

August 31, 2021

Revised September 16, 2021

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): Ellen Kramer
8 Frederick Court (Block 1203, Lot 41)
Borough of Park Ridge, Bergen County, New Jersey
NEA File No.: PKRDSPL21.025

Dear Ms. Tardibuono,

As requested, we have reviewed the recently submitted Variance Application for determination of completeness and applicable bulk requirements. The submittal included the following documents:

- A Borough of Park Ridge, Application of Appeal, prepared by the Applicant, dated July 25, 2021;
- A Denial of Application, Borough of Park Ridge, prepared by Tonya Tardibuono, Park Ridge Zoning Officer, dated June 15, 2021;
- Park Ridge Zoning review application, dated June 4, 2021;
- A signed and sealed architectural plan sheet, entitled “Residential Addition and Renovations for Ellen Kramer & Timothy McGrath, 8 Frederick Court, Borough of Park Ridge, New Jersey 07656, Lot 41, Block 1203,” prepared by John J. Gilchrist, Architect., dated May 30, 2021, **with a latest revision date of September 6, 2021;**
- A property survey, entitled “Location Survey, Lot 41 – Block 1203 in the Borough of Park Ridge, Bergen County, New Jersey for Ellen Kramer,” prepared by Stephen P. EID, P.E., P.L.S., dated July 20, 2021; and
- E-Mail correspondence from Ellen Kramer, dated August 12, 2021.

1. Property Description

The subject property is a single lot identified as Block 1203, Lot 41, per the Borough of Park Ridge Tax Map Sheet No. 12. The subject property is commonly known as 8 Frederick Court and is located on the northeasterly side of Frederick Court, approximately 375 feet from the intersection with Pascack Road. The property is approximately 10,786 square feet (0.25 acres), and is located within the R-10 Zone, per the Borough of Park Ridge Zoning Map.

The existing site is currently occupied by a two-story frame, residential dwelling with an asphalt driveway providing access onto Frederick Court. Additional site features include keystone retaining walls, paver walkways, trench drain, paver patio,

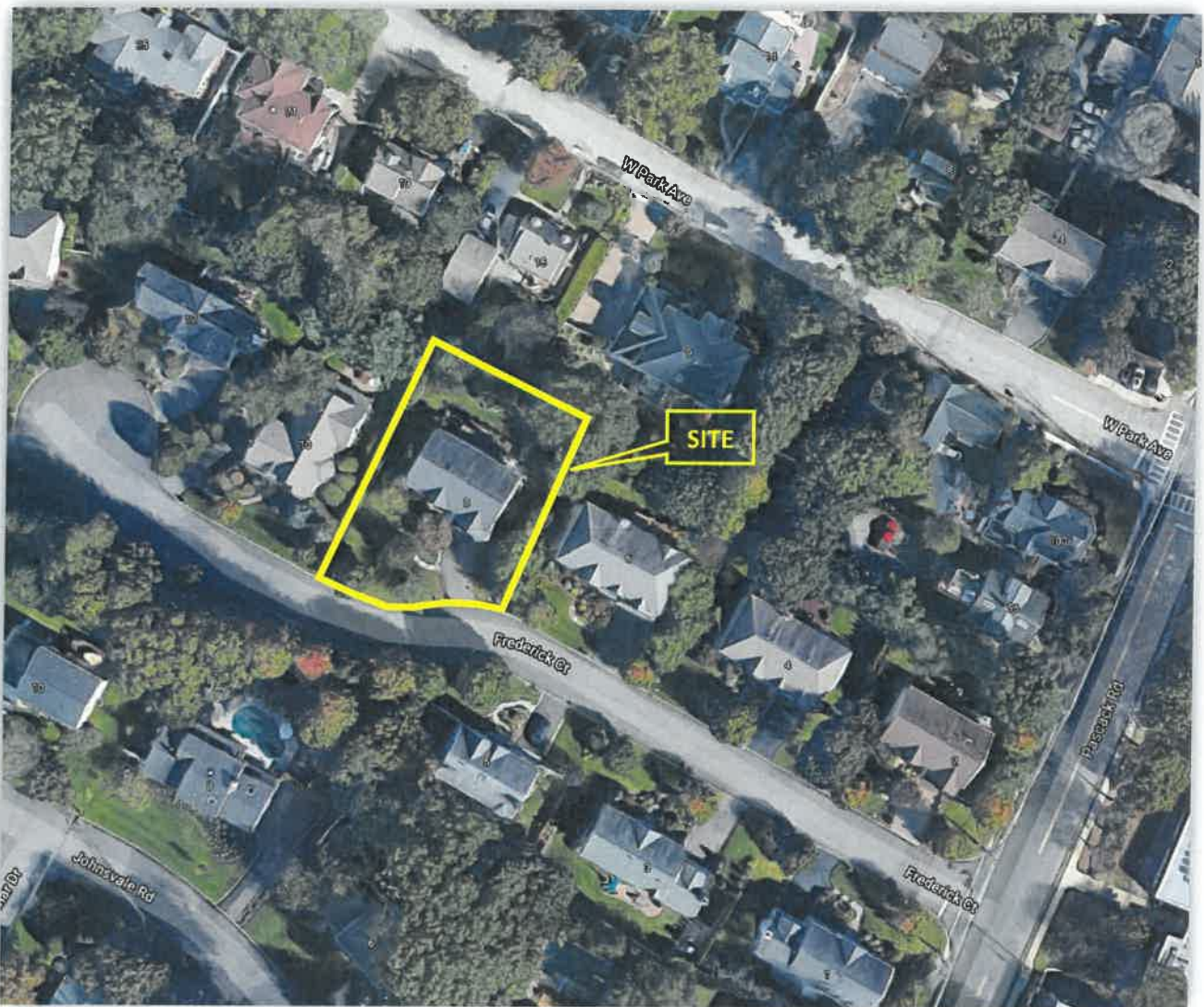
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and rear deck. The Applicant proposes a one-story addition, new paver patio and new wood deck in the rear yard.



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, which we defer to the Board Planner on final determination regarding same:

- Minimum Rear Yard: 35 feet permitted, 30.4 feet under the existing conditions, and 29.5 feet proposed;

- Maximum Building Height: 32 feet permitted, 34.1 feet under the existing conditions with no proposed change to the same (this is an existing non-conforming condition);
- Maximum Floor Area Ratio: 30% permitted, 35.08% under the existing conditions, and 36.35% proposed;
- Maximum Gross Floor Area: 3,333 square feet permitted, 3,784 square feet under the existing conditions, and 3,921 square feet proposed; and
- Minimum Deck Rear Yard Setback: 20 feet permitted and 15 feet proposed.

4. Engineering Comments

- 4.1 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, as required, 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. The Applicant shall provide testimony at the Board hearing with respect to anticipated site disturbances and soil movement required to construct the proposed improvements. **This comment remains applicable.**
- 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. **This comment remains applicable.**
- 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 the construction of the proposed improvements. Notation stating the same shall be provided on the plans. **This comment remains applicable for the duration of construction. The above requested notation shall be added to the plans.**
- 4.4 The submitted plan shall be revised to include a construction detail for the proposed new paver patio area within the rear yard. **This comment has been addressed. No further action is required.**
- 4.5 The Applicant proposes improvements that will result in an increase in impervious coverage of 74 square feet, as compared to the existing conditions. Due to the de minimus nature of the overall increase in impervious coverage, on-site stormwater storage is not required. However, the Applicant shall revise the plans to illustrate the location of the proposed roof leaders associated with the proposed building addition. NEA strongly recommends that all new leaders be connected to a subsurface conveyance system. **The above determination and recommendation remain applicable. As noted above, the plans shall be revised to illustrate the location of proposed roof leaders.**
- 4.6 Based upon the nature of the proposed improvements, it does not appear that any lighting improvements are included as part of this application. However, the Applicant shall provide testimony confirming the same. **This comment remains applicable.**
- 4.7 Based upon the nature of the proposed improvements, it does not appear that any landscaping improvements are included as part of this application. The Applicant shall provide testimony confirming the same. Additionally, the Applicant shall confirm that all existing trees on the property are to remain. **This comment remains applicable.**
- 4.8 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 revise the plans to include notation indicating the same. **This comment remains applicable. The above requested notation shall be added to the plans.**
- 4.9 The Applicant shall ensure that stormwater 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. The Applicant shall revise the plans to include notation indicating the same. **This comment remains applicable for the duration of construction. The above requested notation shall be added to the plans.**

5. 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. **This comment remains applicable.**
- 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. **This comment remains applicable.**
- 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. **This comment remains applicable.**
- 5.4 NEA recommends that a response letter be submitted that addresses each of the comments noted above. **This comment remains applicable.**
- 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. **This comment remains applicable.**

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



Gregory J. Polyniak, P.E., P.P., C.M.E., C.P.W.M.
For the Zoning Board Engineer
Borough of Park Ridge

Very truly yours,
Neglia Engineering Associates



John J. Dunlea, P.E.
For the Zoning Board Engineer
Borough of Park Ridge

cc: Ellen Kramer – Applicant *via e-mail*
John J. Gilchrist – Applicant's Architect *via e-mail*
Nicholas A. Dickerson, PP, AICP – Board Planner *via email*

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