

**PETER J. WOLFSON**  
Attorney at Law

One Jefferson Road  
Parsippany, NJ 07054-2891  
T: (973) 966-8298 F: (973) 206-6325  
pwolfson@daypitney.com

November 23, 2020

**VIA E-MAIL**

Ms. Tonya Tardibuono  
Board of Adjustment Secretary  
Borough of Park Ridge  
53 Park Avenue  
Park Ridge, NJ 07656

**Re: Landmark AR Park Ridge, LLC (the “Applicant”)  
Amended Preliminary & Final Site Plan / Use & Bulk Variance Application  
Block 3302, Lot 1, Montvale, NJ and Block 301, Lot 1 Park Ridge, NJ**

Dear Ms. Tardibuono:

This firm represents the Applicant, successor in interest to Hornrock Properties MPR, LLC, regarding its application for preliminary and final major site plan approval with use and bulk variance relief to construct site improvements related to an inclusionary multifamily residential development to be constructed on the Montvale portion of the overall Sony tract.

We are in receipt of the review letter prepared by Gregory Polyniak of Neglia Engineering, the Board Engineer, dated November 13, 2020. Comment e within the “*Final Comments*” section requested a written response to the review letter. Set forth herein are responses to those comments that are not yet satisfied and require a response. Testimony will be provided at the public hearing to be held on November 24, 2020 to address the below, as well.

**2. Engineering Comments**

*Engineering comments:*

a. Copies of the materials submitted to the Borough of Montvale were previously provided to the Borough of Park Ridge. The Applicant will provide the most recent version of the stormwater report for review.

c. The Applicant will provide testimony addressing measures to be taken to protect existing drainage infrastructure within on-site easements during the demolition process.

Ms. Tonya Tardibuono  
Board of Adjustment Secretary  
November 23, 2020  
Page 2

d. As noted in the corrected Freshwater Wetlands Letter of Interpretation, the approved map is the Wetlands Delineation Exhibit prepared by Dynamic Engineer Consultants, PC, which is enclosed in the attached Freshwater Wetlands Letter of Interpretation.

h. The Applicant will provide testimony addressing the impacts to these sensitive areas as it relates to the demolition activities on-site and any associated NJDEP Land Use permitting.

k. The Applicant received review e-mails from the Borough Utilities, Fire Department and Police Department and will comply with the comments set forth in each.

o. The Applicant will provide testimony regarding the stockpile of asphalt.

p. The Applicant will provide testimony addressing on-site soil stability and a revision to the plan to keep the parking lot pavement and curbing in place to maintain current drainage patterns in those areas of the Property. The Applicant acknowledges that it is responsible for any on-site and off-site erosion due to on-site demolition activities.

Grading and Drainage Comments

a. The Applicant will provide testimony regarding compliance with the ADA requirements, which are in compliance because the building and parking area are proposed to be demolished.

f. Documentation regarding the water quality design standards will be provided. The Application proposes a decrease in stormwater runoff volume.

o. Stormwater conveyance calculations will be revised following approval to include existing upstream flow rates.

r. The Applicant will provide video inspection of all on-site drainage systems into which the Applicant proposed a connection or reuse of, and downstream from same, as a condition of approval.

s. A note regarding corrective action for areas with adjacent areas of sinkholes is provided on the plans.

v. Enclosed please find a copy of the resolution of approval from the Montvale Planning Board, which includes the Montvale Borough's Engineer report as an exhibit.

x. The Applicant will provide a Soil Movement Application prior to construction if there is an import or export of soil for the site as a condition of approval.

Ms. Tonya Tardibuono  
Board of Adjustment Secretary  
November 23, 2020  
Page 3

y. A note regarding imported soil and the use of recycled material or demolished materials is provided on the plans.

z. The Applicant will provide a maintenance manual for the remaining stormwater improvements, if necessary.

cc-dd. The plans will be revised for re-submission.

#### Utilities

a. The Applicant will provide confirmation from the water purveyor that the water system has capacity to support the development as a condition of approval.

b. The Applicant will request approval of an easement for water and sewer utility improvements in Block 304, Lot 1 from the Mayor and Council.

c. The Applicant will provide testimony regarding ownership and maintenance responsibility for the portion of the 12" water main within Block 304, Lot 1 and the Sony Drive Right-of-Way.

d. The Applicant will provide testimony regarding the path of utilities in Block 304, Lot 1.

e. The Applicant will provide testimony regarding ownership and maintenance responsibility for the utilities within the Sony Drive right-of-way and Block 304, Lot 1.

#### Traffic Circulation

a-b. The Applicant will provide testimony.

d-e. The Applicant will provide testimony.

k. The Applicant will provide testimony regarding the vehicle overhang for the Montvale Ladder Truck.

o. The Applicant will enter into a Title 39 agreement as a condition of approval.

p. The Applicant will provide testimony regarding the proposed signage.

r. The Applicant will provide testimony.

Ms. Tonya Tardibuono  
Board of Adjustment Secretary  
November 23, 2020  
Page 4

Landscaping

c. The Applicant will provide a tree survey of those trees to be removed and obtain a tree removal permit from the Zoning Officer as a condition of approval.

Lighting

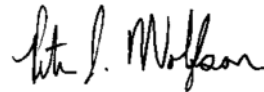
c. The Applicant shall provide testimony addressing site safety within the proposed Park Ridge portion of the site, upon completion of demolition activities.

Final Comments

a-e. The Applicant will comply.

Please contact me if you have any questions. Thank you in advance for your assistance.

Very truly yours,



Peter J. Wolfson

Enclosures

cc: Applicant (via e-mail)  
Dynamic Engineering (via e-mail)  
Gregory Polyniak, PE (via e-mail)  
Joseph Burgis, PP (via e-mail)  
William Rupp, Esq. (via e-mail)