



LAN ASSOCIATES

SINCE 1965

ENGINEERING ■ PLANNING ■ ARCHITECTURE ■ SURVEYING, INC.

445 GODWIN AVENUE, MIDLAND PARK, NEW JERSEY 07432

P. 201-447-6400 ■ F. 201-447-1233 ■ WWW.LAN-NJ.COM

May 7, 2021

Sent Via Email: jharmon@midlandparknj.org

Borough of Midland Park
Planning Board
280 Godwin Ave
Midland Park, NJ 07432

Attn: Ms. Jessica Harmon, Secretary

Subject: Midland Park Planning Board/
Englewood Warehousing 3, LLC
Site Plan Application for Site Improvements
As-Built Survey Review
268 Greenwood Ave.
Block 50, Lot 9
LAN Job #2.2428.246

Dear Ms. Harmon:

LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) is in receipt of an existing conditions survey, dated 3/11/21. LAN has reviewed this plan and performed a site visit to review the site. From that site visit, we noted the following:

1. The landscaping was installed in general conformance with the approved plans. It was noted that some of the plantings appear to be unhealthy. The applicant will be responsible for replacing these plantings if they die.
2. The Knox box was installed on the building. It should be confirmed that the fire official has reviewed and approved of this installation.

After our review, it is LAN's opinion that the improvements were constructed in general conformity with the approved plans. LAN would take no exception to the issuance of a CA, presuming the following are provided to the Planning Board:

1. A copy of an approval letter from Bergen County Planning Board (or a letter indicating that BCPB approval was not required in accordance with Resolution condition #1.)
2. A copy of the final approval from BCSCD should be provided to the board in accordance with Resolution condition #7 (assuming the project was subject to the jurisdiction of the Bergen County Soil Conservation District.)
3. Proof of recording of the subdivision deed merging the two lots into one lot in accordance with resolution condition #12.

It should be noted that in accordance with the approved Resolution, Item #5, "The Planning Board will retain jurisdiction for a period of one year after the issuance of a certificate of occupancy for the improvements to review the lighting and impose additional requirements." This condition shall remain in effect for one year.

Respectfully submitted,

LAN Associates, Engineering, Planning,
Architecture, Surveying, Inc. (LAN)
Planning Board Engineer

A handwritten signature in black ink, appearing to read 'Erik E. Boe', with a long horizontal flourish extending to the right.

Erik E. Boe, PE

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cc: File #2.2428.246
Darryl W. Siss, Esq. (Via Email: dsiss@trslawfirm.com)