



Engineering,
Planning,
Architecture,
Surveying Inc.

December 7, 2022

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

Attn.: Jessica Harmon

Via e-mail: jharmon@midlandparknj.org

Subject: Engineering Review
Ridgewood Water
Proposed PFAS Treatment Project
3 Birch Street
Block 32, Lot 4
LAN Ref. #2.2428.261

Dear Ms. Harmon:

LAN Associates Engineering, Planning, Architecture, Surveying, Inc. (LAN) is in receipt of the following documents, which for the basis of our initial review:

1. Cover letter from Mott Macdonald, dated 11/15/22
2. Cover letter from Matthew S. Rogers, dated 11/01/22
3. Application for Development, signed 10/25/22
4. Soil Movement Application, signed 11/04/22
5. Notice of Non-Compliance from NJDEP, Dated 11/30/21
6. Architectural Plan & Rendering (sheet AR001) by Mott Macdonald, dated 11/2022
7. Architectural Plan Set (sheets A101, A201, & A301) by Mott Macdonald, dated 11/2022
8. Wall-mounted light specifications (WDGE2 LED)
9. Site Plans (sheets G101 & G102), dated 11/2022
10. Site Plans (sheets C102, C501, C502, C504, & C505), dated 11/2022

The applicant proposes to construct a new building on their property that currently contains two well-houses, a treatment facility building, a backup generator, and other related equipment. The new treatment facility building would be a single-story steel building with corrugated steel siding with an area of approximately 3,675 square feet. Also proposed are two smaller accessory structures that are indicated to be an intermediate pump station and a chemical storage building. A paved driveway extension is proposed to provide vehicular access to the south side of the proposed building, and concrete walkways are provided to each of the proposed exterior doors. New utility connections are proposed into the Right-of-Way of Birch Street.

Zone Designation: I-2, Industrial

Site Plan Drawing Scale: 1" = 20'

Plan Comments/Questions:

1. We've interpreted that the frontage on West Street and Birch Street should meet the requirements for building front yard setback, the required side yard would be the yard opposite Birch Street, and the required rear yard would be the yard opposite West Street. The two existing well houses both violate some of the yard requirements. These are existing non-conformities. The proposed buildings are shown to respect the required building setbacks.
2. The building coverage and improved lot coverage calculations shown on the zoning table appear to have been calculated incorrectly. By scaling the drawing, we calculate that the proposed conditions building coverage will be approximately 16.1% and the proposed conditions improved lot coverage will be approximately 34.7%. Both are significantly below the allowable thresholds.
3. Ordinance section §34-16.2 indicates that parking in a required front yard is not permitted. Though there are no striped parking spaces, it appears as if the existing parking areas do not encroach into the required front yard. A portion of the new driveway in front of the new treatment facility encroaches into the required front yard. If the encroaching portion of this driveway is to be a parking area, this would be a variance condition.
4. Will any staff regularly work or park at the new facility?
5. Are the requirements for ADA-accessible parking and accessible routes to the buildings met?
6. Ordinance section § 34-16.3 outlines the requirements for off-street loading. It states" *In all districts, for every building or use requiring the receipt or distribution in vehicles of materials or merchandise, and for large scale public and quasi-public uses, there shall be maintained on the same lot with such building or use off-street loading spaces in accordance with Schedule III, Off-Street Loading Space Requirements...*" Does the new facility meet the requirements of this ordinance section?
7. Ordinance section §21-1.3 requires "*Stormwater management measures for any increase in "regulated impervious surface" greater than 300 square feet, but not classified as a major development, shall be designed to control the increase in the stormwater runoff volume and shall be designed for a 10-year storm with at least 60 minute duration and calculated in accordance with Section 5.A...*" How does the applicant plan to mitigate stormwater flow? Ordinance section § 32-6.10 also provides requirements for stormwater drainage design.
8. Because the disturbed area will exceed 5,000 square feet, the project will also be subject to review by Bergen County Soil Conservation District. Adherence with BCSCD stormwater standards will be required.
9. Ordinance section §32-6.5 outlines the requirements for site lighting. Building-mounted lighting is proposed around the new building. It should be demonstrated that the proposed site lighting complies with the maximum of 1.0 footcandles at the property line and with any other relevant site lighting ordinance requirements.
10. What would be the hours of operation of the proposed site lighting?
11. There is a drainage swale/watercourse traversing the property. Drainage from this water feature crosses Birch Street and continues in the southerly direction. The applicant should provide verification that this water feature is not regulated by the NJDEP, and that no NJDEP permitting is required in order to fill in this watercourse to construct the new building and other proposed site improvements.
12. Is there a drainage easement to protects the drainage swale? If so, does the easement language allow the construction of the new building by displacing the drainage swale?

13. There is at least one stormwater drainage pipe that drains into the northern (up-stream) end of the drainage swale. Re-routing of the existing pipes is not shown on the plans. Any new piping should be designed in accordance with ordinance section § 32-6.10.
14. Does the applicant propose any new landscaping at the site?
15. Will the proposed chemical storage building be storing any chemicals for which there may be safety concerns?
16. Will the new treatment facility produce any odors or any noise?
17. Will there be any regular trash or recycling pickup from the site?
18. Will any staff regularly work or park at the new facility?
19. What type of vehicles will regularly visit the site?
20. A Knox-Box for Fire Department key access should be provided on the new facility.
21. Ordinance section §34-14.6 indicates that "*no fence, wall...or other structure over 30" in height shall be permitted on any corner lot within 25' of the intersection formed by the projections of the street side lines at the corner.*" The existing chain link fence is taller than 30" and closer to the intersection than 25'. This is an existing condition.
22. Some of the existing chain link fencing surrounding the site is damaged or in disrepair. Have any repairs or replacement of the existing fence been considered as part of this project?
23. Ordinance section §32-6.2.h.3 sets forth the requirements for planted buffer strips around off-street parking. The existing parking does not have planted buffer strips. This is an existing condition. No landscaping is shown around the new expansion of the driveway/parking area.
24. Ordinance section §32-6.9.c requires that not less than 15% of the total lot area shall be devoted to landscaping. These area calculations are not provided, however based upon the improved lot coverage, it is assumed that this requirement will be met.
25. Is any new signage proposed?
26. What would be the construction type/materials/color of the smaller buildings (the intermediate pump station and a chemical storage building)?

The applicant will be required to obtain any and all approvals required by outside agencies and internal municipal departments, including but not limited to, Bergen County, NJDEP & Bergen County Soil Conservation District. It is the applicant's responsibility to determine what outside agency permits are required. Copies of said approvals should be provided to the Borough upon receipt.

Should you have any questions regarding the above comment do not hesitate to contact me.

Respectfully submitted,

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

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

Erik Boe, PE, LEED AP

cc: File #2.2428.258
Darryl Siss, Esq. (via email: darryl@trslawfirm.com)
Richard Calibi, Jr. (via email: rcalibi@ridgewoodnj.net)
Matthew Rogers (via email: MSR@MRogerslaw.com)
Earl Schneider (via email: Earl.Schneider@mottmac.com)
Steven P. Casano (via email: Steven.Casano@mottmac.com)