



Mr. Erik Boe
LAN Associates, Engineering, Planning, Architecture,
Surveying, Inc. (LAN)
Borough of Midland Park Planning Board
280 Godwin Avenue
Midland Park, New Jersey 07432

Your Reference
Lan Ref. #2.2428.261

Our Reference
507102802
Wortendyke PFAS Treatment
Facility

111 Wood Avenue South
Iselin, NJ 08830-4112
United States of America

T +1 (800) 832 3272
F +1 (973) 376 1072

**Ridgewood Water
Wortendyke PFAS Treatment Facility
3 Birch Street – Block 32, Lot 4
Midland Park Planning Board Application**

March 7, 2024

Dear Mr. Boe:

Our office is in receipt of your comments dated December 7, 2022 and comments from the DPW and Fire Department dated December 8, 2022, which includes a list of deficiencies and questions to be addressed for the subject referenced Planning Board Application. The project has been substantially modified to comply with NJDEP Flood Hazard Area (FHA) regulations, and this response letter is being submitted with the revised Planning Board Application. We offer the following responses, which correspond to the comments in your December 7, 2022 and December 8, 2022 letters:

Comments from Engineer:

- 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.
 - **Comment acknowledged. See new setback yard requirements on the updated site plan.**

- 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.
 - **The building size and site layout was re-designed, and the proposed coverages have been updated. The proposed**

building coverage is now 11.5% and the improved lot coverage is 23.4%. Calculations can be supplied if requested.

- 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.
 - **This area is not meant for continuous parking. The area is an access driveway for the facility, and only utilized for periodic (daily) inspections, not for continuous occupancy.**
- 4) Will any staff regularly work or park at the new facility?
 - **This will be an unmanned facility; no staff will regularly be parking their vehicle at the site.**
- 5) Are the requirements for ADA-accessible parking and accessible routes to the buildings met?
 - **ADA-accessible parking and accessible routes to buildings are not required. Per Ordinance § section 8-1.1, the site is not open to public and does not contain 15 or more parking spaces.**
- 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?
 - **Yes, the new facility meets the requirements of this ordinance section. This facility is not considered to be for "large scale" or "quasi-public" uses based off the requirements presented in Schedule III.**
- 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.
 - **Please see attached stormwater calculation. The proposed swale which was necessary for compliance with the FHA rules provides enough storage volume for the increase in stormwater run-off for the 10-year storm (8.4 CY required, 17.63 CY storage provided).**
- 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.

- **This permit will be submitted as 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.
- **See attached Photometric diagram showing 1.0 footcandles occur about 20 feet from the lights. The closest light to a property line is approximately 27 feet away, so this is in compliance.**
- 10) What would the hours of operation of the proposed site lighting?
- **The proposed lights at the site will be motion activated and will dim to 35% when not in use.**
- 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.
- **The proposed work required an FHA Individual permit from the NJDEP, which is attached for reference. The site has been re-designed to comply with these requirements.**
- 12) Is there a drainage easement to protect the drainage swale? If so, does the easement language allow the construction of the new building by displacing the drainage swale?
- **The new building is no longer located in the existing 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.
- **Due to the site re-design, there is no need to re-route any piping in this location on site.**
- 14) Does the applicant propose any new landscaping at the site?
- **Currently, there is no proposed landscaping at the site. Existing trees will be used as screening, any additional landscaping can be provided as requested.**
- 15) Will the proposed chemical storage building be storing any chemicals for which there may be safety concerns?
- **Sodium Hypochlorite (bleach), which is already being stored in the existing treatment building, will be stored in the proposed chemical storage building. The new chemical storage building is constructed specifically for chemical storage and will be**

equipped sprinklers for safety. See attached literature on special storage locker.

- 16) Will the new treatment facility produce any odors or any noise?
- **The acoustical consultant Ostergaard Associates has been hired to assess noise at the site, and will provide testimony on their findings at the meeting. The new treatment facility will not produce any additional odors.**
- 17) Will there be any regular trash or recycling pickup from the site?
- **There will not be any regular trash or recycling pickup from this site. There is no existing regular trash or recycling pickup and the treatment facility upgrade will not increase the amount of trash or recycling produced.**
- 18) Will any staff regularly work or park at the new facility?
- **Staff will not work or park regularly at the new facility as it is an unmanned facility.**
- 19) What type of vehicles will regularly visit the site?
- **Chemical delivery trucks will be on site twice a month (existing) and trucks for backwashing carbon will visit the site once a year.**
- 20) A Knox-Box for Fire Department key access should be provided on the new facility.
- **A Knox-Box will not be provided for the new facility. There is no Knox-Box at the existing facility or any other Ridgewood Water operated facilities.**
- 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.
- **Comment noted. The existing chain link fence and gates will be replaced (in place) to improve security.**
- 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?
- **The scope of this project now includes the removal and replacement (in place) of all fencing and gates on this site.**
- 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.
- **The occupancy of this site will not increase once the facility is built and in operation. No additional parking will be needed on**

the site. Please advise if buffer stripes are needed in the existing parking lot.

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.

- **More than 15% of the lot is currently maintained lawn area, with existing trees. The flood hazard area on site makes additional proposed plantings difficult, as it would require by the NJDEP. Should the board want to make suggestions on site aesthetics, these can be discussed.**

25) Is any new signage proposed?

- **New signage is now in the scope of this project. Please see the site plan for more information.**

26) What would be the construction type/materials/color of the smaller buildings (the intermediate pump station and a chemical storage building)?

- **Chemical Storage Building: Pre-fabricated steel building with 14 gauge galvanized steel proprietary studs, layers of UL Listed gypsum wallboard encased between Galvanneal steel sheets (interior/exterior), and 12 gauge HRS steel roof with multiple layers of UL Listed fire resistant gypsum wall board lined on the interior with galvanized steel sheets on interior.**
- **Intermediate Pump Station: Not a building, it is a buried concrete chamber.**

Comments from DPW:

1) What is being done with the drainage swale that comes through the property which the proposed structure will be directly on top of.

- **The site and building size have been re-designed. The building is no longer located in the drainage swale.**

2) Will the fence around the property be replaced during this project?

- **The scope of this project now includes the removal and replacement (in the same location) of all fencing and gates on this site.**

Comments from Fire Department:

1) Will this building have a fire alarm?

- **Yes, this building will have a fire alarm.**

2) If so, how will the fire department have access into the property if alarm goes off?

- **The alarm will notify Ridgewood Water's SCADA system, then Ridgewood Water will alert the fire department and meet them**



at the site. This is how the existing fire system works for the existing treatment facility and is consistent with other Ridgewood Water facilities.

3) Will any chemicals be stored on this property?

- **Sodium hypochlorite (used for disinfection), which is currently being stored at the facility, will be stored at this site in the new chemical storage building. The new chemical storage building will be constructed for chemical storage and will be equipped with sprinklers for safety. Ortho Polyphosphate (used for hardness sequestering and corrosion control), which is currently stored at the facility, will continue to be stored within the existing facility.**

Copies of your December 7, 2022 comments and the DPW and Fire Protection December 8, 2022 comments are attached for reference, as well as the following supplemental information in support of our responses.

- Chemical Storage Building Cut-Sheet
- Updated Planning Board Submission Application (see LOT for all documents attached to application)
- Updated Planning Board Drawing Set
- NJDEP FHA Individual Permit (Hardship Exception), dated February 20, 2024

Should you have any questions or require additional information, please do not hesitate to contact me.

Thank you.

Very truly yours,

A handwritten signature in blue ink that reads 'Scott Pendergrass'.

Digitally signed by Scott Pendergrass, P.E.
Date: 2024.03.07 14:09:08-05'00'

Scott Pendergrass, PE
Project Manager
T 973-912-2510
Scott.Pendergrass@mottmac.com

CC: R. Calbi, Ridgewood Water- w/ enclosure
E. Schneider, Mott MacDonald