



# **BOROUGH OF PARK RIDGE ZONING OFFICE**

55 Park Avenue  
Park Ridge, NJ. 07656  
Tel: 201-573-1800 Ext. 506  
Fax: 201-391-7130

**Tonya Tardibuono**  
**Zoning Officer**  
**Planning & Zoning Boards**  
**Secretary**  
ttardibuono@parkridgeboro.com

Please check off and return a copy of this checklist with your completed application. The following shall be submitted in complete collated sets. All plans must be folded, not rolled.

## **GENERAL REQUIREMENTS**

- ☒ One (1) original and fourteen (14) fully executed application forms.\*
  - ☒ One (1) original signed and sealed copy of all plans and fourteen (14) copies.\*
  - ☒ One (1) original updated survey and fourteen (14) copies.\*
  - ☐ Fifteen (15) copies of the Zoning Officer denial form.\* (Not required per N.J.S.A. 40:55 D-72(b); however a request has been made and a copy of the zoning officer's response will be submitted when received.)
  - ☒ Payment in full of all application and escrow fees. Separate checks required.
  - ☒ One (1) Certificate from the Tax Collector stating all taxes are paid up to date.
  - ☒ One (1) Certification of applicant (must be notarized).
  - ☒ One (1) Owners affidavit (must be notarized)
- \*Addition copies may be required

## **C VARIANCE**

- ☐ Title block containing name of applicant and owner, preparer, lot and block numbers and date prepared.
- ☐ Space for signatures of Chairman and Board Secretary.
- ☒ Scale of map both written and graphic.
- ☐ North arrow.
- ☐ Zoning district in which parcel is located complete with all zone criteria.
- ☒ Location of existing buildings and structures, including fences and retaining walls.
- ☒ All existing and proposed impervious surfaces are to be shown.

☒ Location of existing and proposed easements or rights-of-ways.

☒ Landscape plan & lighting plan.

☒ List of requested variances and waivers from any requirements, together with a statement of reasons why same should be granted (If applicable). (See Exhibit A & B)

☐ Proposed Stormwater Management Measures (If applicable).

#### **D VARIANCE**

☐ Title block containing name of applicant and owner, preparer, lot and block numbers and date prepared.

☐ Space for signatures of Chairman and Board Secretary.

☒ Scale of map.

☐ North arrow.

☐ Zoning district in which parcel is located complete with all zone criteria.

☒ Location of existing buildings and structures, including fences and retaining walls.

☒ All existing and proposed impervious surfaces are to be shown.

☒ Location of existing easements and proposed or rights-of-ways.

☒ Landscape plan & lighting plan.

☒ List of requested variances and waivers from any requirements, together with a statement of reasons why same should be granted (If applicable). (See Exhibit A & B)

☐ Proposed Stormwater Management Measures (If applicable).

☐ Existing & proposed contours to determine the natural drainage of the land.

☒ A general description of the proposed development and a brief assessment of its effect on the site, adjacent properties and the neighborhood. Including but not limited to effects upon the natural environment, land use patterns, traffic and circulation, visual factors, utilities and drainage. (See Exhibit B)

**\*\*\*Failure to submit all of the above documents will cause your application to be deemed incomplete for consideration by the Board. This will delay your application hearing and cause you additional expense for the Board's professionals to perform additional reviews for your application.**



## Borough of Park Ridge

53 Park Avenue  
Park Ridge, NJ 07656  
(201) 391-5673

## Land Use Office

Application of Appeal to the Zoning Board of Adjustment

Date: 10/28/2021

For Office Use Only:

Date Received: \_\_\_\_\_

Application #: \_\_\_\_\_

Escrow: \_\_\_\_\_

Filing Fee: \_\_\_\_\_

### Subject Property:

Block: 809 Lot: 7

Street Address: 30 Fourth Street

Nearest Cross Streets: Ridge Ave and 4th Street

Zone: R-20

### Applicant Information:

Name: Michael and Christine DePol

Address: 305 Patterson Street, Apt. 209  
Hillsdale NJ 07642

Phone: 201-819-6204

Email: mdepol7626@gmail.com

### Is the above listed applicant:

- ☒ An individual  
☐ A partnership  
☐ A corporation  
☐ Or other \_\_\_\_\_

*\*If partnership or corporation, state the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class, or at least 10% of the interest in the partnership:*

**Applicant's Attorney:** Antimo Del Vecchio Esq., Beattie Padovano  
**Address:** 200 Market Street, Suite 401 Montvale New Jersey 07645  
**Phone #:** 201-799-2107 **Fax#:** 201-799-2107

**Applicant's Engineer:** Conklin Associates  
**Address:** P.O. Box 282 29 Church Street, Ramsey, NJ 07446  
**Phone #:** 201-327-0443 **Fax#:** 201-934-1097

**Applicant's Architect:** Albert Dattoli Architect  
**Address:** 70K Chestnut Ridge Rd. Montvale New Jersey 07645  
**Phone #:** 201-573-8250 **Fax#:** 201-573-9310

**Other Professional or Expert:** Bridget Bogart, PP, AICP, CGW  
**Address:** 205 Franklin Avenue, Wyckoff, New Jersey 07481  
**Phone #:** 201-485-3365 **Fax#:** \_\_\_\_\_

**To whom should correspondence and notices be sent?**  
Antimo A. Del Vecchio  
\_\_\_\_\_  
\_\_\_\_\_

**Is the applicant the owner of record of the subject property? Y / N (Yes)**

**If No, who is the applicant?**

- ☐ Contract purchaser
- ☐ Contract tenant
- ☐ Attorney for record owner
- ☐ Or other: \_\_\_\_\_

**Please describe the nature of the variance relief requested:**

The lot is a pre-existing undersized lot and bulk variances and a FAR variance, as noted on the plans filed with this application, are requested. See Exhibit "A."

**Have there been any previous proceedings before the Park Ridge Planning Board or Zoning Board of Adjustment? If yes, please give details of proceedings and outcome.**


None known.



CERTIFICATION OF PAYMENT OF TAXES

Date: 10/28/2021

I, Jessica Mazzarella Tax Collector of the Borough of  
Park Ridge, hereby certify that the property taxes on the property known as,  
Block (s) 809, Lot (s) 7, as shown on the Borough Tax Assessment  
Maps, have been paid through the 3<sup>rd</sup> quarter and that the taxes  
on the aforementioned property are not past due nor are there any  
penalties, assessments, or interest due or outstanding as of this date.

  
Signature of Tax Collector

CERTIFICATION OF APPLICANT

I, (We,) the undersigned applicant(s) being duly sworn, upon my (our) oath(s) depose and say that the statement contained herein are true to the best of my (our) knowledge, information, and belief.

Signature of Applicant: Michael DePol  
Michael DePol

Signature of Applicant: Christine DePol  
Christine DePol

Subscribed and sworn to me before this 29 day of October 2021

Tristan Leigh Hartline  
Notary Public



TRISTAN LEIGH HARTLINE  
Commission # HH 061446  
Expires January 31, 2025  
Bonded Thru Budget Notary Services

OWNER'S AFFIDAVIT/AUTHORIZATION - INDIVIDUAL

STATE OF NEW JERSEY ss:  
COUNTY OF BERGEN )

Michael and Christine DePol of full age, being duly sworn according to law, upon his/her oath deposes and says:

1. I (we) am (are) the owners of premises in the Borough of Park Ridge known as 30 Fourth Street and also known as Block 809 Lot 7 on the current tax map.

2. Complete below if application is made by other than owner(s):

My (our) Attorney, Antimo A. Del Vecchio, is hereby authorized and empowered to make application to the Planning Board or the Zoning Board of Adjustment, on my (our) behalf, and I (we) agree to be bound by the decision of the Board, including all terms and conditions made a part thereof.

*Michael DePol Christine DePol*

Subscribed and sworn to me before this 29 day of October, 2021

*Tristan Leigh Hartline*  
\_\_\_\_\_  
Notary Public



TRISTAN LEIGH HARTLINE  
Commission # HH 061446  
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## Borough of Park Ridge

53 Park Avenue  
Park Ridge, NJ 07656  
(201) 391-5673

## Land Use Office

Date: 10/28/2021

Tax Office:

Kindly provide the undersigned within seven (7) days, a certified list of all property owners of record within 200 feet of the following:

Street Address: 30 Fourth Street

Block: 809 Lot: 7

It is understood that said list will be picked up at the Tax Office and a fee of \$10.00 will be paid either in cash or by a check made out to the Borough of Park Ridge.

Applicant Name: Michael and Christine DePol

Applicant Address: 305 Patterson Street, Apt. 209 Hillsdale NJ 07642

Applicant Phone: ( 201 ) 819 - 6204

## Exhibit A

R-20 Zoning Table

R-20 ZONING SCHEDULE													
BULK ZONE REQUIREMENT	LOT AREA	FRONT YARD	1ST SIDE YARD	2ND SIDE YARD	REAR YARD	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN LOT DEPTH	MAX DWELLING WIDTH	BUILDING COVER	IMPROVED LOT COVER	FLOOR AREA RATIO	BLD. HGT.
	20,000 SF	40'	22'	22'	50'	110'	83'	160'	60'	18%	40%	22+4+2=28%	32' OR 2 $\frac{1}{2}$ STYS.
EXISTING	13,500 SF *	48.1'	21.9'	22.2'	67.7'	90.0'*	90.0'	150.0'*	50.0'	11.3%	22.3%	11.3 %	1 $\frac{1}{2}$ sty
PROPOSED	13,500 SF *	40.2'	22.0'	18.0'**	43.8'**	90.0'*	90.0'	150.0'*	50.0'	22.2%**	34.4%	28.0 %	28.8'
IMPERVIOUS SURFACE COVER													
	BUILDING	PATIO	DRIVEWAY							WALLS & WALKWAY	WINDOW WELLS	AC/GEN/ BILCO DOORS	TOTALS
EXISTING	1531	477 SF	673 SF							310	25 SF		3016 SF
PROPOSED	2996 SF	207	989							370 SF		78	4640 SF

soil from site.

\*EXISTING VARIANCE

\*\*PROPOSED VARIANCE

## **Exhibit B**

### **Statement of Request**

The applicant will rely upon the testimony provided during the public hearing. The applicant submits that the variances can be granted under NJSA 40:55D-70(c)(1) and (d)(4). The facts include that the property is a pre-existing undersized lot, with a pre-existing single-family home. The applicant will supplement the reasons in support of variance relief thru the testimony at the public hearing.



Park Ridge Borough  
ZONING OFFICE  
53 PARK AVENUE  
PARK RIDGE, NJ 07656  
(201) 391-5673 FAX(201) 391-7130  
TTARDIBUONO@PARKRIDGEBORO.COM

Application Date: 1/4/2022  
Application Number: ZA-22-003  
Permit Number: \_\_\_\_\_  
Project Number: \_\_\_\_\_  
Fee: \$200

## Denial of Application

Date: 1/4/2022

To: MICHAEL & CHRISTINA DEPOL  
30 FOURTH STREET  
PARK RIDGE, NJ 07656

CC:

RE: 30 FOURTH STREET  
BLOCK: 809 LOT: 7 QUAL: ZONE: R-20

DEAR MICHAEL & CHRISTINA DEPOL,

Your Request is hereby denied upon the following requirements:

101-SCH IV-2

SIDE YARD

REQUIRED: 22 Ft.

EXISTING: 22.2 Ft.

PROPOSED: 18 Ft.

VARIANCE REQUIRED: 4 Ft.

REAR YARD

REQUIRED: 50 Ft.

EXISTING: 67.7 Ft.

PROPOSED: 43.8 Ft.

VARIANCE REQUIRED: 6.2 Ft.

BUILDING COVERAGE:

REQUIRED: 18%

EXISTING: 11.3%

PROPOSED: 22.2%

VARIANCE REQUIRED: 4.2%

FAR:

REQUIRED: 22%

EXISTING: 11.3%

PROPOSED: 28%

VARIANCE REQUIRED: 6%

101-23 E(2) (b)

Additional driveway width beyond the width of the garage is permitted in accordance with the following table and Figure 1. Attached

PRE-EXISTING NON-CONFORMING:

LOT AREA

LOT WIDTH

LOT DEPTH

You may, as per N.J.S.A 40:55D, seek a variance (s) to the code and appeal this decision by submitting an application to the Zoning Board of Adjustment.

**\*\*PLEASE NOTE--**Letter received with denial instructed to see attached R-20 Zoning table. The attached zoning table was not fully complete. In fact, some measurements differed from the submitted plans. For this denial I used the zoning schedule listed on the submitted plans dated September 10, 2021 from Conklin Associates.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tonya Tardibuono", written over a horizontal line.

TONYA TARDIBUONO, ZONING OFFICER



# PARK RIDGE ZONING REVIEW APPLICATION

Worksite Address: 30 Fourth Street Block: 809 Lot: 7 District Zone **R-20**  
 Contractor Name: To be determined Contractor Phone #: \_\_\_\_\_  
 Contractor Address: \_\_\_\_\_ Contractor E-Mail: \_\_\_\_\_  
 Homeowner Name: Michael and Christine DePol Homeowner Phone #: 201-819-6204  
 Homeowner Address: 305 Patterson Street, Apt. 209, Hillsdale NJ 07642 Homeowner E-Mail: mdepol7626@gmail.com

☒ Addition/New Construction 
 ☐ Patio 
 ☐ Deck 
 ☐ Retaining Wall 
 ☐ Garage – Attached 
 ☐ Garage – Detached 
 ☐ Other \_\_\_\_\_

**TYPE OF DWELLING:**

☒ Single Detached One Family Home 
 ☐ Multi-Family 
 ☐ Two Family Owner Occupied  
☐ Two Family Non-Owner Occupied 
 ☐ Tenant 
 ☐ Commercial

I am requesting zoning review and approval on the following: *Please give brief description of proposed work and/ or use*  
Demolition of existing single family home and construction of a new single family home on the property.

Applicant's signature *Michael and Christine DePol* Date *10/29/2021*  
 (Michael and Christine DePol)

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE	CODE SECTION
MINIMUM LOT AREA	20,000 SF	See Attached	See Attached	See Attached	101-SCH IV-2
MINIMUM LOT WIDTH	110 FT	See Attached	See Attached	See Attached	101-SCH IV-2
MINIMUM STREET FRONTAGE	83 FT	See Attached	See Attached	See Attached	101-SCH IV-2
MINIMUM LOT DEPTH	160 FT	See Attached	See Attached	See Attached	101-SCH IV-2
MINIMUM FRONT YARD	40 FT	See Attached	See Attached	See Attached	101-SCH IV-2
MINIMUM SIDE YARD (EACH)	22 FT	See Attached	See Attached	See Attached	101-SCH IV-2
MAXIMUM DWELLING WIDTH	60 % lot width	See Attached	See Attached	See Attached	101-SCH IV-2
MINIMUM REAR YARD	50 FT	See Attached	See Attached	See Attached	101-SCH IV-2
MAXIMUM BUILDING HEIGHT	32 FT	See Attached	See Attached	See Attached	101-SCH IV-2
MAXIMUM BUILDING COVERAGE	18 %	See Attached	See Attached	See Attached	101-SCH IV-2
MAXIMUM IMPERVIOUS COVER	40 %	See Attached	See Attached	See Attached	101-SCH IV-2
MAXIMUM FLOOR AREA RATIO	22%	See Attached	See Attached	See Attached	101-SCH IV-2
MAXIMUM GROSS FLOOR AREA	4,800 sf	See Attached	See Attached	See Attached	101-SCH IV-2
PATIOS	10 FT	See Attached	See Attached	See Attached	101-21A(1)(a)
DECKS	20 FT				101-21A(1)(a)
GARAGE – DETACHED (TO 325 SF)	10 FT SETBACK				101-21A(1)(a)
GARAGE – DETACHED (TO 450 SF)	10 FT SETBACK				101-21A(1)(a)

**\*\*Driveway – Please refer to code section 101-23**

Approved: \_\_\_\_\_ Denied: ☒ Planning Board approval required: \_\_\_\_\_ Zoning Board approval required: ☒

Denied under code sections: \_\_\_\_\_

Denial: \_\_\_\_\_

Zoning Official *[Signature]* Date *1-4-22* If your application is denied, reason for denial is above. You may, as per N.J.S.A. 40:55D, seek a variance to the code and appeal this decision by making application to the Zoning Board of Adjustment.

**ZONING PERMIT - \$50 / ZONING PERMIT ADDITIONS - \$150 / ZONING PERMIT NEW CONSTRUCTION - \$200**

R-20 Zoning Table to be Updated

-Not Complete. Used  
Plans dated 9-10-21  
Conklin Associates

R-20 ZONING SCHEDULE									
BULK ZONE REQUIREMENT	LOT AREA	FRONT YARD	1ST SIDE YARD	2ND SIDE YARD	REAR YARD	BUILDING COVER	IMPROVED LOT COVER	FLOOR AREA RATIO	BLD. HGT.
	20,000 SF	40'	22'	22'	50'	18%	40%		35' OR 2 1/2 STYS.
EXISTING	13,500 SF *	48.1'	21.9'	22.2'	67.7'	11.3%	22.3%		
PROPOSED	14,500 SF *	40.2'	22.0'	18.0'	41.5' **	22.5% **	33.3%		2 1/2 stys
IMPERVIOUS SURFACE COVER									
	BUILDING	RATIO		DRIVEWAY	WALLS & WALKWAY	WINDOW WELLS	AC/GEN/BILOO/DOORS	TOTALS	
EXISTING	1531	477 SF		673 SF	310	29 SF		3015 SF	
PROPOSED	3036 SF	207		991	154 SF		78	4496 SF	

\*EXISTING VARIANCE

\*\*PROPOSED VARIANCE

# APPLICATION FOR SOIL MOVING

APPLICANT Michael and Christine DePol TELEPHONE 201-819-6204

ADDRESS 305 Patterson Street, Apt. 209, Hillsdale NJ 07642

OWNER Michael and Christine DePol TELEPHONE 201-819-6204

SITE ADDRESS 30 Fourth Street Park Ridge NJ 07656

BLOCK 809 LOT 7

DESCRIPTION / PURPOSE OF WORK Soil movement in connection with the construction of a new home on the property.

ROADS TO BE USED TO AND FROM THE SITE To be determined in consultation with Board Engineer and the Police Department.

## SOIL MOVING CALCULATIONS: PLEASE COMPLETE ALL

TOTAL CUT	
TOTAL FILL	
TOTAL IMPORT	
TOTAL EXPORT	945 CY
GRAND TOTAL EXCAVATION	945 CY

KIND AND QUALITY OF SOIL TO BE IMPORTED/EXPORTED Subgrade

KIND AND QUALITY OF SOIL TO BE EXPORTED Subgrade

STARTING DATE ASAP COMPLETION DATE 1 year from start of Soil Movement

FEE: PER CHAPTER 84-8 SOIL MOVING ORDINANCE

TOTAL QUANTITY MOVED CUBIC YARDS 945 X \$ .25= \* 236.25

MINIMUM FEE: \* \$75 APPLICATION FEE: RESIDENTIAL \$100 COMMERCIAL \$200

TOTAL: \$336.25 FEE PAID/CHECK # \_\_\_\_\_

  
APPLICANTS SIGNATURE  
Michael DePol and Christine DePol

10/29/2021  
DATE

BOROUGH ENGINEER (IF NEEDED)

DATE

CONSTRUCTION OFFICIAL

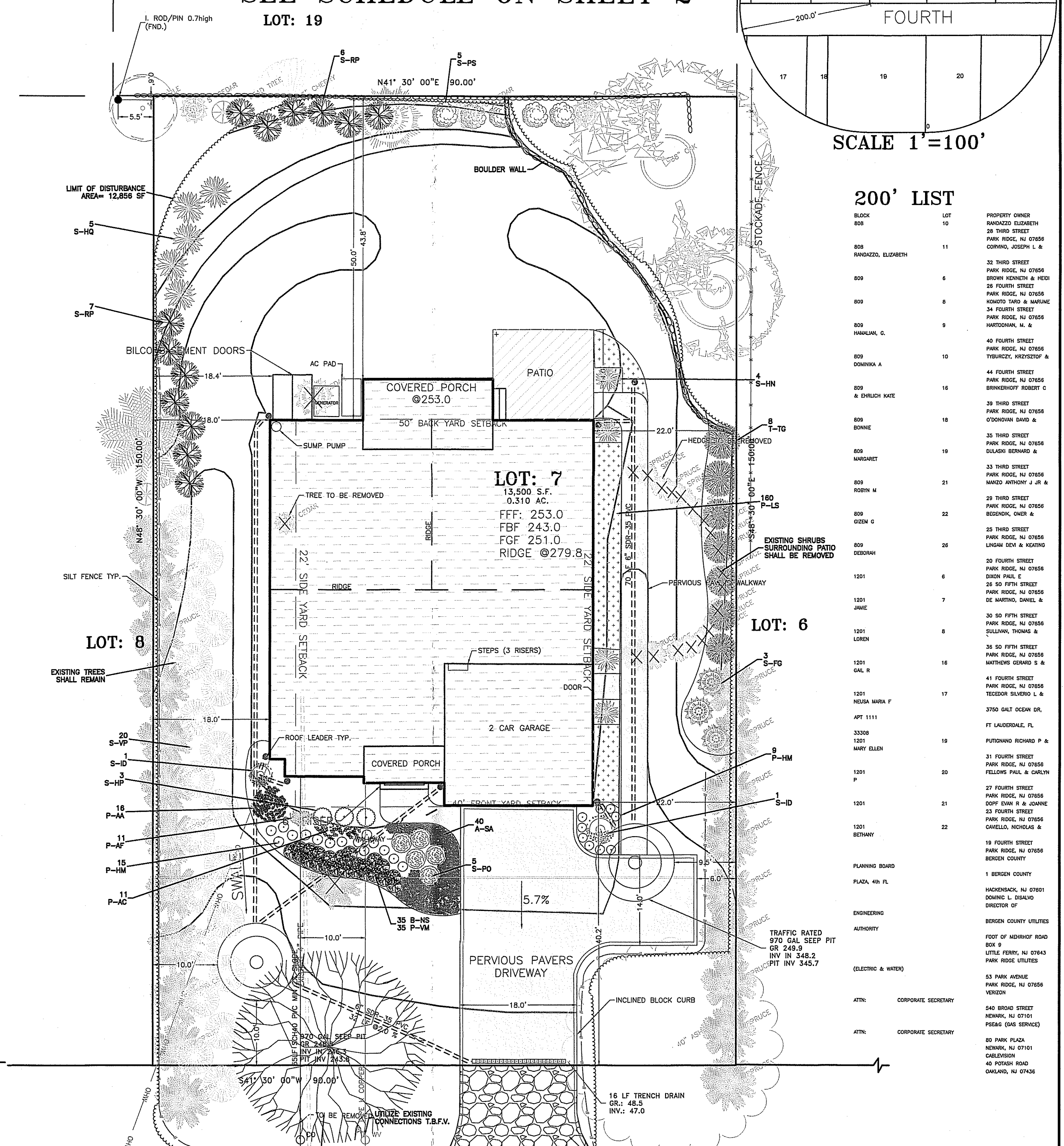
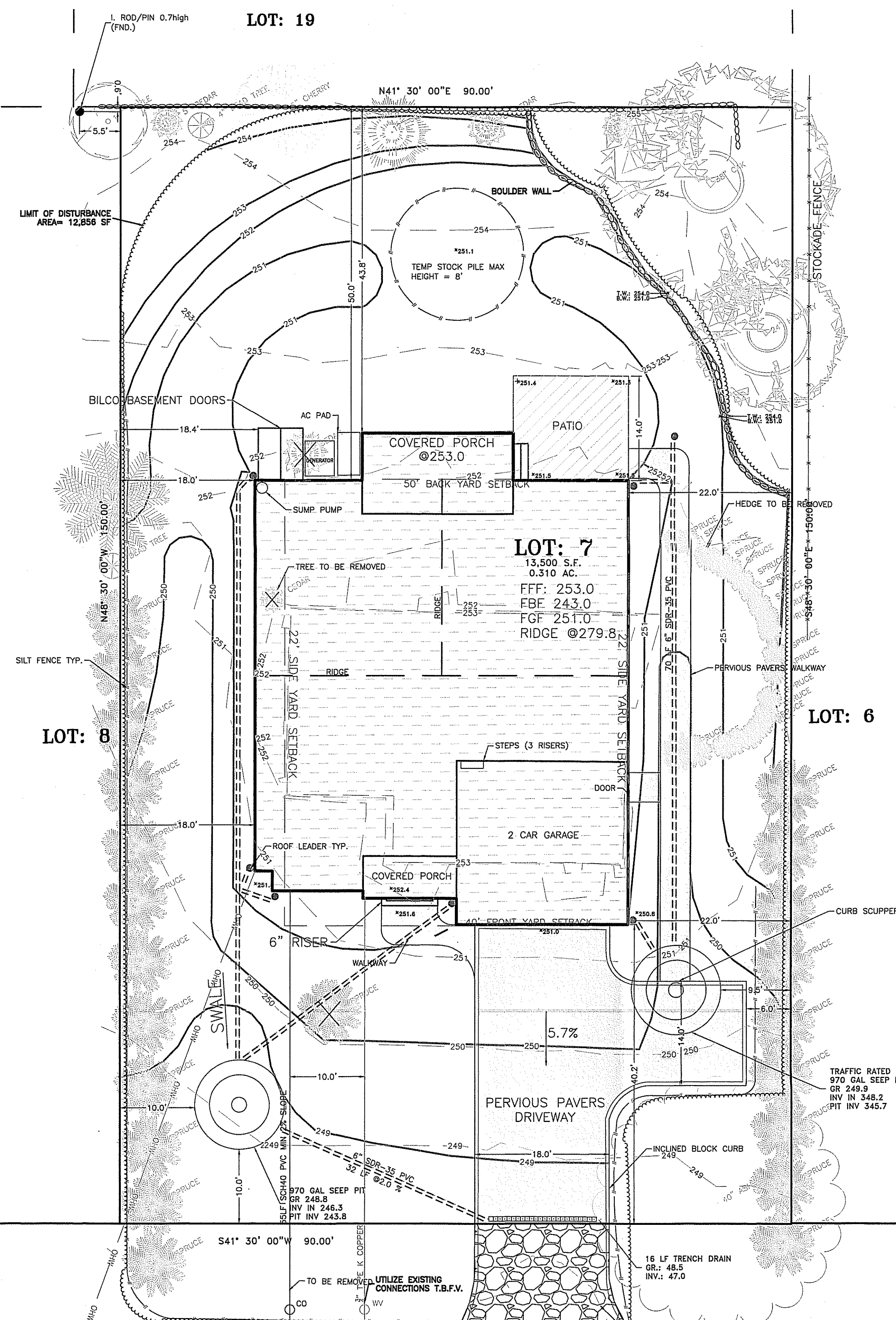
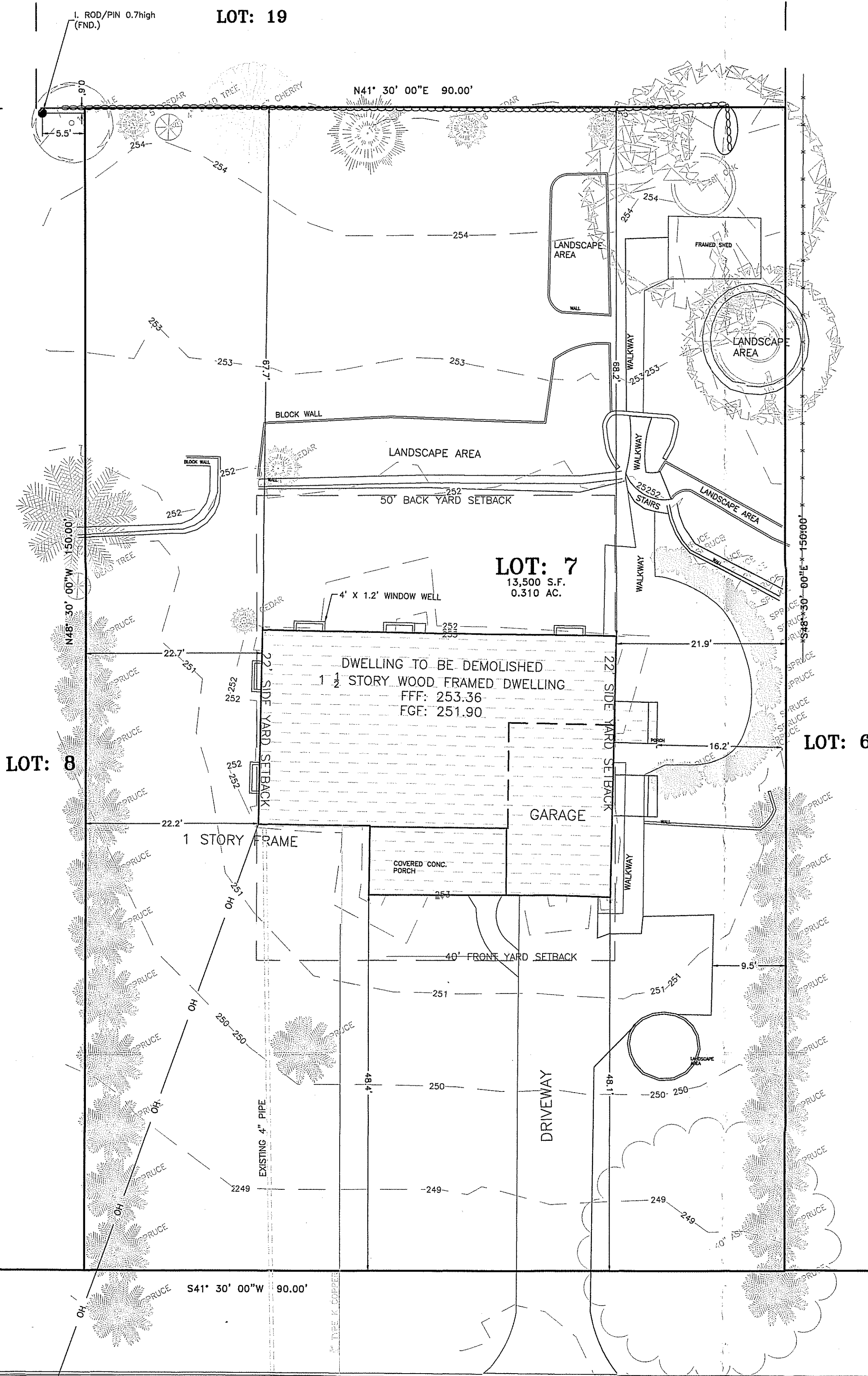
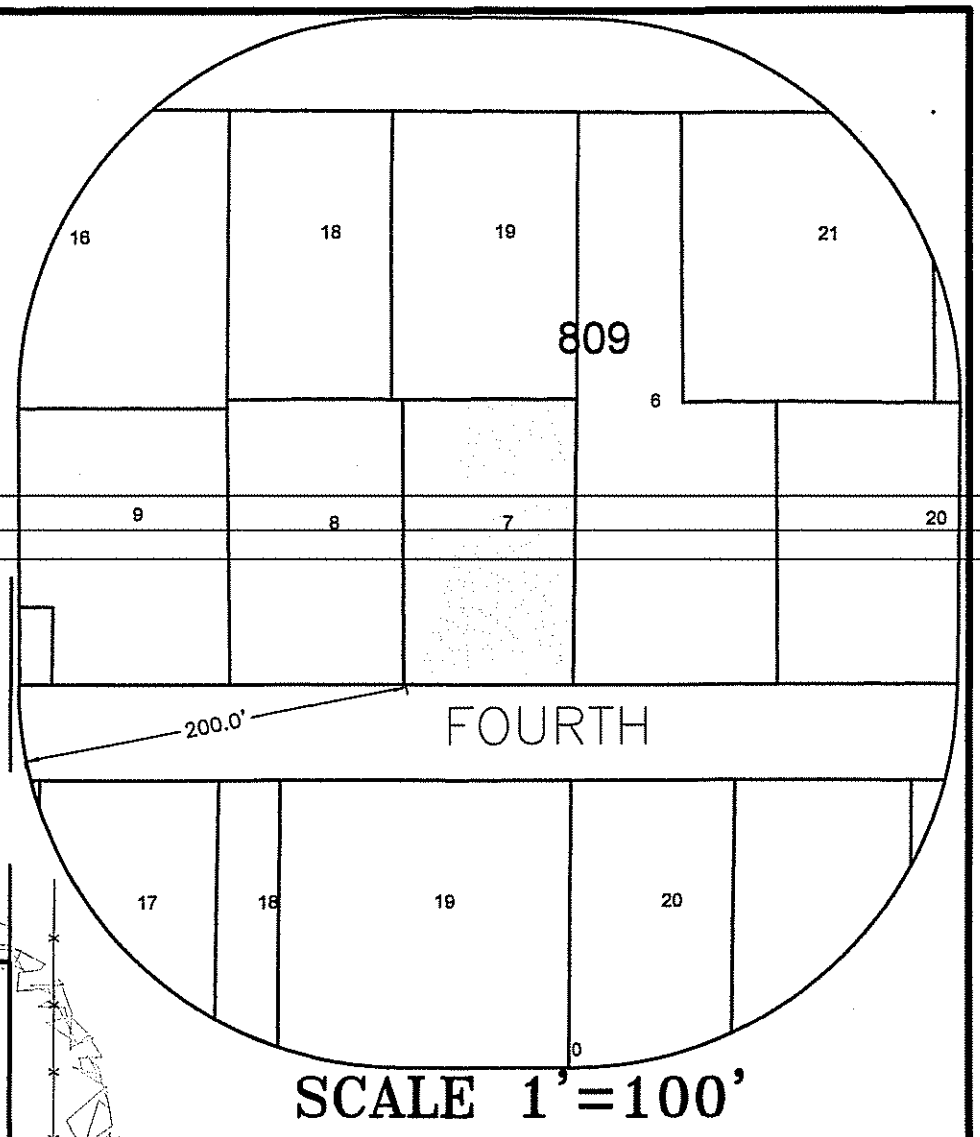
DATE



# EXISTING CONDITIONS SURVEY

# PROPOSED CONDITIONS

# LANDSCAPE PLAN SEE SCHEDULE ON SHEET 2



**FOURTH STREET**  
50' WIDE

**FOURTH STREET**  
50' WIDE

**FOURTH STREET**  
50' WIDE

**GENERAL NOTES**

- OWNER & APPLICANT: MIKE DEPOL
- PROPERTY IS KNOWN AS LOT 7 BLOCK 809
- SURVEY BY STEVE EID, LS. CONKLIN ASSOCIATES
- VERTICAL DATUM NGVD 1988
- APPLICANT SHALL PROTECT ANY PERIMETER FENCING, CURBS, WALKWAYS, PLANTINGS, AND WALLS ON ADJACENT PROPERTIES DURING CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING OR PUBLIC PROPERTIES DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- THE APPLICANT SHALL ENSURE THAT ALL DISTURBED WORK AREAS ARE STABILIZED WITH TOPSOIL, SEED, HAY, AND STRAW MULCH TO ENSURE LAWN GROWTH.
- THE APPLICANT SHALL ENSURE THAT STORM WATER RUNOFF DOES NOT NEGATIVELY AFFECT NEIGHBORING PROPERTIES. DURING AND AFTER CONSTRUCTION, ANY DAMAGES CAUSED BY AN INCREASE IN RUNOFF OR IMPROPER DRAINAGE SHALL BE REPAIRED BY THE APPLICANT. ANY DAMAGES INCURRED TO SURROUNDING PUBLIC OR PRIVATE PROPERTY AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT.
- FAR = 2184 SF+204 SF+850 SF+540 SF = (3778 SF / 13,500 SF = 27.99%)

**SEQUENCE OF CONSTRUCTION**

- Stake property corners and property line.
- Install silt fence and wheel blanket, if required.
- Demolish existing home.
- Strip topsoil and stockpile.
- Excavate and install seepage pit.
- Excavate for addition foundation. Remove excess soil from site.
- Construct addition. Roof leaders to be connected to seepage pit.
- Install utilities. Final grade.
- Uniformly apply topsoil to an average depth of 5", minimum of 4", firmed in place. Stabilize.
- Remove silt fence and wheel blanket.

R-20 ZONING SCHEDULE												
BULK ZONE REQUIREMENT	LOT AREA	FRONT YARD	1ST SIDE YARD	2ND SIDE YARD	REAR YARD	MIN LOT WIDTH	MIN STREET FRONTAGE	MIN LOT DEPTH	MAX DWELLING WIDTH	BUILDING COVER	IMPROVED LOT COVER	FLOOR AREA RATIO
EXISTING	20,000 SF	40'	22'	22'	50'	110'	83'	160'	60'	18%	40%	22+4+2=28%
PROPOSED	13,500 SF *	48.1'	21.9'	22.2'	67.7'	90.0'*	90.0'	150.0'*	50.0'	11.3%	22.3%	11.3 %
PROPOSED	13,500 SF *	40.2'	22.0'	18.0'*	43.8'*	90.0'*	90.0'	150.0'*	50.0'	22.2%*	34.4%	28.0 %

IMPERVIOUS SURFACE COVER					
BUILDING	PATIO	DRIVEWAY	WALLS & WALKWAYS	WINDOW WELLS	AC/GEN/ BILCO DOORS
EXISTING	1531	477 SF	673 SF	310	25 SF
PROPOSED	2996 SF	207	989	370 SF	78

**REVISION DIGEST**


**CONKLIN ASSOCIATES**  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
29 CHURCH STREET  
P.O. BOX 282, RAMSEY, NJ 07446  
PHONE (201) 327-0443, FAX (201) 934-1097  
CERTIFICATE OF AUTHORIZATION #24GA28046300

**TIBOR LATINCSCS**  
N.J.P.E. 32444, N.J.P.S. 3736

**STEPHEN P. EID**  
N.J.P.E. 30081  
PROFESSIONAL ENGINEER & LAND SURVEYOR

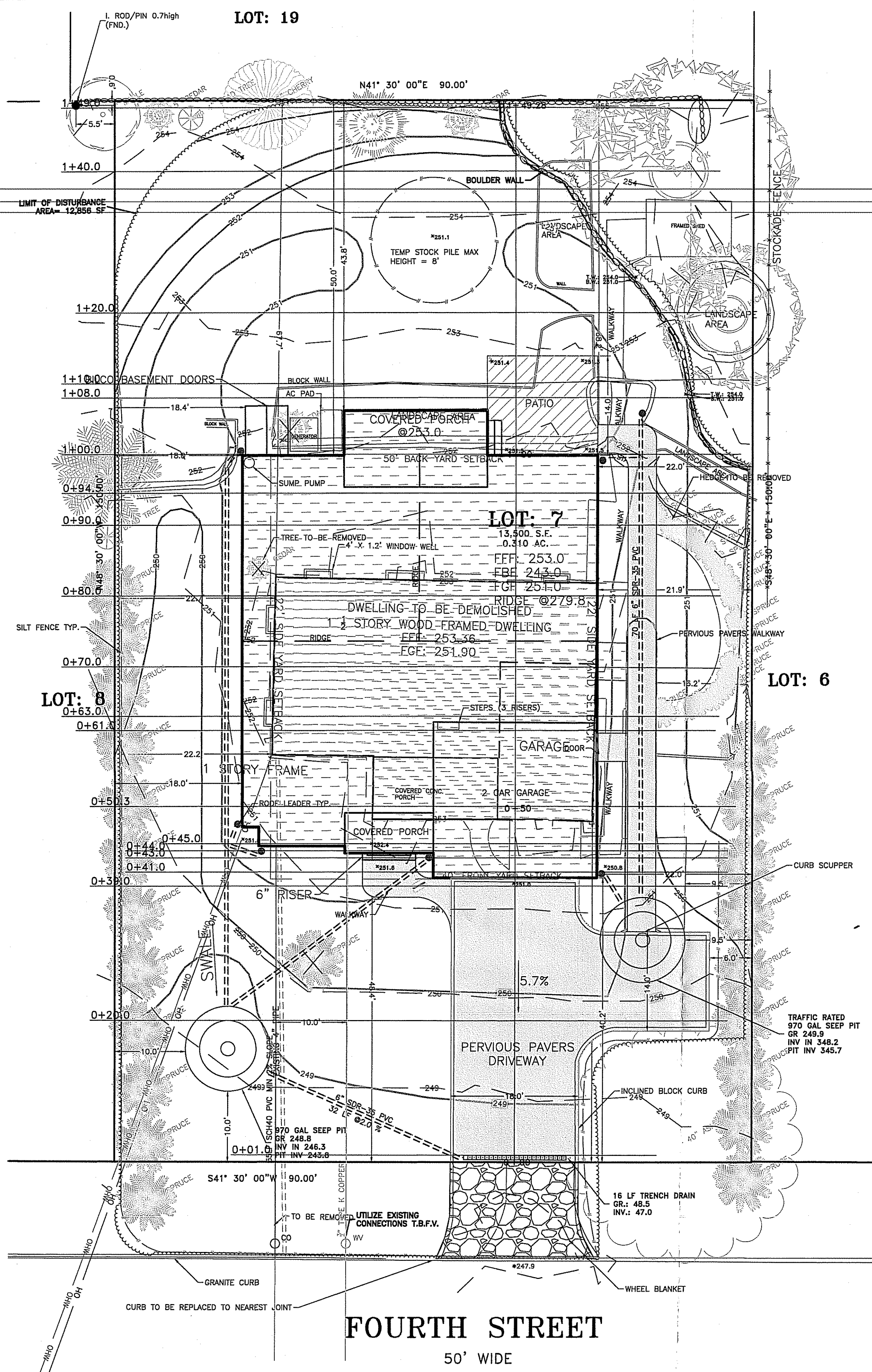
SCALE: 1" = 10'  
ORIGINAL PLAN DATE: 9/10/21  
SURVEY DATE: 3/10/21

FILE NO.:  
PLOT NO.: BL 809 L7PlotPlan.dwg

**SHEET 1 OF 2**

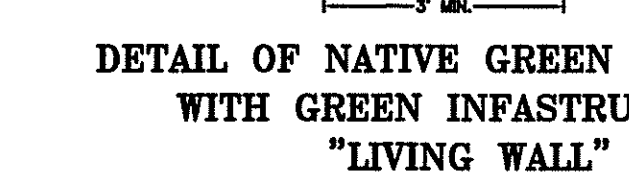
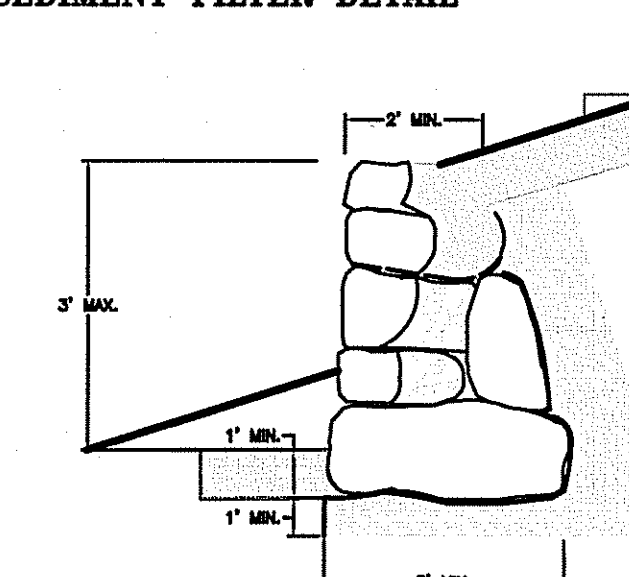
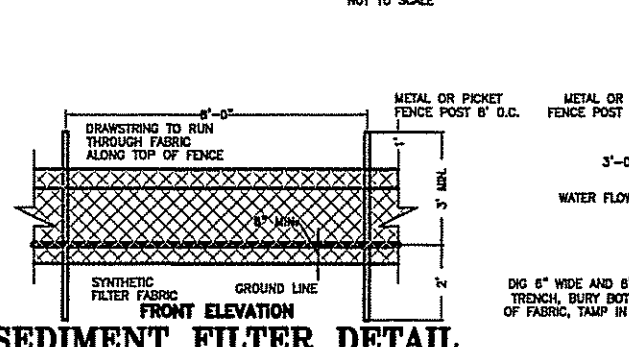
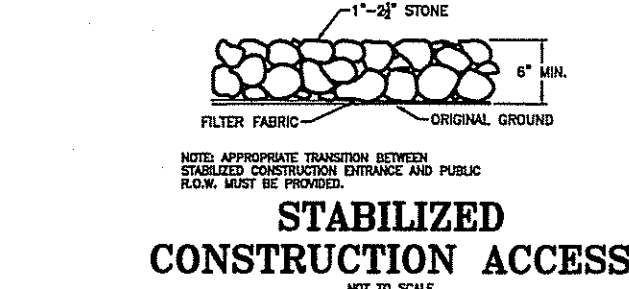
**PLOT PLAN & SOIL EROSION & SEDIMENT CONTROL PLAN**  
**LOT 7 - BLOCK 809**  
IN THE  
**BOROUGH OF PARK RIDGE**  
**BERGEN COUNTY, NEW JERSEY**  
FOR  
**MIKE DEPOL**



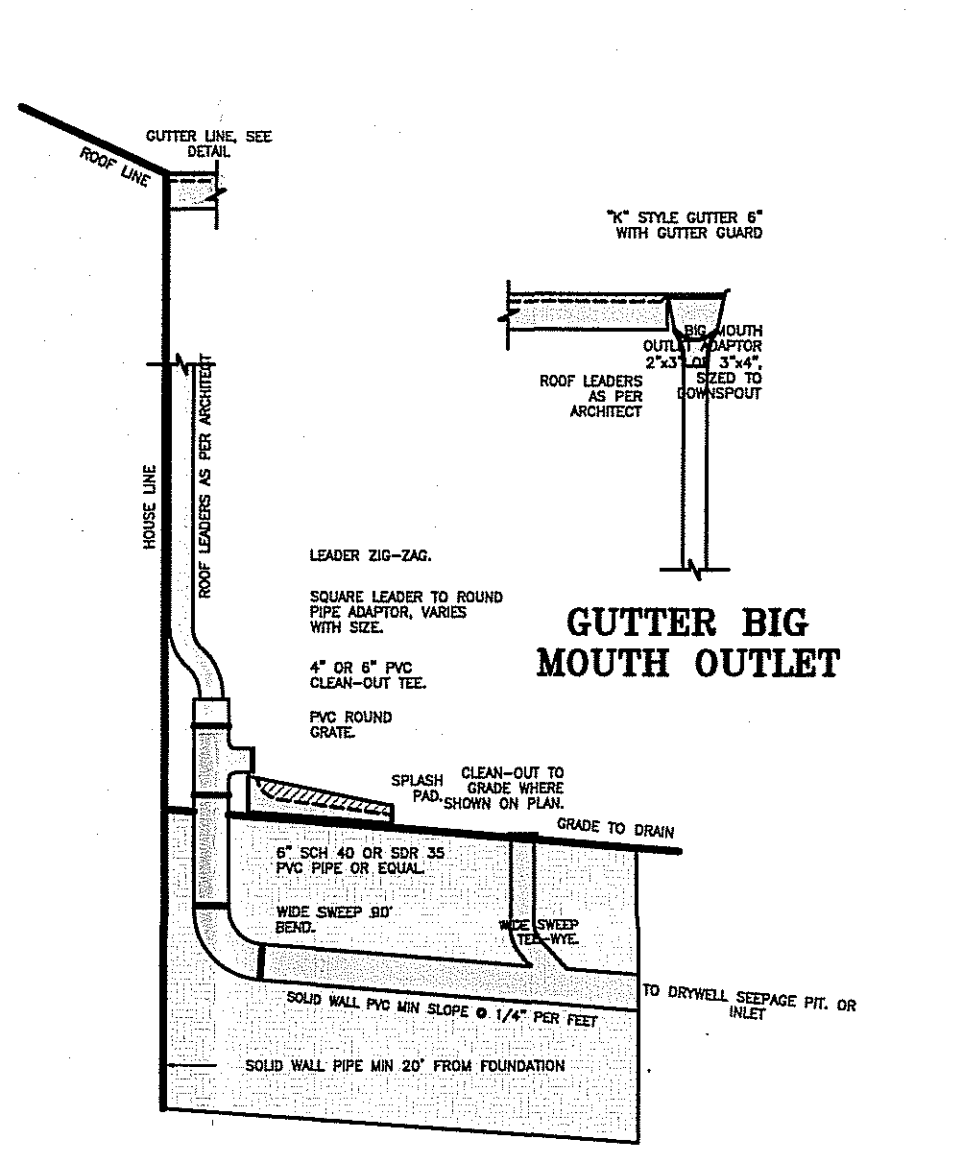


### SOIL EROSION CONTROL NOTES

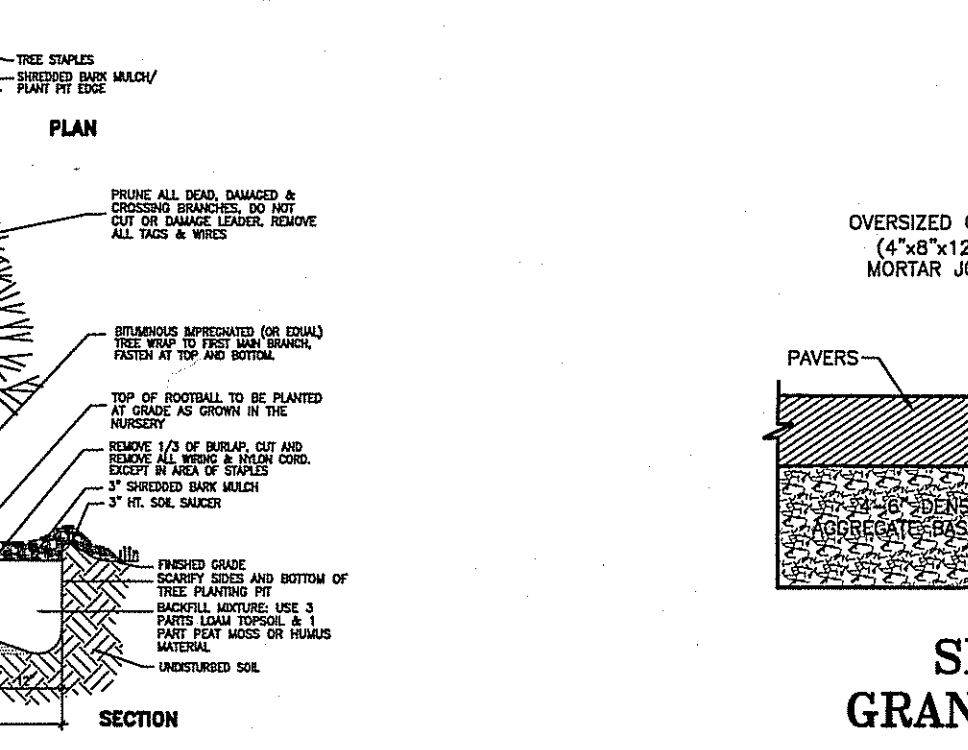
1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY BE COVERED WITH A TEMPORARY SEEDING AND MULCHING. THE SEEDING PROHIBITION SHALL BE MAINTAINED UNTIL THE DISTURBED AREA IS COVERED WITH A PERMANENT SEEDING AND MULCHING.
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR BOUND GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION SHALL BE COVERED WITH A TEMPORARY SEEDING AND MULCHING WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
4. STABILIZATION SPECIFICATIONS:
  - A. TEMPORARY SEEDING AND MULCHING:
    - GROUND LIMESTONE - UNIFORMLY APPLIED TO AN AVERAGE DEPTH OF 1/2" MINIMUM OF 4", FIRMED IN PLACE.
    - FERTILIZER - APPLY 11 LBS./1,000 SF. OF 10-20-10 OR EQUIVALENT WITH SOIL WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
    - SEED - PERMANENT SEEDING: 100 LBS./ACRE (2.3 LBS./1,000 SF.) OR OTHER APPROVED SEEDS PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 1 AND OCTOBER 1.
    - MULCH - UNROTATED STRAW OR HAY AT A RATE OF 7 TO 10 TONS PER ACRE (1.75 TO 2.5 TONS PER 1,000 SF.) APPLIED TO ACHIEVE SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
  - B. PERMANENT SEEDING AND MULCHING:
    - GROUND LIMESTONE - UNIFORMLY APPLIED TO AN AVERAGE DEPTH OF 1/2" MINIMUM OF 4", FIRMED IN PLACE.
    - FERTILIZER - APPLY 11 LBS./1,000 SF. OF 10-20-10 OR EQUIVALENT WITH SOIL WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
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    - MULCH - UNROTATED STRAW OR HAY AT A RATE OF 7 TO 10 TONS PER ACRE (1.75 TO 2.5 TONS PER 1,000 SF.) APPLIED TO ACHIEVE SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS CONFINED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
7. EROSIONS ARE NOT TO BE LOCATED WITHIN 5' OF A FLOODPLAIN, SLOPE, ROADWAY OR SHARPSHED FACILITY. THE BASE OF ALL STRUCTURES SHALL BE CONTAINED BY A VERTICAL SEDIMENT BARRIER OR SILT FENCE.
8. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2 1/2" CRUSHED STONE, 4" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN BY A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
9. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
10. DRIVEWAYS MUST BE STABILIZED WITH 1" - 2 1/2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
11. ALL SOIL, WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
12. CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 3-1 OF THE NJ STANDARDS.
13. STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
14. DRAINAGE OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BASIN OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
15. DUST SHALL BE CONTROLLED BY THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
16. TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.
17. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
18. ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
19. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
20. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE. PROJECT CONTACT: 200 KENNEDY ROAD, SUITE 105, CLIFTON, NEW JERSEY 07011-2915. FAX: 201-321-7575.
21. THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MAINTAIN OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
22. THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE RESUMPTION OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS PRIOR TO THE RESUMPTION OF A REPORT OF COMPLIANCE BY THE DISTRICT.
23. THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS IN AN URBAN REDEVELOPMENT AREA.



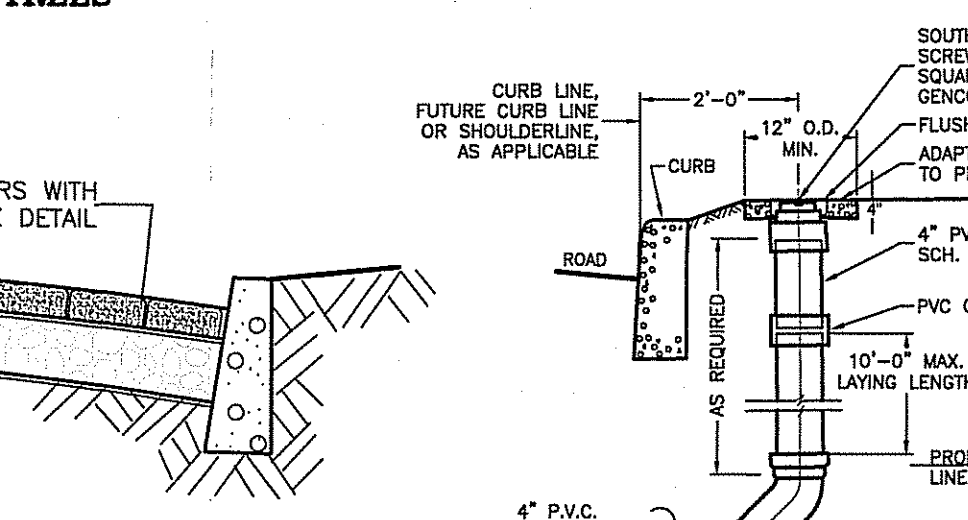
### DETAIL OF NATIVE GREEN STONE WALL WITH GREEN INFRASTRUCTURE "LIVING WALL"



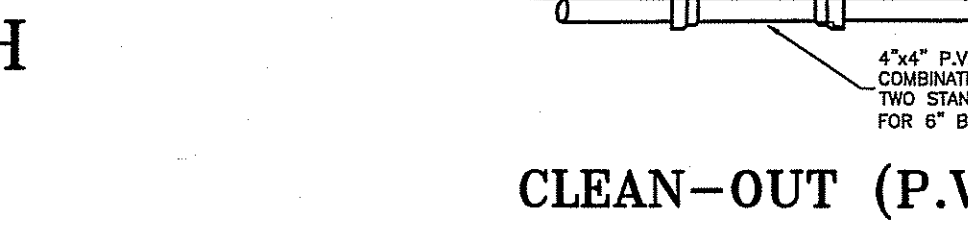
### ROOF LEADER DRAIN SCHEMATIC DETAIL



### DETAIL OF TRENCH DRAIN



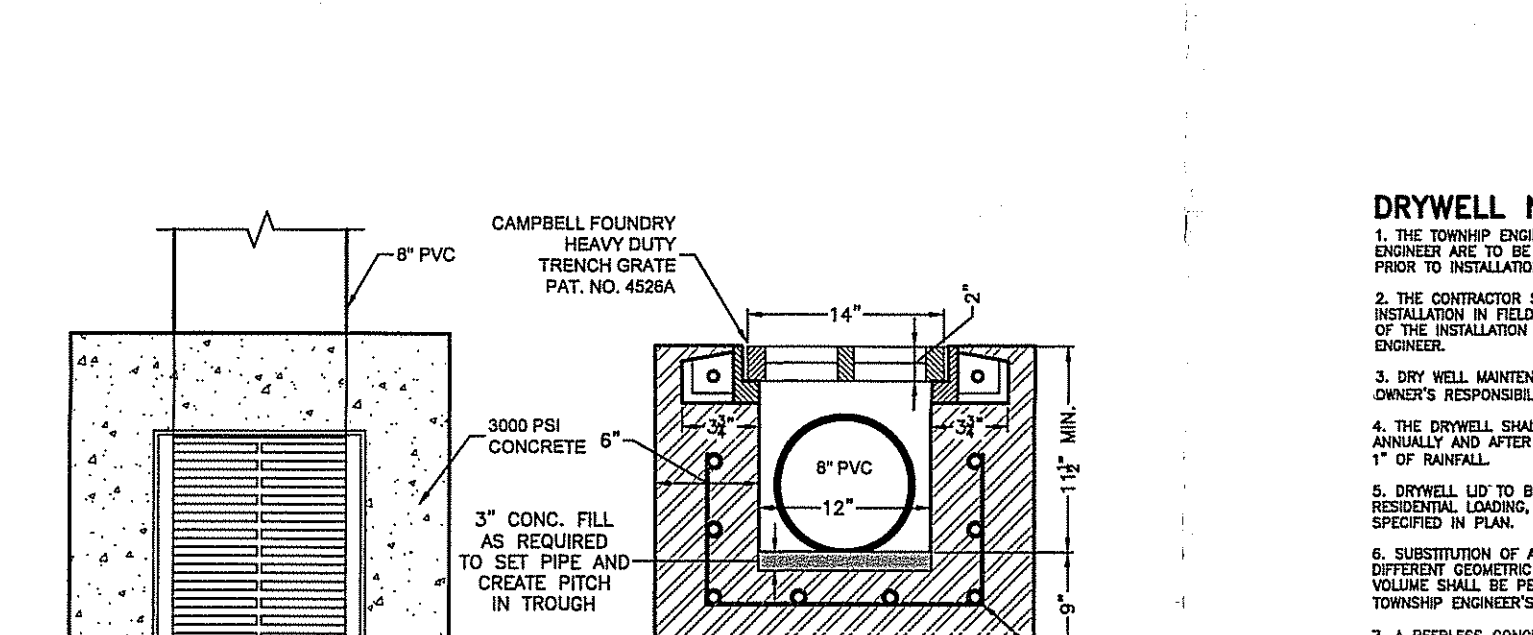
### SECTION THRU INCLINED GRANITE CURB FOR DRIVEWAYS



### CLEAN-OUT (P.V.C.)



SOIL MOVEMENT							
STATION	FILL AREA (S.F.)	CUT AREA (S.F.)	FILL VOL. (C.Y.)	CUT VOL. (C.Y.)	CUM. FILL VOL. (C.Y.)	CUM. CUT VOL. (C.Y.)	NET VOL. (C.Y.)
0+01	0	0	0	0	0	0	0
0+20	2	9	1	3	1	3	-3
0+39	6	25	3	12	3	15	-12
0+41	8	28	1	2	4	17	-13
0+43	13	34	1	2	5	19	-15
0+44	19	37	1	1	6	21	-16
0+45	11	139	1	3	7	24	-18
0+50	128	201	14	33	19	57	-38
0+61	128	117	51	63	70	120	-50
0+63	2	176	5	11	75	131	-56
0+70	1	174	0	45	75	176	-101
0+80	1	182	0	66	75	242	-167
0+90	1	454	0	118	76	360	-284
0+94	1	440	0	74	76	434	-358
1+00	21	35	2	48	79	483	-404
1+08	5	94	4	19	82	502	-420
1+10	4	105	0	7	83	509	-427
1+20	2	154	1	48	84	557	-474
1+40	0	99	1	94	84	651	-567
1+49	0	25	0	21	84	672	-587



### DETAIL OF TRENCH DRAIN



### DETAIL OF TRENCH DRAIN



### DETAIL OF TRENCH DRAIN



### DETAIL OF TRENCH DRAIN



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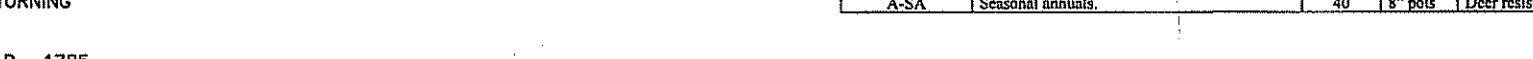
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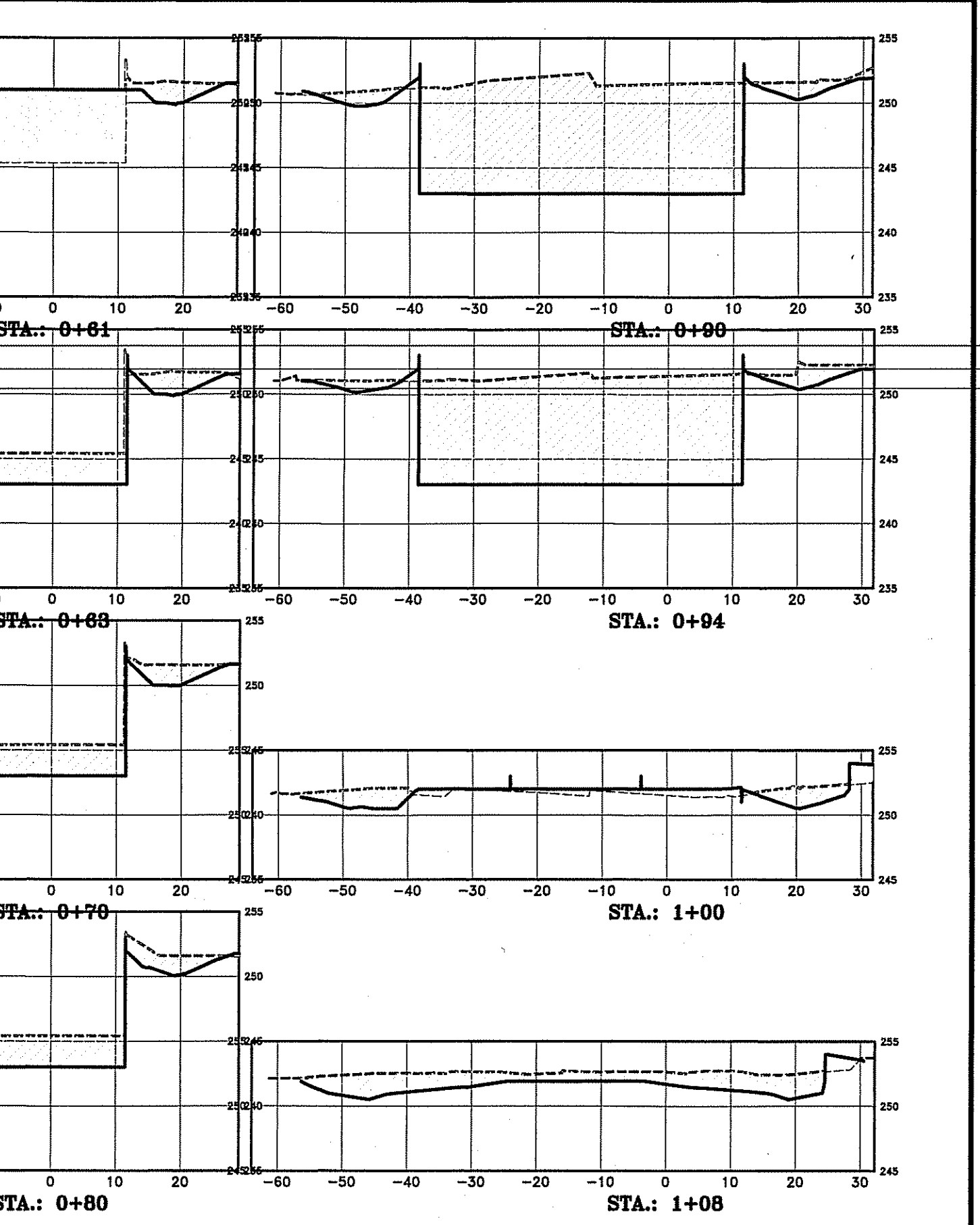
### DETAIL OF TRENCH DRAIN



### DETAIL OF TRENCH DRAIN



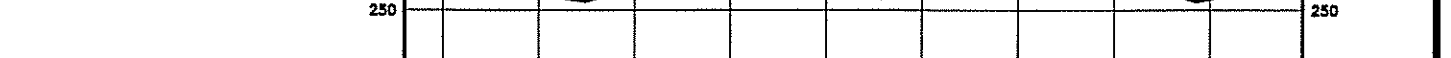
### DETAIL OF TRENCH DRAIN



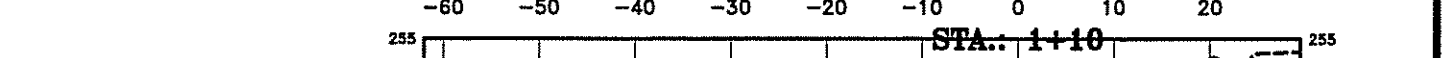
### SCALE: 1" = 20'



### DETAIL OF TRENCH DRAIN



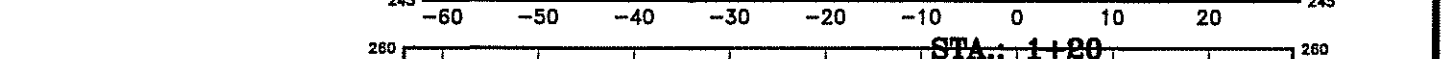
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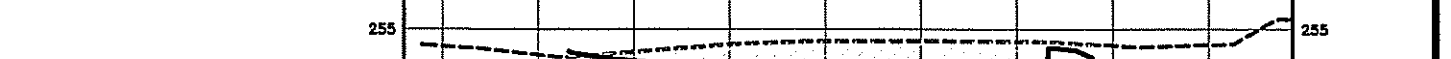
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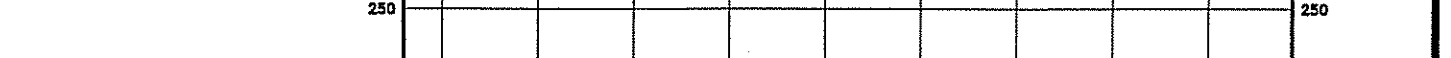
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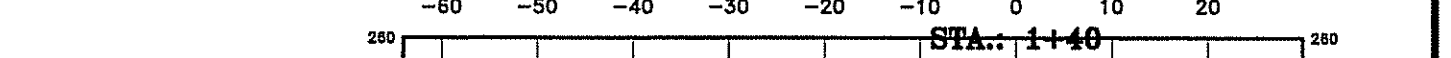
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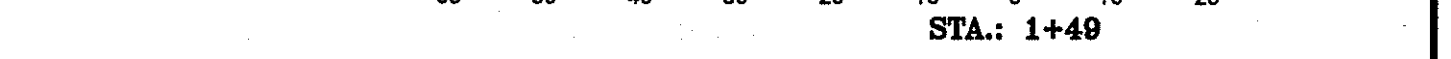
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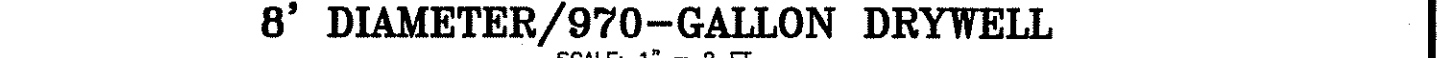
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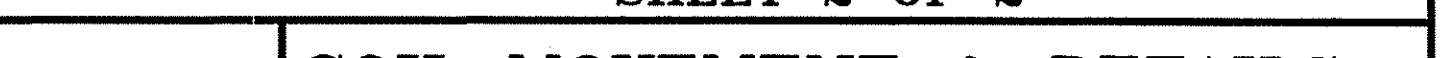
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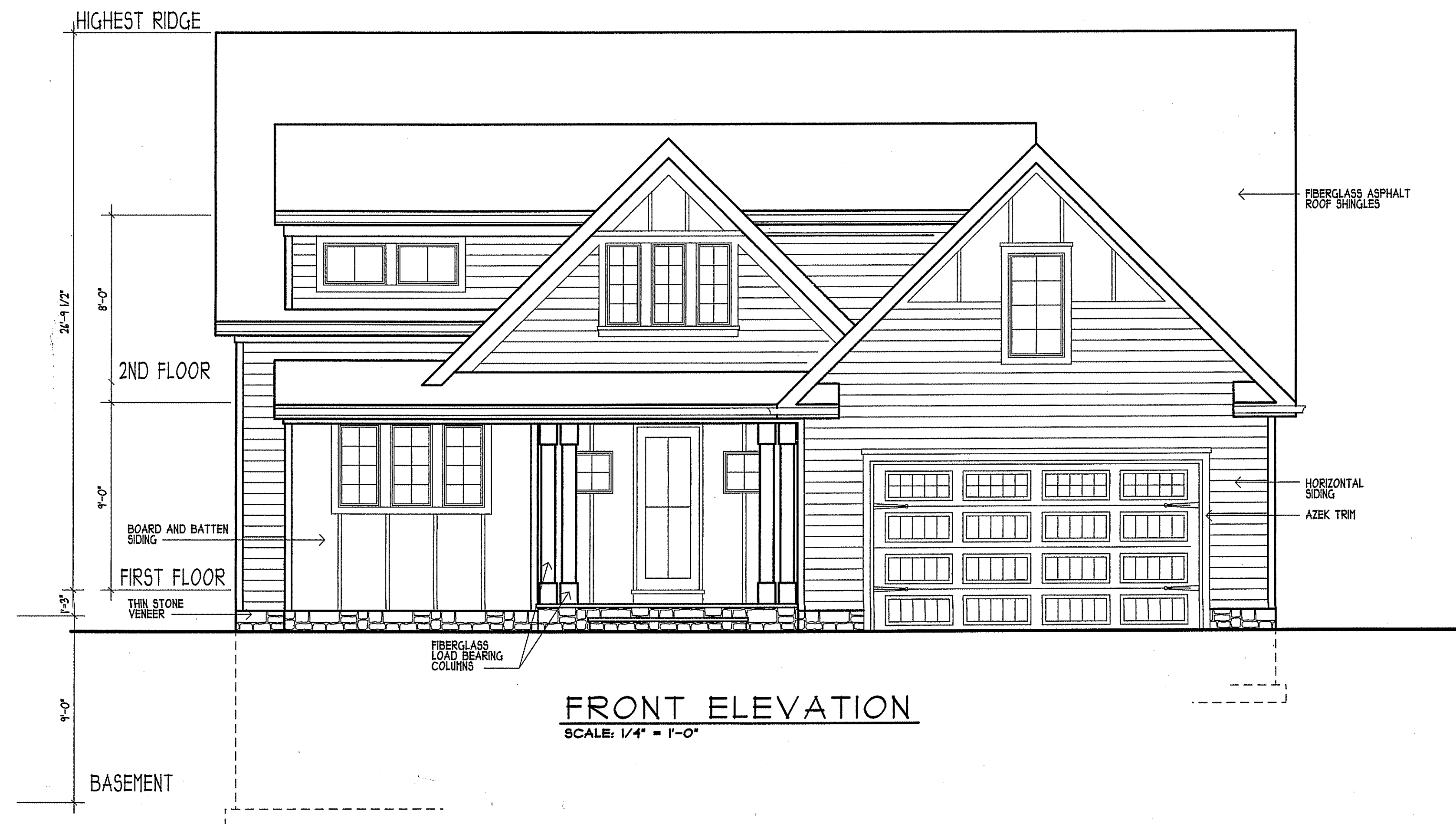


### DETAIL OF TRENCH DRAIN



### DETAIL





9-30-2021 ZONING SUBMISSION

REVISIONS TO THIS DRAWING

**ALBERT DATTOLI ARCHITECT**

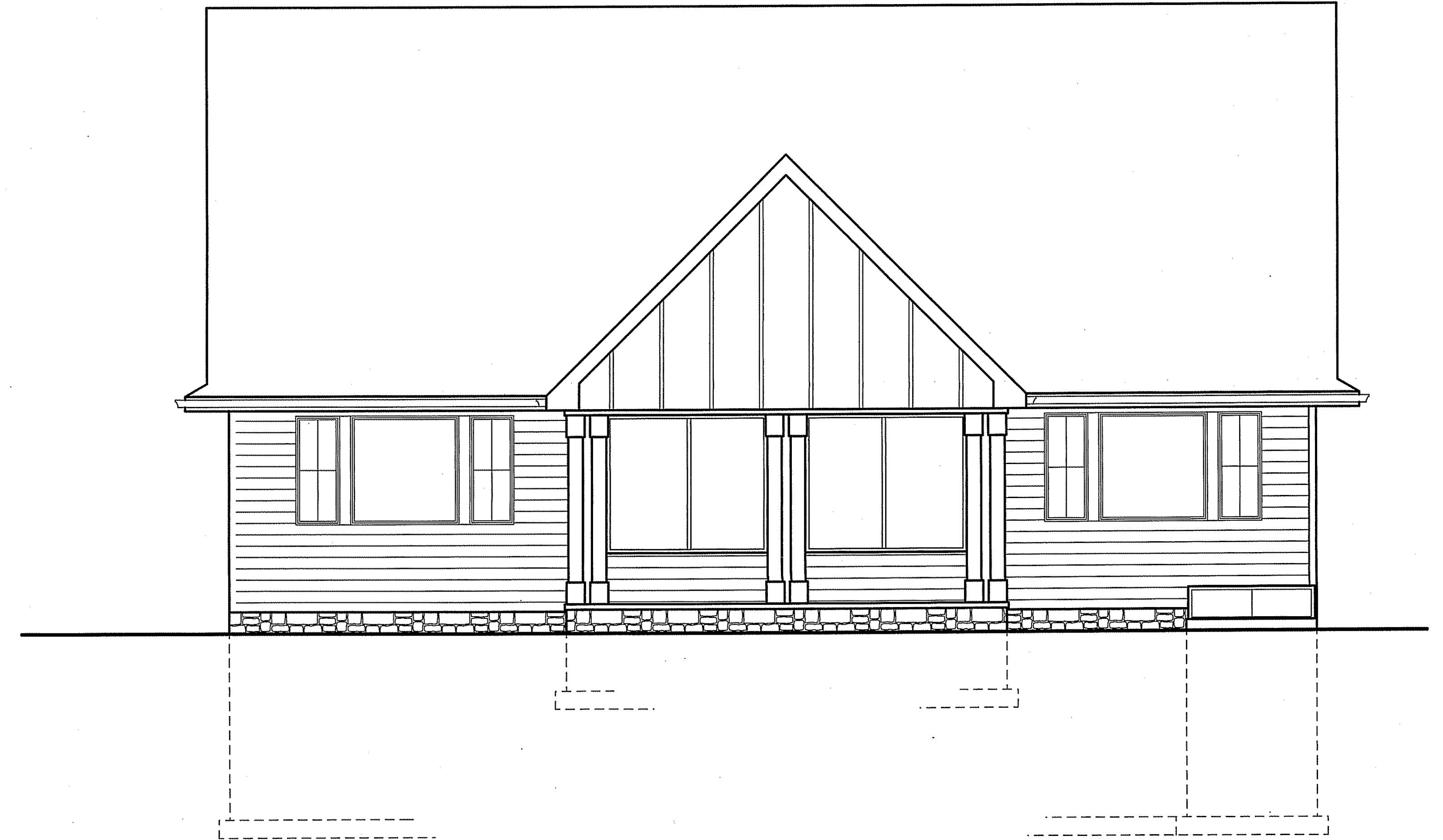
70K CHESTNUT RIDGE RD.  
MONTVALE, N.J. 07645  
201-573-8250 FAX 201-573-9310  
dattolarchitect@hotmail.com

NCARB NO. 24,188  
NJ CERT. NO. 21A100771600  
NY CERT. NO. 15,134

PROPOSED RESIDENCE  
30 FOURTH STREET  
BLOCK 809 LOT 7  
PARK RIDGE NEW JERSEY

SIGNATURE/SEAL  
COMM NO. 202-08

DRAWING #  
A-1



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

9-30-2021 ZONING SUBMISSION

REVISIONS TO THIS DRAWING

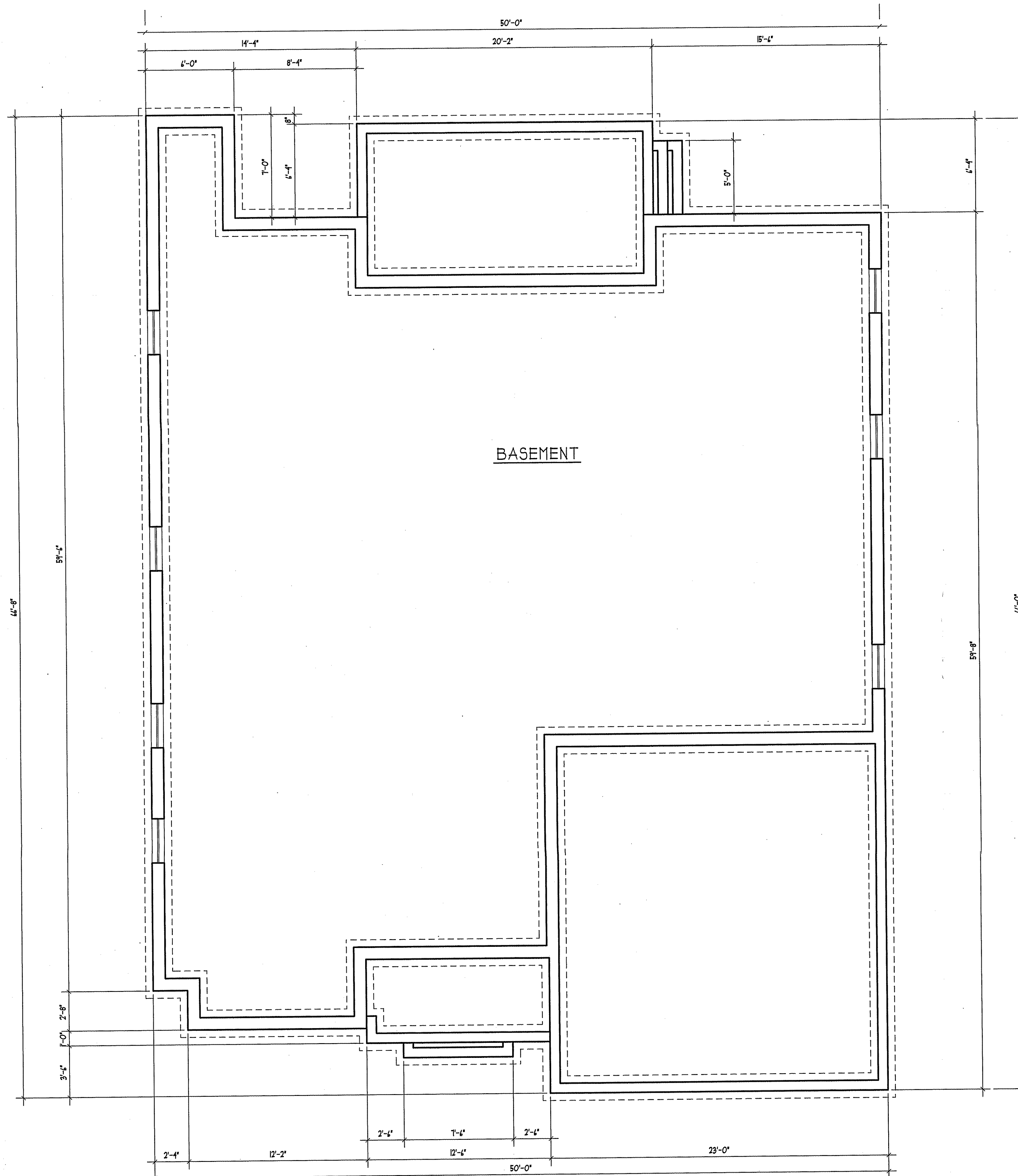
**ALBERT DATTOLI ARCHITECT**

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NCARB NO. 24,188  
NJ CERT. NO. 21A10071600  
NY CERT. NO. 15,134

PROPOSED RESIDENCE  
30 FOURTH STREET  
BLOCK 809 LOT 1  
PARK RIDGE NEW JERSEY

allan dattoli  
SIGNATURE/SEAL  
COMM. NO. 2021-08  
DRAWING #  
A-2



9-30-2021	ZONING SUBMISSION
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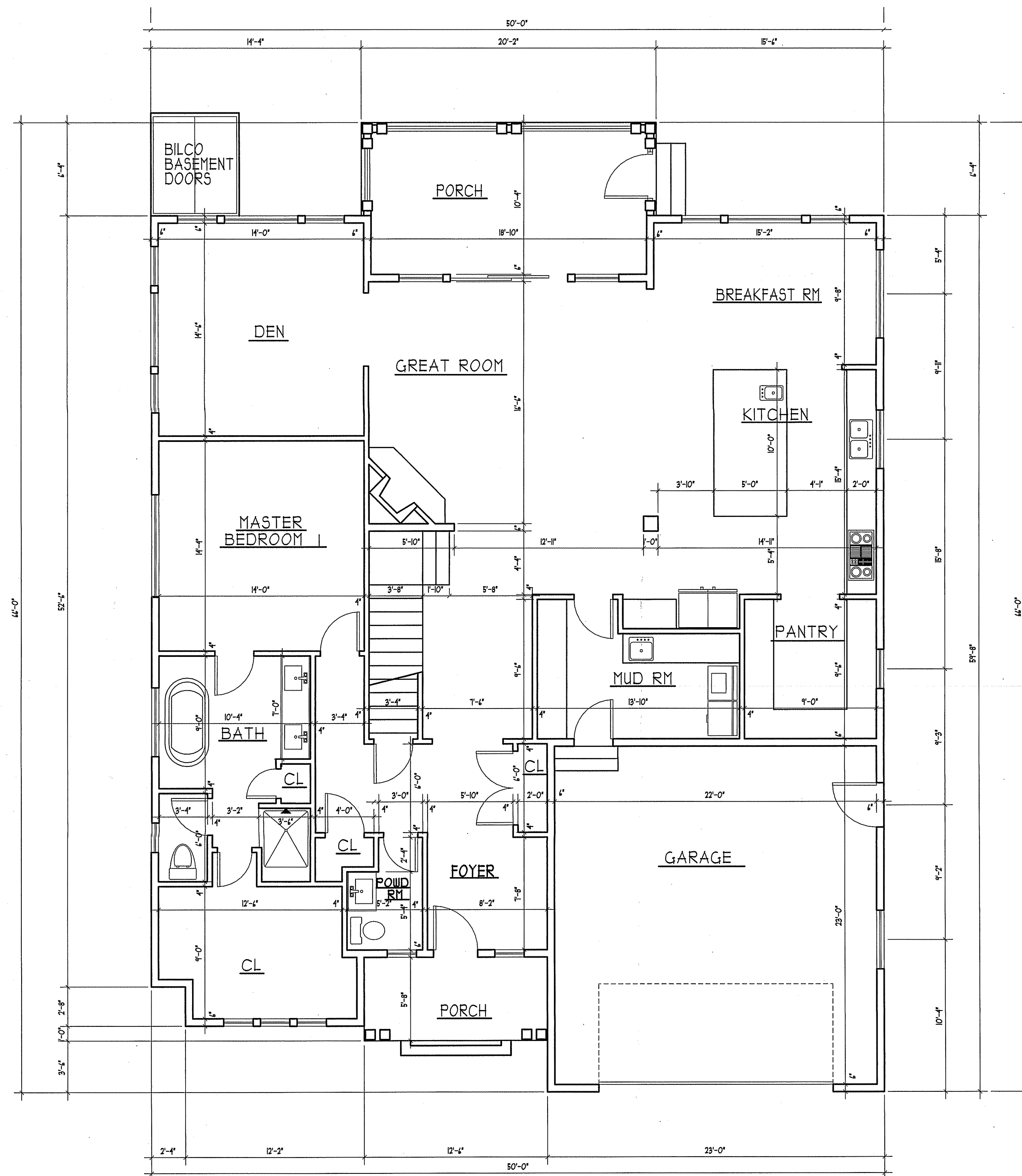


NCARB NO. 24,188  
NJ CERT. NO. 21A100771600  
NY CERT. NO. 15,134

**SIGNATURE/SEAL**  
COMM NO 2021-081

DRAWING #  
A-3





**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

FIRST FLOOR LIVING AREA	2,184 SF
GARAGE	540 SF
FRONT PORCH	12 SF
BACK PORCH	203 SF

9-30-2021	ZONING SUBMISSION
REVISIONS TO THIS DRAWING	

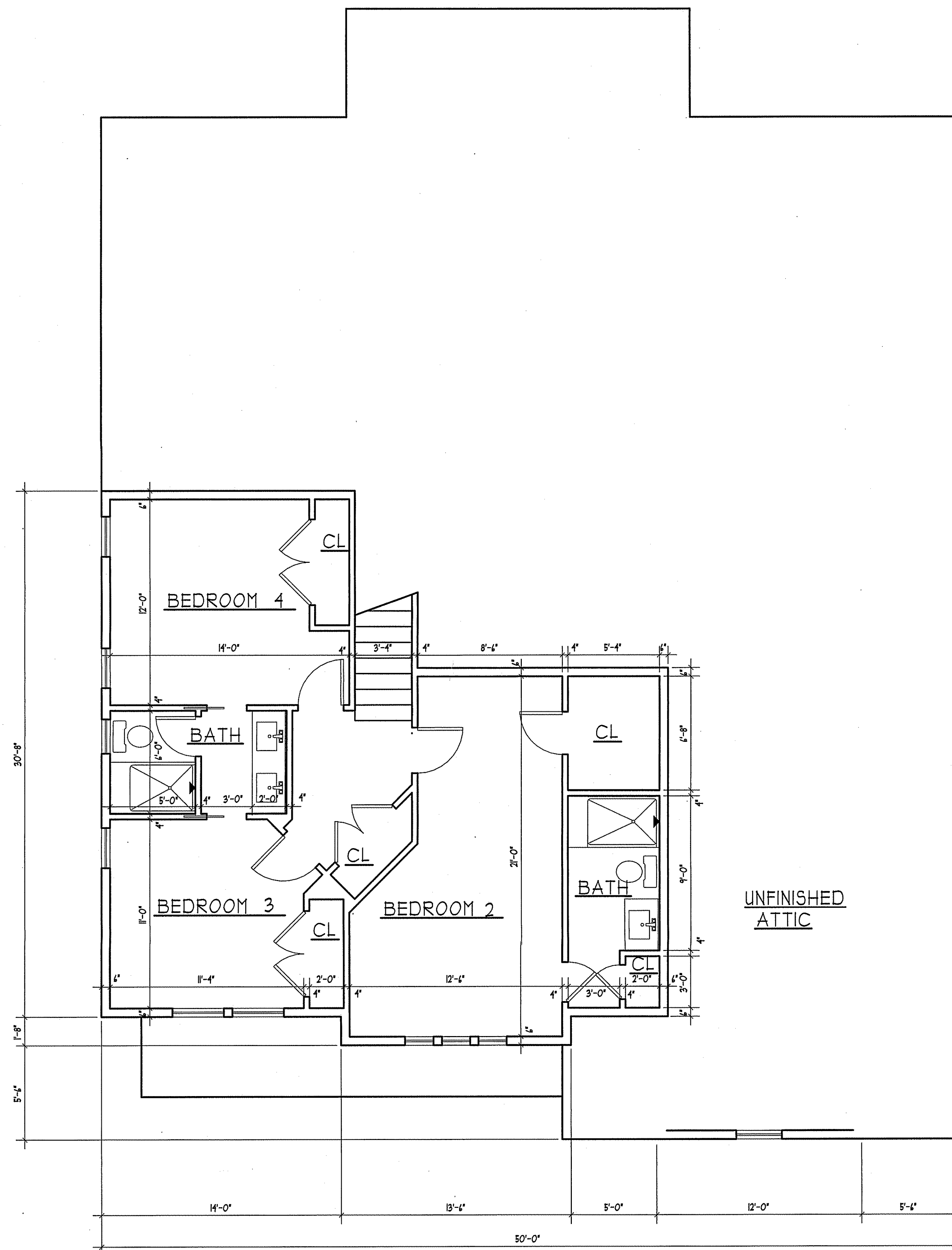


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dattoliarthitect@hotmail.com

NCARB NO. 24188  
NJ CERT. NO. Z1A100771600  
NY CERT. NO. 15134

PROPOSED RESIDENCE  
30 FOURTH STREET  
BLOCK 809 LOT 1  
PARK RIDGE NEW JERSEY

SIGNATURE/SEAL	DRAWING #
<i>Albert Dattoli</i>	A-4
COMM NO. 2021-08	



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SECOND FLOOR LIVING AREA 850 SF

9-30-2021 ZONING SUBMISSION

REVISIONS TO THIS DRAWING

**ALBERT DATTOLI ARCHITECT**

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dattolarchitect@hotmail.com

NCARB NO. 24,188  
NJ CERT. NO. 21A100771600  
NY CERT. NO. 15,134

PROPOSED RESIDENCE  
30 FOURTH STREET  
BLOCK 809 LOT 1  
PARK RIDGE NEW JERSEY

*Albert Dattoli*  
SIGNATURE/SEAL  
DRAWING #  
A-5  
COMM NO. 2021-01



70K CHESTNUT RIDGE RD.  
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## BUILDING MATERIAL PERCENTAGES 30 FOURTH STREET, PARK RIDGE , NJ

10-25-2021

TOTAL AREA OF THE FAÇADE FRONTING ON THE  
PUBLIC RIGHT-OF-WAY: 2,019 SQ FT

### PRIMARY BUILDING MATERIALS

1. ROOF SHINGLES:	1,105 SQ FT
2. HORIZONTAL SIDING:	283 SQ FT
3. VERTICAL SIDING:	<u>231 SQ FT</u>

TOTAL AREA: 1,619 SQ FT = 80%

### SECONDARY BUILDING MATERIALS

1. WINDOWS:	85 SQ FT
2. DOORS:	<u>149 SQ FT</u>

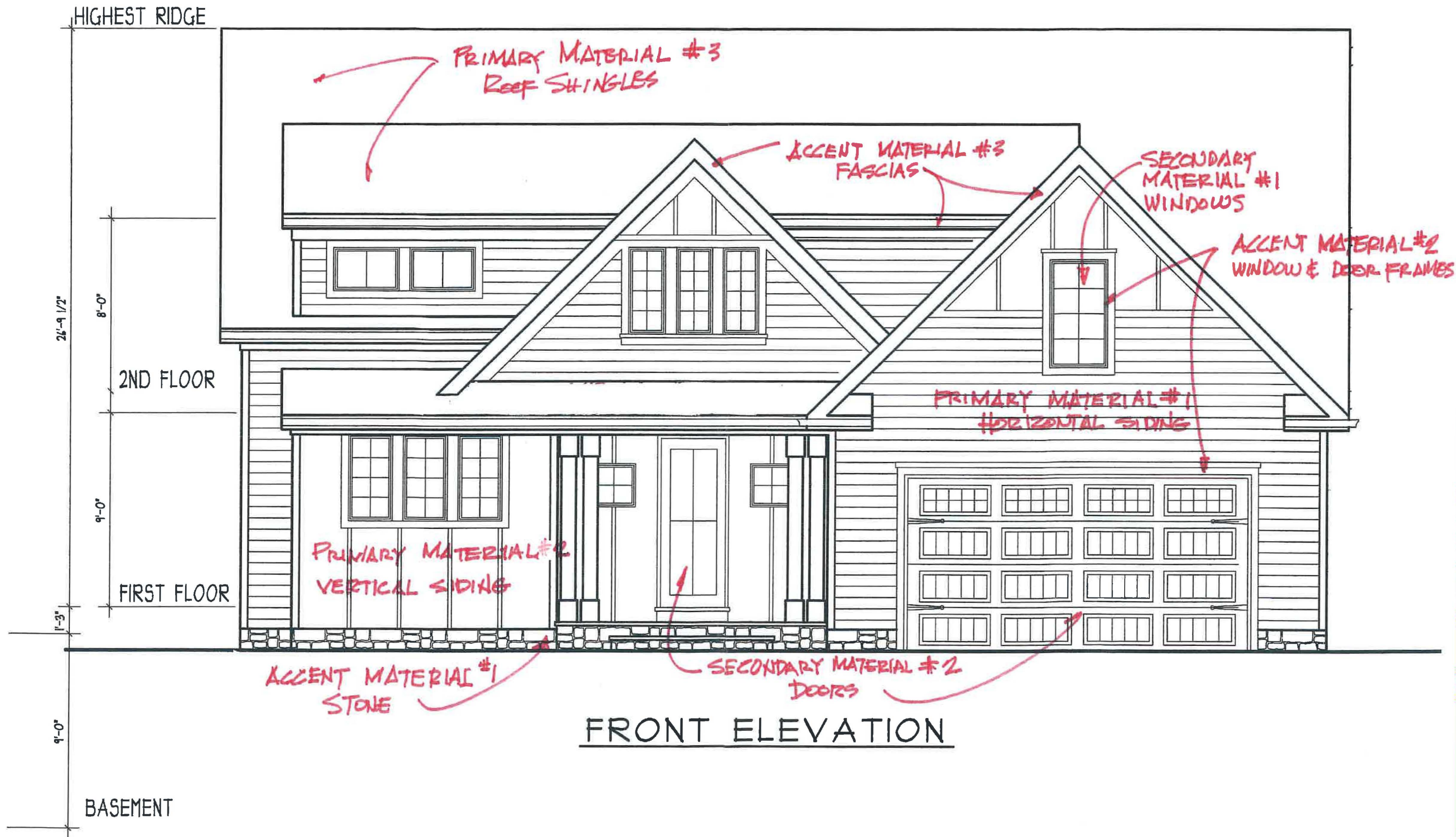
TOTAL AREA: 234 SQ FT = 11%

### ACCENT MATERIALS

1. STONE:	40 SQ FT
2. WINDOW AND DOOR TRIM:	34 SQ FT
3. FASCIAS	<u>92 SQ FT</u>

TOTAL AREA: 166 SQ FT = 9%





<b>4. Surface Water Management</b>							
4.1	<input checked="" type="checkbox"/> Permeable Lot	4	0	0	High costs	0	
	<input type="text"/> vegetative landscape						
	<input type="text"/> permeable paving						
	<input type="text"/> impermeable surfaces directed to infiltration features						
	<input type="text"/> other impermeable surfaces (areas not counted towards credit)						
4.2	Permanent Erosion Controls ( <i>meet one of the following</i> )	1	1	0	See L-1 for retaining wall detail	1	
	<input type="checkbox"/> a) For portions of lot on steep slope, use terracing and retaining walls				<input type="checkbox"/> b) Plant trees, shrubs, or groundcover		
4.3	<input checked="" type="checkbox"/> Management of Runoff from Roof ( <i>meet any, see Rating System for pts</i> )	2	0	0		0	
	<input type="checkbox"/> a) Install permanent stormwater controls to manage runoff from the home				<input type="checkbox"/> c) Install vegetated roof to cover 100% of roof area		
	<input type="checkbox"/> b) Install vegetated roof to cover 50% of roof area				<input type="checkbox"/> d) Have lot designed by professional to manage runoff from home on site		
<b>5. Nontoxic Pest Control</b>							
5	Pest Control Alternatives ( <i>meet any of the following, 1/2 pt each</i> )	2	2	0		2	
	<input type="checkbox"/> a) Keep all exterior wood at least 12" above soil				<input type="checkbox"/> e) In 'moderate' to 'very heavy' termite risk areas		
	<input type="checkbox"/> b) Seal external cracks, joints, etc. with caulking and install pest-proof screens				<input type="checkbox"/> i) Treat all cellulosic material with borate product to 3' above foundation		
	<input type="checkbox"/> c) Include no wood-to-concrete connections, or separate connections with dividers				<input type="checkbox"/> ii) Install sand or diatomaceous earth barrier		
	<input type="checkbox"/> d) Install landscaping so mature plants are 24" from home				<input type="checkbox"/> iii) Install steel mesh barrier termite control system		
					<input type="checkbox"/> iv) Install non-toxic termite bait system		
					<input type="checkbox"/> v) Use noncellulosic wall structure		
					<input type="checkbox"/> vi) Use solid concrete foundation walls or pest-proof masonry wall design		
<b>6. Compact Development</b>							
6.1	Moderate Density	2	0	0		0	
	<input type="text"/> 34 # of total units on the lot				<input type="text"/> 0.4 lot size (acres)		
					<input type="text"/> 87.0 density (units/acre)		
OR 6.2	High Density	3	0	0		0	
OR 6.3	Very High Density	4	4	0		4	
<b>Water Efficiency (WE)</b> (Minimum 3 WE Points Required)		<b>Max: 15</b>	<b>Y: 7</b>	<b>15:0</b>	<b>Notes</b>	<b>Final: 7</b>	
<b>1. Water Reuse</b>							
1.1	Rainwater Harvesting System	4	0	0		0	
	<input type="text"/> 0% Percentage of roof area used for harvesting						
	<input type="text"/> Outdoor only Application						
AND/OR 1.2	Graywater Reuse System	1	0	0		0	
OR 1.3	Use of Municipal Recycled Water System	3	0	0		0	

<b>2. Irrigation System</b>					
2.1	✗ High-Efficiency Irrigation System (meet any of the following, 1 pt each)	3	0	0	0
	<input type="checkbox"/> a) Irrigation system designed by EPA Water Sense certified professional <input type="checkbox"/> b) Irrigation system with head-to-head coverage <input type="checkbox"/> c) Install central shut-off valve <input type="checkbox"/> d) Install submeter for the irrigation system <input type="checkbox"/> e) Use drip irrigation for 50% of planting beds <input type="checkbox"/> f) Create separate zones for each type of bedding	<input type="checkbox"/> g) Install timer or controller for each watering zone <input type="checkbox"/> h) Install pressure-regulating devices <input type="checkbox"/> i) High-efficiency nozzles with distribution uniformity of at least 0.70 <input type="checkbox"/> j) Install check valves in heads <input type="checkbox"/> k) Install moisture sensor or rain delay controller			
AND/OR	2.2 Third-party Inspection	1	0	0	0
OR	2.3 ✗ Reduce Overall Irrigation Demand by at Least 45%	4	2	0	2
	<div>51%</div> Percentage reduction in estimated irrigation water demand	(calculate)		Calculated	
<b>3. Indoor Water Use</b>					
3.1	High-Efficiency Fixtures and Fittings (meet any of the following, 1 pt each)	3	1	0	1
	<input type="checkbox"/> a) Average flow rate of lavatory faucets is ≤ 2.00 gpm <input type="checkbox"/> b) Average flow rate for all showers is ≤ 2.00 gpm per stall	<input type="checkbox"/> c) Average flow rate for all toilets is ≤ 1.30 gpf; OR <input type="checkbox"/> Toilets are dual-flush; OR <input type="checkbox"/> Toilets meet the EPA Water Sense specification			
3.2	Very High-Efficiency Fixtures and Fittings (meet any, 2 pts each)	6	4	0	4
	<input type="checkbox"/> a) Average flow rate of lavatory faucets is ≤ 1.50 gpm; OR <input type="checkbox"/> Lavatory faucets meet the EPA Water Sense specification	<input type="checkbox"/> b) Average flow rate for all showers is ≤ 1.75 gpm per stall <input type="checkbox"/> c) Average flow rate for all toilets is ≤ 1.10 gpf	Tom to verify picture of showerhead box		
<b>Energy &amp; Atmosphere (EA)</b> (Minimum 0 EA Points Required)		<b>Max: 38</b>	<b>Y:24</b>	<b>M:0</b>	<b>Notes</b>
<b>Final: 24</b>					
Important note: projects registered after October 1st, 2014 that use the performance path must achieve a HERS Index of 70 or lower.					
<b>1. Optimize Energy Performance</b>					
1.1	Performance of ENERGY STAR for Homes	Prereq.	Y		Y
1.2	Exceptional Energy Performance	34	23	0	23
	<div>6</div> IECC climate zone	<div>43</div> HERS Index			
<b>7. Water Heating</b>					
7.1	✗ Efficient Hot Water Distribution System (meet one of the following)	2	0	0	0
	<input type="checkbox"/> a) Structured plumbing system <input type="checkbox"/> b) Central manifold distribution system	<input type="checkbox"/> c) Compact design of conventional system		Not available	
7.2	Pipe Insulation	1	0	0	0
				Need clarification from plumbing designer	
<b>11. Residential Refrigerant Management</b>					
11.1	Refrigerant Charge Test	Prereq.	Y		Y
11.2	Appropriate HVAC Refrigerants (meet one of the following)	1	1	0	1
	<input type="checkbox"/> a) Use no refrigerants <input type="checkbox"/> b) Use non-HCFC refrigerants	<input type="checkbox"/> c) Use refrigerants that complies with global warming potential equation		Geothermal / exempt Geothermal	

Materials & Resources (MR) (Minimum 2 MR Points Required)		Max: 16 Y:14.5			Notes	Final: 14.5
<b>1. Material-Efficient Framing</b>						
1.1	Framing Order Waste Factor	Prereq.	Y			Y
1.2	Detailed Framing Documents	1	1	0		1
AND/OR	1.3 Detailed Cut List and Lumber Order	1	1	0		1
	Requirements of MR 1.2 have been met	— Detailed cut list and lumber order corresponding to framing plans or scopes				
AND/OR	1.4 Framing Efficiencies (meet any of the following, see Rating System for pts)	3	2.5	0	Detail 3/A602	2.5
	— Precut framing packages	— Stud spacing greater than 16" on center				
	— Open-web floor trusses	— Ceiling joist spacing greater than 16" on center				
	— Structural insulated panel walls	— Floor joist spacing greater than 16" on center				
	— Structural insulated panel roof	— Roof rafter spacing greater than 16" on center				
	— Structural insulated panel floors	— Two of the following: Size headers for loads; ladder blocking, drywall clips, 2-stud corners				
OR	1.5 Off-site Fabrication (meet one of the following)	4	0	0	No due to existing building	0
	— a) Panelized construction	— b) Modular, prefabricated construction				
<b>2. Environmentally Preferable Products</b>						
2.1	≥ FSC Certified Tropical Wood (meet all of the following)	Prereq.	Y			Y
	— a) Provide suppliers with a notice of preference for FSC products, AND	— b) No tropical wood installed (exceptions for FSC-certified or reclaimed wood)				
	— Request country of manufacture for each wood product					
2.2	≥ Environmentally Preferable Products (meet any, 1/2 pt each)	8	8	0		8
<b>Assembly : component</b>		<b>(a) EPP</b>		<b>(b) Low emission</b>		<b>(c) Local production</b>
Exterior wall: framing	—	type: Metal Paneling				
Exterior wall: siding or masonry	—	type: Calstar Brick				
Floor: flooring	— (45%)	type: EarthWerks 50% recycled	—	90% hard flooring	— (45%)	
Floor: flooring	— (90%)	type: _____	—	SCS FloorScore	— (90%)	
Floor: flooring	—		—	Green Label Plus		
Floor: framing	—	type: _____				
Foundation: aggregate	—	type: Reuse				
Foundation: cement	—	type: Reuse				
Interior wall: framing	—	type: _____				
Interior wall, ceiling: gypsum board	—	type: recycled and local				
Interior wall, ceiling, millwork: paint	—	type: _____	—	type: _____		
Landscape: decking and patio	—	type: patio steel recycled content default 25%				
Other: cabinet	—	type: _____				
Other: counter	—	type: _____				
Other: door	—	type: _____				
Other : interior trim	—	type: _____				
Other : adhesive, sealant	—		—	type: low voc		
Other : window frame	—	type: integrity - regional				
Roof: framing	—	type: _____				
Roof: roofing	—	type: _____				
Roof, floor, wall: cavity insulation	—	type: recycled content	—	type: _____		
Roof, floor, wall (2 of 3): sheathing	—	type: OSB - Tom to look at photos				
Other: water supply piping	—	type: _____				
Other: driveway	—	type: _____				



<b>3. Waste Management</b>			
3.1 Construction Waste Management Planning ( <i>meet both of the following</i> )	Prereq.	Y	Y
<input type="checkbox"/> a) Investigate local options for waste diversion <input type="checkbox"/> b) Document diversion rate for construction waste			
3.2 Construction Waste Reduction ( <i>use one of the following methods</i> )	3	2	0
<input type="text"/> a) pounds waste / square foot <input type="text"/> cubic yards waste / 1,000 square feet <input type="text"/> 70% b) percentage of waste diverted			
<b>Indoor Environmental Quality (EQ)</b> (Minimum 6 EQ Points Required)			
		Max: 21	Y:14
		Notes	
		Final: 14	
<b>1. ENERGY STAR with Indoor Air Package</b>			
1 ENERGY STAR with Indoor Air Package	13	0	0
<b>2. Combustion Venting</b>			
2.1 Basic Combustion Venting Measures ( <i>meet all of the following</i> )	Prereq.	Y	Y
<input type="checkbox"/> a) no unvented combustion appliances <input type="checkbox"/> b) carbon monoxide monitors on each floor (of each unit, if applicable) <input type="checkbox"/> c) no fireplace installed, OR all fireplaces and woodstoves have doors	<input type="checkbox"/> d) space, water heating equipment designed with closed combustion, OR space and water heating equipment has power-vented exhaust; OR <input type="checkbox"/> space and water heating equipment located in detached or open-air facility, OR <input type="checkbox"/> no space- or water-heating equipment with combustion		
2.2 Enhanced Combustion Venting Measures ( <i>meet one of the following</i> )	2	2	2
<i>Type of Fireplace or stove</i>  None Masonry wood-burning fireplace Factory-built wood-burning fireplace Woodstove and fireplace insert Natural gas, propane, or alcohol stove Pellet stove	<i>Better practice (1 pt)</i>  <input type="checkbox"/> masonry heater <input type="checkbox"/> listed by testing lab and meets EPA standards <input type="checkbox"/> listed by testing lab and meets EPA standards <input type="checkbox"/> listed, power- or direct-vented, fixed doors <input type="checkbox"/> EPA certified or meets safety requirements	<i>Best practice (2 pts)</i> <i>(must also meet Better Practice)</i>  <input type="checkbox"/> granted automatically <input type="checkbox"/> back-draft potential test <input type="checkbox"/> back-draft potential test <input type="checkbox"/> back-draft potential test <input type="checkbox"/> electronic pilot <input type="checkbox"/> power- or direct-venting	
<b>3. Moisture Control</b>			
3 Moisture Load Control ( <i>meet one of the following</i> )	1	0	0
<input type="checkbox"/> a) Additional dehumidification system <input type="checkbox"/> b) Central HVAC system equipped with additional dehumidification mode			
<b>4. Outdoor Air Ventilation</b>			
4.1 <input checked="" type="checkbox"/> Basic Outdoor Air Ventilation ( <i>meet one of the following</i> )	Prereq.	Y	Y
<input type="checkbox"/> a) Qualifies under ASHRAE Std. 62.2-2007 climate exemption. <input type="checkbox"/> b) Continuous ventilation	<input type="checkbox"/> c) Intermittent ventilation <input type="checkbox"/> d) Passive ventilation		
4.2 <input checked="" type="checkbox"/> Enhanced Outdoor Air Ventilation ( <i>meet one of the following</i> )	2	0	0
<input type="checkbox"/> a) Meets EQ 4.1 part (a), active ventilation system installed <input type="checkbox"/> b) Install heat recovery system			
4.3 Third-Party Performance Testing	1	1	0



<b>5. Local Exhaust</b>			
5.1 ✕ Basic Local Exhaust (meet all of the following)	Prereq.	Y	Y
— a) Bathroom and kitchen exhaust meets ASHRAE Std. 62.2 air flow requirement	— c) Air exhausted to outdoors		
— b) Fans and ducts designed and installed to ASHRAE Std. 62.2	— d) ENERGY STAR labeled bathroom exhaust fans		
5.2 Enhanced Local Exhaust (meet one of the following)	1	1	0
— a) Occupancy sensor	— c) Automatic timer tied to switch to operate fan for 20+ minutes post-occupancy		1
— b) Automatic humidistat controller	— d) Continuously operating exhaust fan		
5.3 Third-Party Performance Testing	1	1	0
<b>6. Distribution of Space Heating and Cooling</b>			
6.1 ✕ Room-by-Room Load Calculations	Prereq.	Y	Y
6.2 Return Air Flow / Room-by-Room Controls (meet one of the following)	1	1	1
A. Forced-Air Systems	B. Nonducted HVAC Systems		
— a) Return air opening of 1 sq. inch per cfm of supply	— Flow control valves on every radiator; OR		
— b) Limited pressure differential between closed room and adjacent spaces	Radiant floor system with thermostatic controls in every room		
6.3 Third-Party Performance Test / Multiple Zones (meet one of the following)	2	0	0
A. Forced-Air Systems	B. Nonducted HVAC Systems	failed	
Have supply air flow rates in each room tested and confirmed	— Install at least two distinct zones with independent thermostat control		
<b>7. Air Filtering</b>			
7.1 Good Filters	Prereq.	Y	Y
7.2 Better Filters	1	0	0
OR 7.3 Best Filters	2	2	2
		Merv 13	
<b>8. Contaminant Control</b>			
8.1 ✕ Indoor Contaminant Control during Construction	1	1	1
8.2 Indoor Contaminant Control (meet any of the following, 1 pt each)	2	1	1
— a) Design and install permanent walk-off mats at each entry	— c) Install central vacuum system with exhaust to outdoors		
— b) Design shoe removal and storage space near primary entryway		All common hallways have walk off carpet - Fresh Vac	
8.3 ✕ Preoccupancy Flush	1	1	0
<b>9. Radon Protection</b>			
9.1 ✕ Radon-Resistant Construction in High-Risk Areas	Prereq.	N/A	N/A
9.2 ✕ Radon-Resistant Construction in Moderate-Risk Areas	1	0	0

<b>10. Garage Pollutant Protection</b>					
10.1	No HVAC in Garage	Prereq.	Y		Y
10.2	Minimize Pollutants from Garage (meet all of the following)	2	2		2
	a) In conditioned spaces above garage:			b) In conditioned spaces next to garage	
	— Seal all penetrations and connecting floor and ceiling joist bays			— Weather-strip all doors	
				— Carbon monoxide detectors in rooms that share a door with garage	
				Seal all penetrations and cracks at the base of walls	
AND/OR	10.3 Exhaust Fan in Garage (meet one of the following)	1	1	Calculated min 3 air changes- sent to dan for calc ?	1
	— a) Fan runs continuously			— b) Fan designed with automatic timer control	
OR	10.4 Detached Garage or No Garage	3	0		0
<b>Awareness &amp; Education (AE)</b> (Minimum 0 AE Points Required)		<b>Max: 3</b>	<b>Y:3</b>	<b>Notes</b>	<b>Final: 3</b>
<b>1. Education of the Homeowner or Tenant</b>					
1.1	Basic Operations Training (meet both of the following)	Prereq.	Y		Y
	— a) Operations and training manual			— b) One-hour walkthrough with occupant(s)	
1.2	Enhanced Training	1	1		1
1.3	Public Awareness (meet three of the following)	1	1		1
	— a) Open house on at least four weekends			— c) Newspaper article on the project	
	— b) Website about features and benefits of LEED homes			— d) Display LEED signage on the exterior of the home	
<b>2. Education of the Building Manager</b>					
2	Education of the Building Manager (meet both of the following)	1	1		1
	— a) Operations and training manual			— b) One-hour walkthrough with building manager	

November 10, 2021

Antimo A. Del Vecchio, Esq.  
Beattie Padovano, LLC  
200 Market Street, Suite 401  
Montvale, NJ 07645-0244

Re: 30 Fourth Street Park Ridge, New Jersey 07676

Dear Antimo A. Del Vecchio, Esq.

As per your request I have reviewed the Floor Area Ratio Bonus regulations set forth in Section 101-19 of the Borough of Park Ridge zoning ordinance. If a proposal complies with each of the regulations in this Section, an additional 6% of floor area would be permitted. Based upon my review of the proposed plans for 30 Fourth Street, the zoning ordinance, and the calculations set forth by the architect, I believe the proposed application complies with the regulations for both the architectural design bonus as well as the green building strategies bonuses. My findings are set forth below:

1. **Proposed Development:** The proposal for 30 Fourth Street calls for dwelling floor area of 3,780 square feet and has a lot area of 13,500 square feet which equates to a Floor Area Ratio of 28%. The permitted Floor Area Ratio (FAR) is 22%, however if both bonuses were applied to the proposal it would comply with (FAR) requirements. The analysis below details how the proposal complies with the bonus requirements.
2. **Green Building Strategies:** The Borough Code states that if a developer incorporates green building strategies, which result in the LEED (Leadership in Energy and Environmental Design) certification of the development, the property may be developed with an additional two-percent floor area ratio over the maximum.

In order to qualify for the permitted increase in floor area ratio, the Borough's professionals shall submit the following items for review:

- (a) Certification of compliance from a licensed architect.
- (b) LEED homes project checklist detailing sufficient points to achieve certified status in the following categories: water efficiency, energy and atmosphere, materials and resources, indoor environmental quality.
- (c) Details for all design components identified on the LEED checklist shall be included on the signed and sealed architectural plans.

The LEED checklist, detailing how the proposal conforms to the green building strategies is attached to this letter. However, the applicant is not formally applying for LEED certification

3. **Architectural Guidelines Bonus:** The Borough Code states that a structure must meet both of the criteria in Subsection E(1) and (2) below to be deemed in compliance with this section. If the structure does meet both the criteria below, an additional four-percent floor area ratio over the maximum for a residential structure shall be permitted.

- (1) **Facade vertical articulation.** Each building facade facing a public right-of-way must have elements of vertical articulation comprised of columns, recessed or projecting window features, entry designs, overhangs, ornamental projection of the molding, or recession or protrusion of the main surface of the wall itself. The vertical articulations shall be designed in accordance with the following:
  - (a) Each vertical articulation must be a minimum of one foot deep.
  - (b) Each projection may extend into the required front yard a maximum of two feet in depth.
  - (c) The total width of the building facade projections, identified in § 101-19E(1), must occupy between 20% and 60% of the total façade width.
- (2) **Building materials.** Exterior building materials shall be classified as either primary, secondary or accent materials. The facade must be designed in accordance with the following:
  - (a) Primary materials are materials that shall cover at least 80% of the façade of the building.
  - (b) Secondary materials are materials that shall cover not more than 20% of the facade.
  - (c) Accent materials may include door and window frames, lintels, cornice sand other elements and may cover no more than 10% of the facade.

The architectures calculations addressing how the proposal meets the criteria are attached to this letter. It appears that the proposed design meets the criteria for this FAR bonus.

4. **Conclusions:** Based on the information attached, the project complies with the requirements for the floor area ratio bonuses and would therefore comply with the Floor Area Ratio (FAR) regulations as set forth. However, if the Borough of Park Ridge determines that a FAR variance is required the following delineates the necessary statutory criteria for the Board of Adjustment to grant the D(4) Variance request.

Any application to "increase ... the permitted floor area ratio" can be granted only upon the showing of "special reasons." However, it has been held that in establishing special reasons for a FAR variance, *Coventry Square v. Westwood Zoning Bd. of Adjustment*, 138 N.J. 285 (1994) and not *Medici v. BPR Co.*, 107 N.J. 1 (1987) controls. The *Coventry Square v. Westwood Zoning Bd of Adjustments* the Court indicated that the standard to sustain a d variance in such circumstances is less stringent than that required for a use not permitted in the zone. Inherent in the Coventry decision is the recognition that the governing body has already made the determination that the use is acceptable in the district, albeit as a conditional use. The analysis, from a planning perspective, should be whether the site continues to be an appropriate location for the use irrespective of the fact that the application does not meet the established conditions.

In this case for the proposed development, the site can accommodate the proposed addition. This is evident in the fact that it is an undersized lot (13,500 square feet where 20,000 square feet are required) and the proposal still complies with a number of important bulk regulations including maximum dwelling width, improved lot coverage, front yard setback, side yard setback and building height.

There are a couple of required variances required due to the undersized nature of the lot and these variances are mitigated by the proposed landscape plan and the detailed nature of the architecture that is proposed.

I trust this letter will provide sufficient information for the Borough to move forward with the proposed application in a manner that is most appropriate for the proposed design. If additional information is needed please let me know.

Sincerely,



Brigitte Bogart PP, AICP

Conklin Associates  
 29 Church Street  
 Ramsey, NJ 07446  
 (201) 327-0443  
 Date 9/10/21

Sheet 1 of 3  
 Project Mike DePal  
 File # WO #  
 Town Pak Ridge  
 Lot 7 Block 809

## Stormwater Management

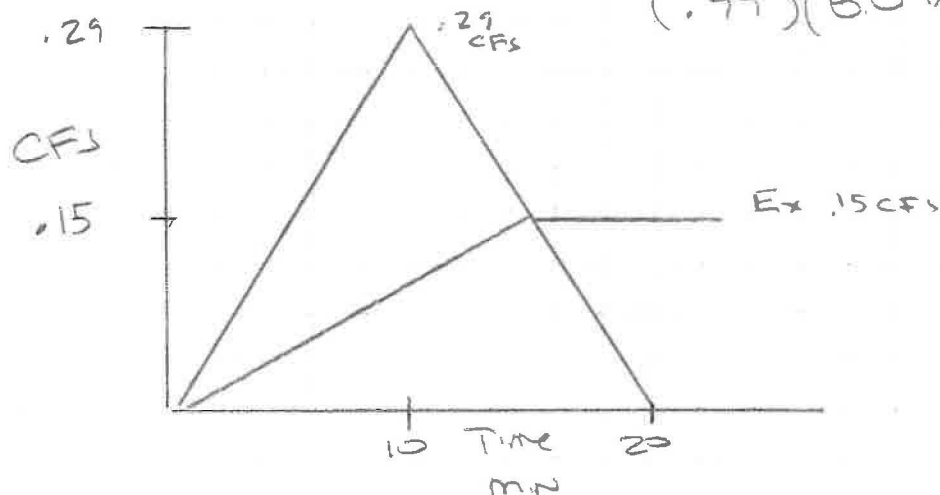
→ Design for Zero Increase  
 in rate of runoff due  
 to new impervious

$$\begin{aligned} \text{Proposed Impervious} &= 4640 \text{ SF} \\ \text{Existing Impervious} &= 3016 \text{ SF} \\ &= 1626 \text{ SF Increase} \end{aligned}$$

Min Standard → Conversion of Lawn to roof & driveway  
 size seep pits accordingly

$$1626 \text{ SF} = 0.037 \text{ Acres} - \text{Type C Soil, } T_c = 10 \text{ min}$$

$$\begin{aligned} \text{Ex } Q_{100} &= CIA = (.51)(8.0 \text{ in/hr})(.037) = 0.15 \text{ CFS} \\ &= (.99)(8.0 \text{ in/hr})(.037) = 0.29 \text{ CFS} \end{aligned}$$



Note:  
 Driveway &  
 Sidewalks  
 are pervious  
 Paved!

$$\begin{aligned} \text{Storage Req} &= \frac{1}{2} (.29 - .15) \text{ CFS} (20 \text{ min}) \left( \frac{60 \text{ sec}}{\text{min}} \right) = 84 \text{ Ft}^3 \\ \text{Min Standard} &= 628 \text{ gal} \end{aligned}$$

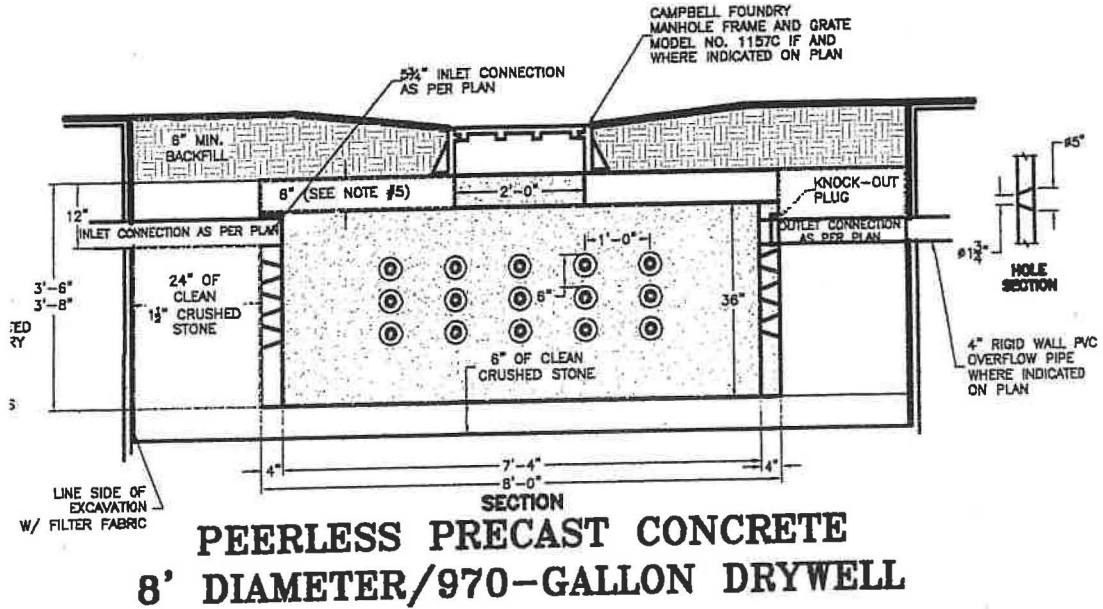
Check against 2" of runoff off new impervious

$$(2''/12'') (1626 \text{ Ft}^2) = 271.00 \text{ Ft}^3 = 2027 \text{ gallons}$$

Provide two 970 gallon seepage pits  
 in 24" of stone  $\Sigma \text{ storage} = (2) 1885 \text{ gal} = 3770 \text{ gal}$

Conklin Associates  
 29 Church Street  
 Ramsey, NJ 07446  
 (201) 327-0443  
 Date \_\_\_\_\_

Sheet 2 of 3  
 Project \_\_\_\_\_  
 File # \_\_\_\_\_ WO # \_\_\_\_\_  
 Town \_\_\_\_\_  
 Lot \_\_\_\_\_ Block \_\_\_\_\_



Seepage Pit Volume

$$\left[ ((3.66)^2 \pi \times 3') + (.4)(6.33^2 - 3.66^2) \pi \times 3' + (6.33^2)(\pi)(.5)(.4) \right]$$

$$126.25 \text{ Ft}^2 + 100.56 \text{ Ft}^3 + 25.18 \text{ Ft}^3 =$$

$$= 251.98 \text{ Ft}^3$$

$$= 1384.86 \text{ galls/seep pit}$$

Conklin Associates  
29 Church Street  
Ramsey, NJ 07446  
(201) 327-0443  
Date 9/10/21

Sheet 3 of 3  
Project \_\_\_\_\_  
File # \_\_\_\_\_ WO # \_\_\_\_\_  
Town \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_

Total stormwater storage provided

Driveway Pervious Paver Crushed Stone =  $(989 \text{ SF})(.67) = 662.6 \text{ Ft}^3$   
Walkway Pervious Paver Crushed Stone =  $(370 \text{ SF})(.67) = 247.9 \text{ Ft}^3$   
Two Drywell seepage pits = 504 Ft<sup>3</sup>

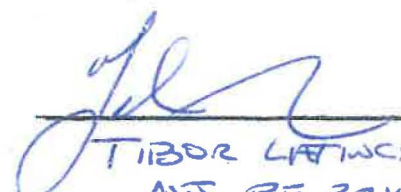
1414.5 Ft<sup>3</sup>

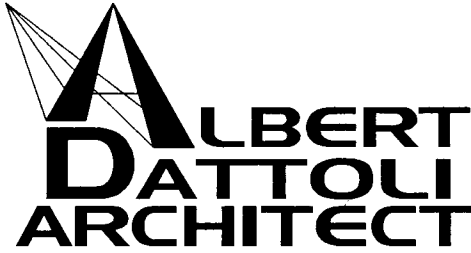
1414.5 Ft<sup>3</sup> = 10,580 gallons stormwater storage

$\frac{1414.5 \text{ Ft}^3}{1626 \text{ SF New Impervious}} = 0.86' = 10.32'' \text{ across New Impervious}$

$\frac{1414.5 \text{ Ft}^3}{4640 \text{ Ft}^2 \text{ Total Impervious}} = 0.30' = 3.65'' \text{ across New Impervious}$

Robust Design!

  
TIBOR LATTWIESKI  
NJ PE 32444  
9/10/21



70K CHESTNUT RIDGE RD.  
MONTVALE, N.J. 07645  
201-573-8250 FAX 201-573-9310  
dattoliarchitect@hotmail.com

December 31, 2021

John Dunlea, P.E.  
Neglia Engineering  
34 Park Ave.  
Lyndhurst, NJ 07071

RE: 30 Fourth Street, Park Ridge, NJ

Dear Mr. Dunlea:

We are seeking the FAR bonus for front façade articulation of proposed residence for 30 Fourth Street, Park Ridge. Enclosed herewith is an illustration and calculation of the articulation of the front façade of the proposed residence. It is my understanding that the intent of the ordinance is to provide different vertical wall planes such that the front façade of a building is not flat and boxy. Along with these varied façade planes, roof overhangs project 1' forward, and accents such as vertical columns and vertical board and batten siding are additional accents.

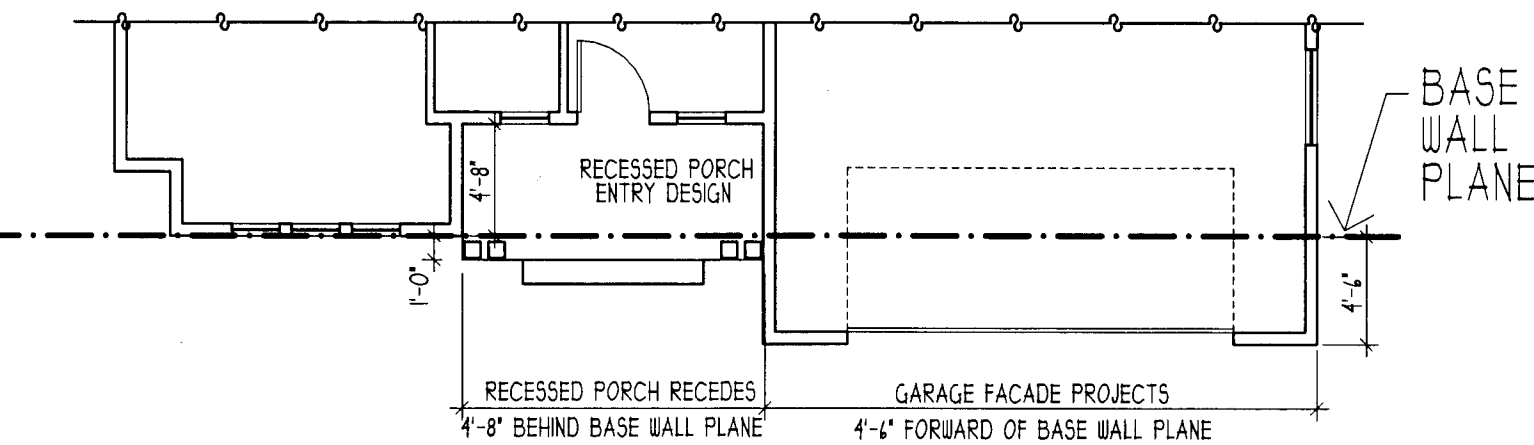
I trust that you will find this information helpful in determining compliance with the articulation requirement for the floor area ration bonus. Should you have any questions or comments please feel free to contact me.

Sincerely,

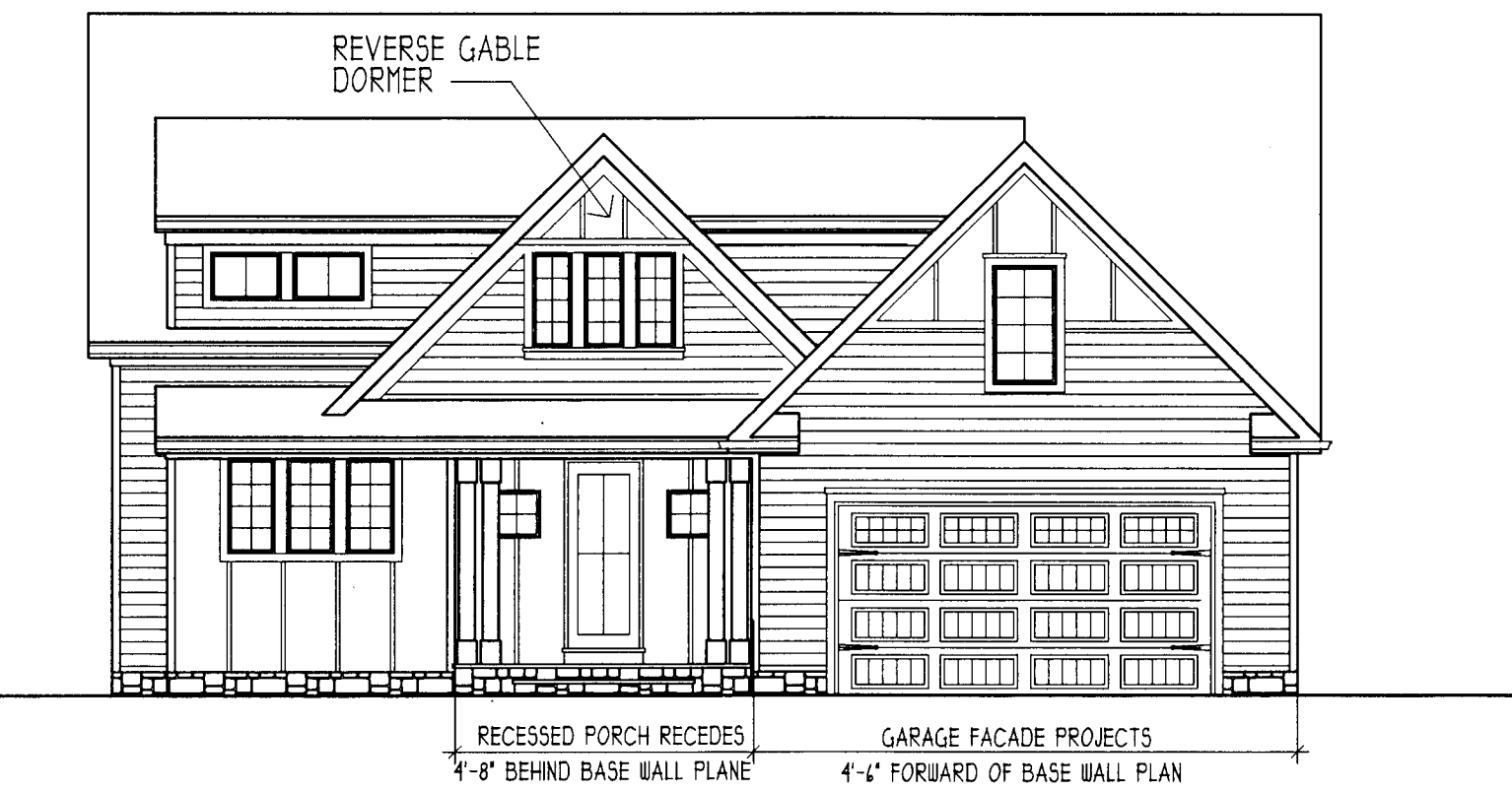
A handwritten signature in black ink, appearing to read "Albert Dattoli", with a stylized flourish at the end.

Albert Dattoli, Architect  
NJ Architect's License No. 21AI00771600





PARTIAL FIRST-FLOOR PLAN



FRONT ELEVATION

GARAGE FACADE PROJECTION:	408 SQ FT
RECESSED PORCH AREA	106 SQ FT
REVERSE GABLE DORMER AREA:	121 SQ FT

TOTAL AREA OF WALL PLANE ARTICULATION: 635 SQ FT

TOTAL FRONT FACADE AREA  
INCLUDING WALL PLANES AND  
SLOPED ROOF: 1,410 SQ FT

PERCENTAGE OF ARTICULATION:  $635/1,410 = 43\%$

PREPARED BY:  
ALBERT DATTOLI, ARCHITECT  
12-29-2021

January 5, 2022

Antimo A. Del Vecchio, Esq.  
BEATTIE PADOVANO, LLC  
200 Market Street, Suite 401  
Montvale, New Jersey 07645

Re: Floor Area Ratio Bonus for 30 Fourth Street Park Ridge, New Jersey  
Block 809 Lot 7


Dear Antimo A Del Vecchio, Esq.

Pursuant to your request I have reviewed the letter from Neglia Engineering dated December 6, 2021 regarding the application for 30 Fourth Street in Park Ridge. As you are aware Section 101-19 D of the Park Ridge Borough Code states that if a developer incorporates green building strategies, which result in the LEED certification of the development, the property may be developed with an additional two percent floor area ratio (FAR) over the maximum permitted.

In 2011 I prepared this ordinance for the Borough of Pak Ridge and reviewed numerous applications over those next several years as the Borough's Professional Planner. At that time the Boards understood the onerous nature of the LEED certification for the applicant and would therefore accept a detail of how the applicant would comply with such requirements, but not require actual LEED certification. This is the exact approach we took for the application at 30 Fourth Street when applying for the FAR bonus.

Both the architect of record and I agree that we comply with the necessary LEED checklist and therefore qualify for the FAR bonus. If you need addition information please let me know.

Sincerely,

  
Brigitte Bogart PP, AICP, CGW

