are certified clean soils as identified by the current NJDEP Residential Standards, with a copy of the said certification provided to the Building Department and NEA for all soils. No recommendation for a Certificate of Occupancy / Construction Completion will be provided without this certification.

3.3 The Applicant shall provide testimony regarding the limits and intensity of the proposed lighting improvements. The Applicant shall ensure no glare is being directed towards Spring Valley Road.

3.4 The Applicant shall confirm if the proposed improvements will interfere with the existing utility poles along Spring Valley Road. We defer to the review of Park Ridge Electric regarding this matter.

3.5 This approval is subject to all other applicable rules, regulations, ordinances and statutes of the Borough, Bergen County, State of New Jersey or any other governmental agency having jurisdiction over same.

3.6 It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies and internal municipal agencies and departments in order to construct the proposed development. These agencies include, but are not limited to Bergen County Planning/Engineering, Bergen County Soil Conservation District, municipal fire / police departments, Park Ridge Water, Park Ridge Electric, BCUA, NJDOT and NJDEP.

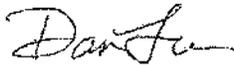
3.7 Should the Board look favorably upon this application, a performance bond, maintenance bond and inspection escrow will be required for on-site / off-site improvements, in accordance with the Municipal Land Use Law.

3.8 NEA recommends that a response letter be submitted that addresses each of the comments noted above.

3.9 The above comments are based on a review of materials submitted and/or testimony provided to date. NEA reserves the right to provide new or updated comments as additional information becomes available.

We trust you will find the above in order. Should you have any questions, please do not hesitate to contact this office.

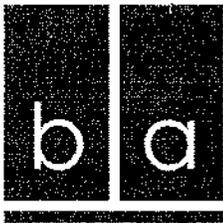
Very truly yours,
Neglia Engineering Associates



Daniel C. Lee, P.E., C.M.E.
For the Board Engineer
Borough of Park Ridge

DCL/KT

cc: Planning Board Members *via Board Secretary*
William Rupp, Esq. – Board Attorney *via email*
Joe Burgis, PP, AICP – Board Planner *via email*
Bear's Nest Condominium Association, Inc. – Applicant *via regular mail – 60 Earlshire Run, Park Ridge, NJ 07656*
Joseph Rizzi, Esq. – Applicant's Attorney *via email*
Thomas J. Quinn, P.E., C.M.E., – Applicant's Engineer *via email*



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

PRINCIPALS:
Joseph H. Burgis PP, AICP
Edward Snieckus Jr., PP, LLA, ASLA

B U R G I S
ASSOCIATES, INC.

MEMORANDUM

To: Borough of Park Ridge Planning Board
From: Joseph H. Burgis, P.P., AICP &
Thomas Behrens, Jr., P.P., AICP
Subject: Bears Nest Condominium Association, Inc.
Preliminary and Final Site Plan Application
60 Earlshire Run
Block 103 Lots 3 & 5
Date: October 2, 2019
BA#: 3563.08

INTRODUCTION

The applicant, Bears Nest Condominium Association, Inc., is requesting preliminary and final site plan approval to remove the existing landscape berm along Spring Valley Road which will expose the face of the adjacent retaining wall. Landscape and lighting improvements are proposed to replace and supplement the existing landscaped area. The site is located in both the R-T and AH-2 Zones wherein the existing townhouse development is a permitted use.

SUBMISSION

Our office is in receipt of the following items for review:

1. Application dated August 30, 2019.
2. Site plans (4 sheets) prepared by EKA Associates, P.A. dated revised August 20, 2019.

REVIEW

Property Description

The property in question, identified as Block 103 Lots 3 and 5 in Borough tax records, is developed with the Bears Nest Townhouse Development with two points of access on Spring Valley Road. The development has approximately 1,100 square feet of frontage on Spring Valley Road. Surrounding development consists of industrial uses to the north, single-family development to the south and east and office and hotel uses to the west.

Proposed Development

The applicant proposes to remove the existing landscape berm including mature trees and shrubs along Spring Valley Road to be leveled and replaced with lawn area and new trees. The driveway entrance at Cambridge Oaks will be improved with stone on both sides

We note the following for the Board's consideration with regard to specific elements of the development application:

1. Landscaping: The applicant should demonstrate the need to remove the existing berm and mature vegetation along Spring Valley Road which was originally installed to create a buffer/screen along the roadway and provide relief for the adjacent townhouses in the development with double frontages. Any new landscape improvements along this buffer area should be implemented in a manner that does not result in a stark contrast from the existing condition. The applicant should confirm the proposed improvements are conforming with all prior development approvals and conditions thereof.

Section 101-63C(2) pertaining to buffers includes the following requirements:

- (d) *At minimum, the buffer shall include eight shrubs for every 10 linear feet of buffer, one ornamental tree for every 30 linear feet of buffer, supplemented by ground cover and perennial plantings.*
- (e) *Trees and shrubs used in a buffer shall be spaced to accommodate normal plant growth without overcrowding and to provide a complete visual screen within three years of planting. If necessary to achieve the above intent, double or triple staggered rows of plantings shall be provided.*
- (f) *The choice of plant materials to be used in a buffer shall consider the ultimate growth characteristics of the plantings. Hardy, low-maintenance plants, which are normally free from insect or disease problems, shall be used. Plants which tend to lose their lower branches as they mature shall not be used or they shall be supplemented with other plants to provide a sufficient screen.*

The applicant shall address compliance with the above and all prior approvals.

2. Trees: All of the 14 existing trees along the Spring Valley Road right-of-way will be removed and replaced with 19 Marilee Crabapple trees spaced at 64 feet on center. The applicant should confirm the need to remove all existing trees in this location.

The proposed Marilee Crabapple tree is of an upright, columnar form with sparse branching when young. As proposed, this species of tree planted at a regular spacing of 64 feet on center does not appear to be adequate in providing the desired screening and buffering as contemplated in the original site approval. We recommend the tree be planted at a distance of no more than 30 feet on center and/or include an alternating pattern with another tree species with a wider form.

In addition, the proposed tree caliper of 2 – 2 ½ inches should be revised to a minimum of 3-3 ½ inches as the smaller trees will be too small for too long to serve the intended purpose.

3. Lighting: Ground mounted lighting fixtures spaced at regular intervals will be installed to illuminate the retaining wall and newly installed trees. The applicant should confirm whether the fixtures will be LED or incandescent and confirm the quality of light will not produce an undesirable "hot" or "white" light. All lighting fixtures should be shielded away from Spring Valley Road and angled so as to not shine directly into adjacent residential units.
4. Retaining wall: The elimination of the landscape berm will expose a greater amount of the existing retaining wall facing Spring Valley Road. Based on the plans, it appears the retaining walls will have a maximum exposed height of approximately 4.5 feet along the roadway.

34 Park Avenue - PO Box 426
LYNDHURST, NEW JERSEY 07071
Tel: 201.939.8805 • Fax: 201.939.0846



200 Central Avenue - Suite 102
MOUNTAINSIDE, NJ 07092
Tel: 201.939.8805 • Fax: 732.943.7249

September 27, 2019

Via: E-Mail

Borough of Park Ridge
53 Park Avenue
Park Ridge, NJ 07656

Attn: Ms. Tonya Tardibuono, Secretary

Re: **Site Plan Review**
60 Earlshire Run
Block 103, Lot 3 and 5
Borough of Park Ridge, Bergen County, New Jersey
NEA File No.: PKRDSPL19.025

Dear Ms. Tardibuono:

As requested, Neglia Engineering Associates ("NEA") performed an engineering review of the recently submitted application documents for the recently submitted Site Plan Application for the subject property. The submittal includes the following documents:

- Borough of Park Ridge Site Plan Application, dated August 30, 2019, received by NEA on September 5, 2019;
- County of Bergen, Department of Planning and Engineering Letter, prepared by Eric V. Timsak, dated August 21, 2019;
- Signed and Sealed Survey Plan Sheet entitled "Topographic Survey Tax Lots 3 & 5, Block 103, Bear's Nest Condominiums, Borough of Park Ridge, Bergen County, New Jersey", prepared by James R. Watson, P.L.S., P.P., of EKA Associates, P.A., dated April 1, 2019, with no revisions; and
- Signed and Sealed Engineering Plan Set consisting of four sheets entitled "Preliminary & Final Site Plan, Tax Lots 3 & 5, Block 103, Bear's Nest Condominiums, Borough of Park Ridge, Bergen County, New Jersey", prepared by Thomas J. Quinn, P.E., C.M.E., of EKA Associates, P.A., dated August 20, 2019, with no revisions.

I. General Information

The subject property is located within the R-T Townhouse District and AH-2 Affordable Housing District and is situated on Block 103, Lots 3 and 5, commonly known as the Bear's Nest Condominium Association. The site is irregular in shape and is adjacent to Borough of Montvale Municipal Boundary to the north, Spring Valley Road to the south and residential properties to the west and east. The site consists of townhouses with associated pool, internal roads, parking areas and landscaping improvements.

The Applicant proposes streetscape improvements along Spring Valley Road consisting of grading, lighting and landscaping.

