

## Richard Wostbrock & Associates

44 Garret Place Midland Park, NJ 07432  
(201)978-4519 WostbrockEngr@gmail.com

February 5, 2020  
*Update May 4, 2020*  
*Updated January 23, 2024*  
*Updated March 27, 2024*

Sent via Email: [jharmon@midlandparknj.org](mailto:jharmon@midlandparknj.org)

Midland Park Zoning Board of Adjustment  
280 Godwin Avenue  
Midland Park, NJ 07432

Attn: Ms. Jessica Harmon, Secretary

Subject: 72 Lake Ave, LLC  
Preliminary & Final Site Plan  
72 Lake Avenue  
Block 3.00, Lot 2  
Resolution Compliance

Dear Ms. Harmon,

It is our understanding that the applicant has retained the services of Stonefield Engineering & Design to advance this project through construction as the engineer of record. Weissman Engineering remains the surveyor of record. The below referenced documents are intended to supersede all prior resolution compliance submissions.

RWA has received the following documents which form the basis of our continued review:

1. Set of drawings titled, "Land Development Plans", prepared by Stonefield Engineering, last revised *2/22/2024*
2. Report titled, "Stormwater Management Report" prepared by Stonefield Engineering, last revised *2/21/2024*
3. Report titled, "Stormwater Operations & Maintenance Manual" prepared by Stonefield Engineering, last revised *2.23.2024*
4. Conditional approval letter from the County of Bergen (application SP 8575R1) dated 8.09.2023
5. *Bergen County Soil Conservation Certification dated 1/11/2024*
6. *Ridgewood Water comments dated 2/2/2024*
7. *Architectural Drawings prepared by Mark M Braithwaite, AIA, consisting of 7 sheets last revised 2/14/2024.*

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### General:

1. Reference to a Major Subdivision should be eliminated on all sheets. **Item satisfied.**

### Existing Conditions Plan:

1. *Additional topographic information is needed along the building on the property to the west to verify the proposed grading and curb will not trap water. **Item satisfied.***
2. *There appears to be missing contours. For instance, the 180 contour on the east side of the property has 179 contour to its west and 179.x spot grades to the east. **Item satisfied in as much as the site has been cleared and temporary grading is present.***

### Site Plan:

1. The low spot in the rear yard should be eliminated or drainage from it provided. *Plans updated; item satisfied.*
2. *The proposed curbs and grading along the western property line appear to trap stormwater runoff on the neighboring property. This proposed condition should be eliminated. **Item satisfied for the purpose of resolution compliance. The applicant to provide post construction.***
3. *The spot grades at the base of each stair appear to create low spots that will not drain. This should be corrected. **Item satisfied.***
4. *The proposed grading has a 50'+/- section of curb along the west side with no pitch and will puddle. Borough Ordinance 32.6-2.g requires a minimum pitch of 1%. **Item satisfied.***
5. Drainage plan and details should be coordinated with each other.
  - a. *A minimum of 2' of separation should be provided below the bottom of excavation and seasonal highwater level. A smaller pipe should be provided. Plans and report have been updated utilizing a shallower system. The report uses a system that is 3.5' tall from elevation 174.5 to 178. The seasonal highwater table calculated from the spot elevation shown on the Existing Conditions Plan is 172.4. The grading plan shows a finished grade of 178 which does not provide space for the pavement detail over the basin. The conflict needs to be eliminated. **Open Item –***

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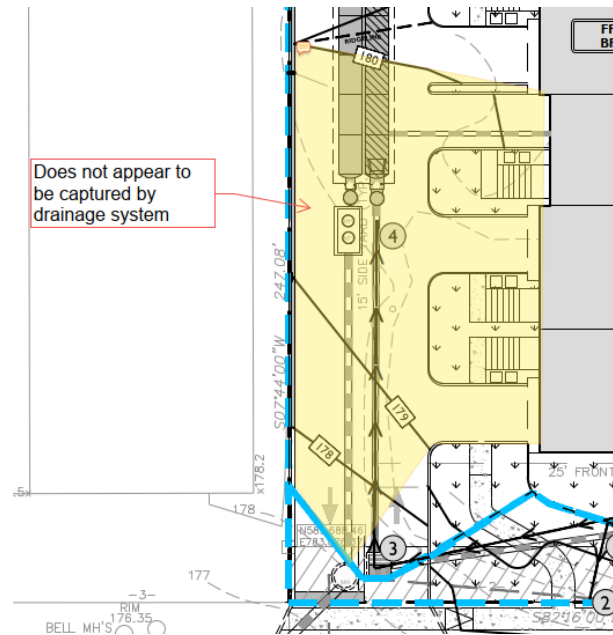
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***the observations made in soil borings performed in August 2022 do not refute the observation of groundwater in a test hole excavation in March 2019. The higher observed elevation must be respected.***

The site plan sheet C-3 indicates a pipe invert and bottom of stone surround at an elevation of 174.90. This conflict should be eliminated.

A portion of the paved surface included in drainage area P-1A appears to by-pass the stormwater collection system. An additional inlet should be added along the western curb line.



- b. It is noted that the 2-yr and 100-yr design allowable flows are not met. It is not unreasonable for the 2-yr storm due to the limitation of orifice sizing. The 100-yr design should be satisfied. Additional storage capacity should be provided. *The design report and plans have been updated. Additional storage has been provided to mitigate the 100-yr design storm. Item satisfied. **Item satisfied.***
- c. *The drainage structure has been changed from a single barrel to a 3-barrel configuration, thus reducing the setback to the property line. This has also reduced the separation between the water and sewer laterals serving the property. The plans should make better use of the depth of the property to elongate the structure and minimize width. A 15' separation between the infiltration basin and existing or proposed building foundations is recommended. **Item satisfied.***

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- d. *The drainage conveyance has been shifted offsite moving closer to the telephone manholes. The designer should verify that there is sufficient clearance between the utilities as telephone manhole often lead to vaults. **Item satisfied.***
6. *Connection at the existing sanitary manhole should be at the invert of the manhole with the bench reconstructed to promote flow and deter the collection of material. **Open item - pending sewer department review.***

The service lateral leaving the property has been right sized to 6" ductile iron. Provide invert of receiving manhole. Reference to 8" pipe should be eliminated.
7. *Provide schedule of bulk requirements on the plans. **Open item – identify any changes. Item satisfied.***
8. *The patio has been eliminated from the middle unit and should be shown on the plans. **Patio added. Yard inlet(s) should be shifted to avoid the drop off at the edge of the patio.***
9. *The affordable unit should be designated on the plans. Compliance with ADA requirements should be depicted in the site and architectural plans. **Item satisfied for the site plan. Architectural drawings to be reviewed by the building department.***
10. ***Other items that appear to have been inadvertently eliminated in the transition of design professional need to be reincorporated into the site plans including "No Parking" signs and proposed fencing should be reincorporated into the site plan.***

### Details:

1. We recommend the onsite sidewalk/patio detail concrete strength be a minimum 3,000psi. *Plans updated; **Item satisfied.***
2. A 6' high chainlink fence detail is shown. A 4' fence is proposed on the plan. This conflict should be resolved. Reference to a 6' fence should be eliminated. *Plans updated; **Item satisfied.***
3. Water details shall be in accordance with Ridgewood Water requirements. Hydrant valves shall be in accordance with the fire department requirements. ***Open Item. Hydrant at rear of property has been eliminated. We take no exception to the pipe routing requirements noted in the Ridgewood Water memorandum.***

***The water meter room should be identified in the architectural plans.***

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4. *The soil log location is shown on the plan, however, the elevation conflicts with soil log notes on sheet 6. The conflict should be eliminated. For the purpose of other comments in this review, I assume the elevation shown on sheet 2 is correct. **Open Item. Stormwater management system elevated. Item satisfied.***
5. *The conflicts between the Storage Pipe Trench and Storage Pipe (PCPP) Trench details should be eliminated. **Plans updated; Item satisfied.***
6. *Reference to a 24" PCPP should be eliminated. **Plans updated; Item satisfied.***
7. *The conflicts between the sanitary sewer details should be eliminated. **Item satisfied.***
8. *Sanitary lateral cleanout detail is provided. The clean out locations should be shown on the utility plan. **Open Item – verify lateral sizing and provide cleanout near building foundation of each unit connection. Cleanouts added to the plan. Item satisfied.***
9. *The conflicts between the curb, sidewalk, and pavement details should be eliminated. **Driveway pavement should be a minimum of 2" thick I-5, 2" thick I-2, and 4" thick ¾" quarry processed stone when compacted. Item satisfied.***
10. *All inlet and manholes shall be rated for H2O loading, phase II compliant, and have bicycle safe grates. **Plans updated; Item satisfied.***
11. *The interior width of the outlet control structure will need to be increased to accept a 3' diameter pipe. The stormwater design report assumes a structure with 5'x5' interior dimension. **Plans updated; Item satisfied.***

### Lighting and Landscaping:

1. *The light color should be limited to a maximum of 3000K. **Open item. Lighting plan added to the set. Item satisfied.***
2. *Consideration should be given to 'shoe-box' fixture to limit the glare in the residential units and neighboring properties. **Open item. Light detail added. Item satisfied.***
3. *The conflict between the light pole and fire hydrant at the rear of the site should be eliminated. **Open Item. Hydrant eliminated - Item Satisfied.***
4. *The landscape plan should be updated to reflect the changes in the site plan. The foundation planting should be kept clear of the utility services meters as indicated in testimony. **Open Item. The previously proposed (or similar)***

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***deciduous trees should be reincorporated in the plan. Also, the size of the planting has been reduced. Street trees added along Lake Avenue which are significantly smaller than originally proposed. Deciduous trees should be reincorporated in the plan for the site.***

5. ***As the engineer of record, a lighting plan should be incorporated in your set of site development plans. Lighting plan added to the set. Item satisfied.***

### Soil Movement Calculations:

6. ***Soil movement calculation should be updated and added to the plans. Open item – not visible on submitted set. Plan updated. Item satisfied.***

### Architectural:

1. Per the site plan, the existing grade lies below the 179 contour. The proposed finish floor is 180.3. The architectural plan shows a dimension of 35'-0" from finish floor to ridge. By definition 34-3 the grade cannot change more than 12" in the calculation of height. The MFO overlay permits a 36' height. Existing spot elevations along the building footprint should be provided in order to verify the proposed building height of 35'. ***Open Item. Provide updated architectural floor plans and elevations. Information added. Item satisfied.***
2. A prior response letter indicated that stair details were to be provided. None received. ***Detail provided; Item satisfied.***

### Other Jurisdictions:

1. ***Ridgewood Water - The water service lateral and fire hydrant construction fall under the jurisdiction of the Ridgewood Water Department. Confirmation of their review and approval of this plan should be provided.***
2. ***Bergen County Planning Board – pending review and approval***
3. ***Bergen County Soil Conservation District – pending review and approval***  
***Certification provided. Item satisfied.***

### Construction & Post-Construction Recommendations:

Due to the limit tolerances in the plan compared to permitted bulk requirements, we recommend foundation and framing height progress surveys and an as-built survey be provided.

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The applicant is responsible for ensuring that any and all soils imported to the site conform to all applicable NJDEP residential standards. The applicant will be required to provide written certification prior to the issuance of a certificate of occupancy.

**Acknowledged. Item satisfied.**

The applicant shall ensure that no grading and drainage operations will create negative impacts on adjacent properties or rights-of-way. It is the applicant's responsibility to address any drainage issues that may arise upon the completion of construction. A note stating the same shall be provided on the plans. **Plan updated. Item satisfied.**

The applicant should address the above comments to the satisfaction of the Zoning Board. Should you have any questions please do not hesitate to contact our office.

Respectfully submitted,  
Richard Wostbrock & Associates



Richard Wostbrock, PE  
Board Engineer

cc: Linda Herlihy, Esq. ([lherlihy@riker.com](mailto:lherlihy@riker.com))  
Bruce Whitaker, Esq. ([mcwhitlaw@optonline.net](mailto:mcwhitlaw@optonline.net))  
Stonefield Engineering ([jaktas@stonefielddeng.com](mailto:jaktas@stonefielddeng.com))