

Richard Wostbrock & Associates

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September 19, 2022

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:
714 Godwin Avenue
Block 55 Lot 8 in Midland Park
Block 302 Lot 1 in Wyckoff

Dear Ms. Harmon,

This letter supersedes prior review letters.

The applicant proposes to construct a 2 ½ story multi-family residential building with 4 affordable housing units. The site is currently vacant. Previously, a dwelling and detached garage were on the property. The site is bisected by the municipal boundary with the Township of Wyckoff. The Wyckoff portion is to the rear of the Midland Park lot (Block 55 Lot 8) and does not have frontage on a public or private right of way. The Midland Park lot is in the R-1 zone. The proposed use of multi-family residential is not permitted in the zone.



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

1. Application for Development, received 7/7/2022
2. Review Checklist
3. Zoning Denial letter dated 6/13/2022
4. Set of drawings titled "Preliminary & Final Site Plan Godwin Ave Supportive Housing" prepared by Dykstra Walker Design Group, dated 5/12/2022, last revised 8/24/2022, consisting of 9 sheets
5. Drawing titled "Godwin Supportive Housing" prepared by Ministry Design, dated 5/19/2022, last revised 8/22/2022.

Administrative Completeness Review

As directed, RWA has reviewed the subject application and documents for completeness in accordance with the applicable municipal land use regulations. In accordance with the Zoning Denial letter, a site plan submission is required for the proposed development. From an engineering perspective, it is our recommendation that this application be deemed **Administratively Complete**, subject to comments from the Zoning Board Planner and Board Secretary. Notwithstanding the above, the applicant should address the following (Review Checklist numbering):

2. Certification that the payment of taxes must be provided to the Board Secretary prior to any public hearing.
29. Applicant to maintain escrows as directed by the Board secretary.
30. Freshwater Wetlands letter of interpretation for line verification and associate transition area – submission pending.

The rear portion of the development is in Wyckoff. Therefore, the development is subject to approval by the Township of Wyckoff.

Technical Review

Review of this application indicates the Applicant is seeking and/or will require the following variances and/or design waivers as listed below.

Variances:

Section	Description
34-4.1a	Multi-family building proposed in single family zone (D variance)
34-4.3a	No garages where 1 is required per dwelling unit (x4 units)
34-4.5a	Building height of 34.3' where 32' maximum is permitted
34-4.5a	3 ½ stories where 2 ½ stories maximum is permitted.
34-4.5(h)(1)	Proposed 48' curb cut where 20' maximum is permitted
34-4.5(h)(2)	Proposed 24' driveway width where 20' maximum is permitted.

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34-16.1 Proposed 10 parking spaces and no garages where 12 minimum are required (3 per dwelling unit). Note: RSIS requirements of 8 required spaces governs.

Note: The applicant uses the site area (MP and Wyckoff) in the calculation for minimum lot area and depth as well as maximum building and improved lot coverage. This is consistent with the standard for analysis for lots bisected by a municipal boundary. An easement recording the same should be a condition of approval, if granted.

Design Waivers:

Section	Description
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32-6.2(b)(2)	Parking in front yard where no parking in required front yard is permitted.
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General:

1. Police, Fire Prevention Bureau, Fire Department comments, Construction Official, DPW, Ambulance comments should be requested for this application.
2. The application includes a request for a use variance. The Board should retain the services of their Professional Planner for this application.

Site Plan Layout & Features:

1. Parking table should be updated to indicate 4 2-bedroom units.
2. The building height calculation indicate that a C variance is needed. We take no exception to the calculations.
3. The number and size of proposed parking stalls are in accordance with the RSIS standards. We take no exception to the calculations provided.
4. The location of the parking and a loading area/turnaround is within the front yard. The loading/turnaround area should be relocated out of the required front yard setback or its use should be limited to short term use for delivery vehicles and turnaround movements.
5. Godwin Avenue is a county road (route 84) with a posted speed limit of 40 mph. This application may be subject to county review. A letter of exemption from the County should be obtained if their review is not required.
6. The applicant proposes a 48' wide driveway opening. We would recommend that the driveway curb cut be reduced to 24' wide by eliminating the radius returns and utilizing the 18" transition shown on the detail shown on page 8.
7. Testimony should be provided regarding the traffic impact of the development.
8. The concrete wall in disrepair should be repaired, reconstructed, or eliminated if no longer needed for the proposed development.

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9. The applicant should increase the driveway pavement thickness for longevity. Driveway pavement detail inadvertently removed from set.
10. It is questioned what, if any, outdoor living space is being created for the tenants of the units. It appears the balance of the site is encumbered by wetlands.

Grading & Drainage:

1. The front of the site grades generally from west to east toward the adjacent commercial building property. The rear of the site grades is wetlands with a piped outlet along the eastern property line.
2. The soils investigation tested a lower soil strata than the proposed drainage improvements propose to locate the level of infiltrations. Additional testing may be needed to verify the percolation/permeability rate at the level of infiltration. The engineer of record shall submit a signed and sealed certification of the acceptable results during the construction phase.

Lighting & Landscaping:

1. The Board should reserve the right to review the lighting post construction for a period of at least six months during which the developer shall be responsible to modify the system if the Board or municipality determine it appropriate.

Utilities:

1. The applicant should determine the condition of the existing utility service and which, if any, are suitable for re-use in the proposed development.
2. The applicant should consider installing the electric service to the development underground. It is questioned if a pad mounted transformer be required.
3. Testimony should be provided regarding proposed emergency or alternate power supply, if any.
4. The water main location should be depicted on the plans.

Soil Erosion Control Plan:

1. Certification from the Bergen County Soil Conservation District shall be required for this project.

Architectural:

1. The building shall be side facing with the front of the building facing the parking on the left side of the property. Testimony should be provided regarding the efforts, if any, to make the street facing façade mimic other dwellings in the neighborhood.

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2. Testimony should be provided regarding the accessibility requirements for the building and units.
3. The structure will have fire suppression sprinklers.
4. The elevation of the first floor is questioned as it necessitates stairs and accessible ramping that could be reduced if not eliminated by lowering the first-floor finish floor elevation. This could also reduce if not eliminate the building height variance.

We recommend that the Applicant address the above comments to the satisfaction of the Board. To facilitate the review a response letter should be provided identifying plan changes and how each of the review comments was addressed.

Respectfully submitted,
Richard Wostbrock & Associates



Richard Wostbrock
Zoning Board Engineer

cc: Robert Landel, Esq. (rlandel@lbklaw.com)