

Richard Wostbrock & Associates

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

April 24, 2024

Sent via Email: 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 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, consisting of 11 sheets, last revised 4/5/2024
2. Report titled, "Stormwater Management Report" prepared by Stonefield Engineering, last revised 4/5/2024
3. Report titled, "Stormwater Operations & Maintenance Manual" prepared by Stonefield Engineering, last revised 4/5/2024
4. Architectural Drawings prepared by Mark M Braithwaite, AIA, consisting of 7 sheets last revised 4/05/2025.

The following items summarize the open review comments:

1. *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.*

Item satisfied for the purpose of resolution compliance. The plans require the contractor to verify the invert elevation of the locked manhole. The developer shall provide a drop manhole connection if the proposed change in invert elevation is 18" or greater.

2. *The affordable unit should be designated on the plans. Compliance with ADA requirements should be depicted in the site and architectural plans.*

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Item satisfied for the purpose of resolution compliance. Additional review to be performed by the building department in the review of the permit set.

3. *The landscape plan should be updated.*

The property line buffer trees (red cedars and arborvitae) should be increased to 7'-8' tall to mimic the landscape plan presented to the Board.

4. *Architectural Plans.*

Correct revision date for clarity to 2024.

Other Jurisdictions:

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

Construction & Post-Construction Recommendations Acknowledged and Agreed to by the applicant:

1. *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.*
2. *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.*
3. *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.*

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)
Bruce Whitaker, Esq. (mcwhitlaw@optonline.net)
Stonefield Engineering (jaktas@stonefielddeng.com)