

March 7, 2022

Via: E-Mail

Borough of Park Ridge
53 Park Avenue
Park Ridge, New Jersey 07656

Attn.: Ms. Tonya Tardibuono, Secretary

Re: Variance Application – Engineering Review

Applicant(s): Michael and Christine DePol
30 Fourth Street (Block 809, Lot 7)
Borough of Park Ridge, Bergen County, New Jersey
NEA File No.: PKRDSPL21.031

Dear Ms. Tardibuono,

As requested, we have completed an engineering review related to the recently submitted Variance Application. The submittal included the following documents:

- A Borough of Park Ridge, Application of Appeal, prepared by the Applicant, dated October 28, 2021;
- A Park Ridge Zoning Review Application, dated May 7, 2021;
- A certification of payment of taxes dated October 28, 2021;
- A certification of Applicant dated October 29, 2021;
- Owner's Affidavit dated October 29, 2021;
- Property owners of record within 200 feet request dated October 28, 2021;
- A floor area ratio letter prepared by Brigitte Bogart, PP, AICP of Planning & Design Professionals LLC, dated November 10, 2021;
- Application for Soil Moving dated October 29, 2021;
- Stormwater design calculations prepared by Tibor Latincsecs, PE, dated September 10, 2021;
- Building Material Percentages Exhibit prepared by Albert Dattoli Architect, dated October 25, 2021;
- US Green Building Council Exhibit, undated;
- Signed and sealed engineering plan set consisting of two (2) sheets entitled, "Lot 7 – Block 809, 30 Fourth Street in the Borough of Park Ridge, Bergen County, New Jersey for Mike DePol," prepared by Tibor Latincsecs, PE, PP and Stephen P. Eid, PE, LS, of Conklin Associates, dated September 10, 2021 with no revisions;
- Signed and sealed architectural plan set consisting of five (5) sheets entitled, "Proposed residence 30 Fourth Street Block 809, Lot 7, Park Ridge, New Jersey," prepared by Albert Dattoli Architect, dated September 30, 2021;

LYNDHURST

34 Park Avenue
PO Box 426
Lyndhurst, NJ 07071
p. 201.939.8805 f. 201.939.0846

MOUNTAINSIDE

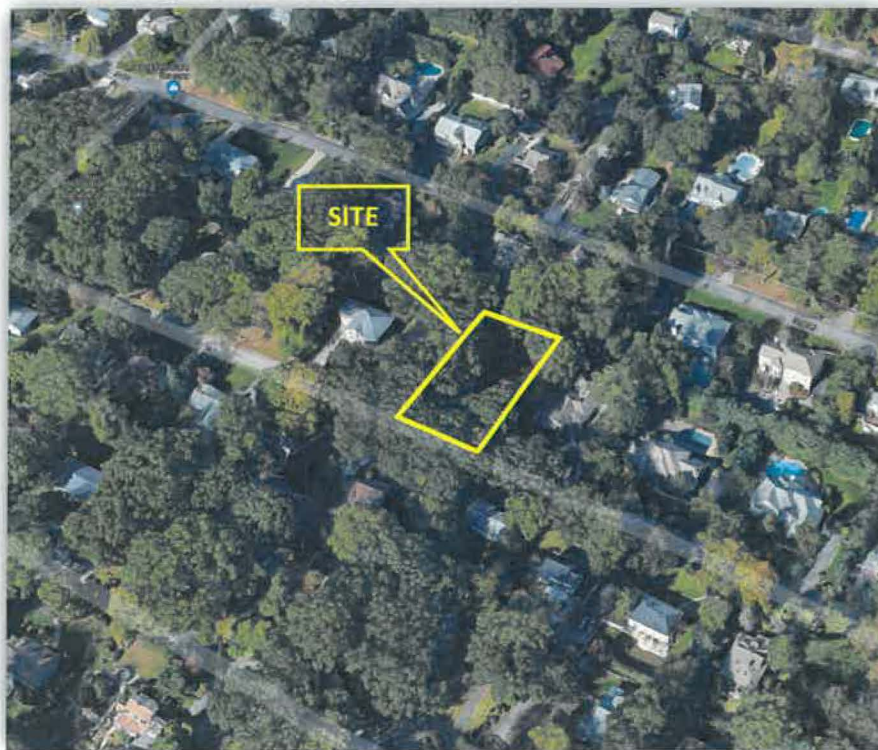
200 Central Avenue
Suite 102
Mountainside, NJ 07092
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- Cover letter prepared by Antimo A. Del Vecchio, Esq., of Beattie Padovano, dated January 6, 2022;
- Correspondence regarding the floor area ratio bonus requirements prepared by Albert Dattoli, R.A., of Albert Dattoli Architect, dated December 31, 2021;
- Architectural exhibit prepared by Albert Dattoli, R.A., of Albert Dattoli Architect, dated December 29, 2021;
- Correspondence regarding the floor area ratio bonus requirements, prepared by Brigitte Bogart, P.P., A.I.C.P., C.G.W., of Brigitte Bogart Planning & Design Professionals, LLC, dated January 5, 2022; and
- Bergen County Soil Conservation District Plan Certification Letter, dated December 13, 2021.

1. Property Description

The subject property is a single lot identified as Block 809, Lot 7, per the Borough of Park Ridge Tax Map Sheet No. 8. The subject property is commonly known as 30 Fourth Street and is located on the northwesterly side of Fourth Street, approximately 765 feet to the southwest of the intersection with Ridge Avenue. The property is 13,500 square feet (0.31 acres) in size, and is located within the R-20 Zone, per the Borough of Park Ridge Zoning Map.

The existing site is currently occupied by a one and one-half-story frame residential dwelling with an asphalt driveway providing access onto Fourth Street. Additional site features include various landscaping areas, front entrance walkway, and rear walkways. The Applicant is proposing to demolish the existing structure and construct a new two-story dwelling. Additionally, the Applicant proposes to construct a pervious paver driveway and walkway. Furthermore, the Applicant is proposing to construct various landscaping improvements, a covered porch and a two-car garage.



2. Completeness Review

NEA previously issued a completeness review of the subject application and recommended that the application be deemed complete. Overall, NEA takes no exception to this application being heard by the Zoning Board of Adjustment.

3. Variances / Waivers

We defer to the Board Planner regarding the determination of variances and waivers. NEA recognizes the following potential variances, as identified within the submitted application and zoning denial letter, which we defer to the Board Planner on final determination regarding the same.

- Minimum side yard: 22 feet permitted, 22.2 feet under existing conditions, and 18 feet proposed
- Minimum rear yard: 50 feet permitted, 67.7 feet under existing conditions, and 43.8 feet proposed
- Maximum building coverage: 18% permitted, 11.3% under existing conditions, and 22.2% proposed
- Maximum floor area ratio: 22% permitted, 11.3% under existing conditions, and 28% proposed

NEA understands that the Applicant is seeking to utilize floor area ratio (FAR) bonuses related to the above-requested FAR variance. The Applicant shall provide testimony at the Board hearing related to said bonus requirements. Specifically, the Applicant shall address the LEED certification requirements stipulated within §101-19.D of the Borough Code.

4. Engineering Comments

- 4.1. The Applicant is advised that any import or export of soil to/from the site will be subject to the submission of a Soil Movement Application. A soil movement application shall be submitted if this variance application is granted approval. The Applicant shall note that the soil movement application contains specific checklist items that require submittal for completeness and review. Therefore, additional engineering comments may be provided upon formal submittal of the Soil Movement Application.
- 4.2. The Applicant shall provide testimony at the Board hearing addressing any existing or proposed deed restrictions, easements, or covenants or lands dedicated to public use which may exist of the subject property.
- 4.3. The 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 construction.
- 4.4. The Applicant is proposing to increase the driveway curb-cut width within the municipal right-of-way relative to the existing conditions. The Applicant shall notify / acquire approval from the Mayor and Council prior to the construction of the proposed driveway, should the Board look favorably upon this application. All related correspondence / approvals shall be provided for review.
- 4.5. The Applicant proposes improvements that will result in an increase in impervious coverage of 1,624 square feet, as compared to the existing conditions. As such, the Applicant shall provide on-site stormwater storage volume equivalent to a two (2) inch rainfall over the net increase in impervious area. Therefore, the minimum required storage volume is determined as: $(1,624 \text{ square feet}) \times [(2 \text{ in.}) / (12 \text{ in./ft})] = 271 \text{ cubic feet (2,028 gallons)}$. The Applicant proposes two (2) seepage pits with a total capacity of 3,770 gallons. NEA takes no exception to the design methodology and finds the same acceptable.

- 4.6. The design and construction of seepage pits or recharge basins shall conform to the New Jersey Stormwater Best Management Practices Manual's Standard for Infiltration Basins. The Following comments pertaining to the same shall be addressed prior to construction, if granted approval:
- Testing:
 - The Applicant shall perform a percolation/permeability test in the vicinity of each proposed infiltration measure to determine percolation rates AND the seasonally high-water table of the subsoils below.
 - The Applicant shall notify NEA a minimum of 48 hours in advance of this testing so that a representative of our office may be present for the testing, as required.
 - The Applicant shall provide a signed and sealed copy of all testing results and information prepared by a Licensed Professional Engineer to the Building Department, who will subsequently issue them to NEA for review.
 - Design:
 - The bottom of the infiltration structure or stone, where applicable, shall be no less than two feet above the seasonal high groundwater table or bedrock.
 - The tested percolation rates shall be a minimum of 1.0 inches per hour, per NJDEP guidelines. Design percolation rates shall include a factor of safety of two for a design percolation rate of 0.5 inches per hour.
 - The Applicant shall provide calculations verifying that all proposed seepage pits will fully drain within 72 hours.
 - Should percolation testing yield unacceptable results, the Applicant shall provide a revised design which does not rely on infiltration.
- 4.7. The Applicant shall revise the plans to include top and bottom of curb spot elevations for the proposed inclined block curb.
- 4.8. The Applicant shall revise the plans to include additional spot elevations along the northerly proposed side yard paver walkway.
- 4.9. The Applicant is proposing a section of walkway providing access a doorway along the northerly dwelling façade at a slope exceeding 3V:1H. The Applicant shall re-evaluate the grading in this area to reduce the walkway slope in this area. NEA recommends a maximum slope of 5% along all walkways.
- 4.10. Based upon the proposed grading conditions, the Applicant is proposing to construct a retaining wall with a maximum height of 3.0 feet. The Applicant shall note that all walls in excess of three (3) feet (exposed height) will require associated wall stability calculations prepared by a licensed professional engineer in the State of New Jersey.
- 4.11. Upon completion of construction, and if granted approval, all retaining walls in excess of three (3) feet in height (exposed height) require certification by a licensed professional engineer in the State of New Jersey confirming that the wall was built in accordance with the plans and details and that it will support its design and intended loads.
- 4.12. It does not appear that any lighting improvements are included as part of this application. However, the Applicant shall provide testimony confirming the same.

4.13. The Applicant shall provide testimony with respect to the overall landscaping improvements.

4.14. The Applicant shall revise the plans to include a temporary soil stockpile construction detail.

3. Final Comments

5.1 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.

5.2 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.

5.3 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.

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

5.5 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 the undersigned.

Very truly yours,

Neglia Engineering Associates



John J. Dunlea, P.E.

For the Zoning Board Engineer
Borough of Park Ridge

cc: Michael and Christine DePol – Applicant *via regular mail*
Antimo A. Del Vecchio Esq. – Applicant's Attorney *via e-mail*
Albert Dattoli Architect. – Applicant's Architect *via regular mail*
Tibor Latincsics P.E., P.P. – Applicant's Engineer *via regular mail*
Bridget Bogart P.P., A.I.C.P., C.G.W. – Applicant's Planner *via regular mail*
Gregory J. Polyniak, P.E., P.P., C.M.E., C.P.W.M. – NEA *via e-mail*
Nicholas Dickerson, P.P., A.I.C.P., C.F.M. – Board Planner *via e-mail*