

August 24, 2022

Jessica Harmon, Zoning Board of Adjustment Secretary
Borough of Midland Park Zoning Board of Adjustment
280 Godwin Avenue
Midland Park, NJ 07432

Reference: Preliminary & Final Site Plan
Godwin Avenue Supportive Housing
Nouvelle, LLC
Block 55, Lot 8 (Midland Park)
Block 302, Lot 1 (Wyckoff)
#714 Godwin Avenue
DW Project No. 22004

Dear Ms. Harmon:

The plans for this project have been revised to address completeness comments listed in the August 19, 2022 review memorandum from Richard Westbrock & Associates. Enclosed, please find the following:

1. Twenty-four (24) copies of plans titled "Preliminary & Final Site Plan, Godwin Ave Supportive Housing, #714 Godwin Avenue, Block 55, Lot 8, Borough of Midland Park, Block 302, Lot 1, Township of Wyckoff, Bergen County – New Jersey" prepared by Dykstra Walker Design Group, last revised August 24, 2022.

The following itemizes the revisions made to the plans:

Administrative Completeness Review

2. The Applicant to confirm and provide.
7. The reference is now to Board Engineer on sheet.
16. The architectural plans have been revised to include the attic space.
27. The plans have been revised to depict the soil moving calculations to support the soil moving application.

29. The Applicant will maintain the escrow fees as directed.
35. Checklist item was intended to be checked yes.
30. The Applicant has submitted an application to the New Jersey Department of Environmental Protection for a Letter of Interpretation and it is currently under their review. A copy of the application has been included under the cover of this letter.
38. Sheet 1 of the plan set has been revised to include a "List of Approving Agencies".

Technical Review

General:

1. The plans will be submitted to Police, Fire Prevention Bureau, Fire Department, Construction Official, DPW and Ambulance squad for their respective reviews and comments.
2. No plan revision necessary for this comment.

Site Plan Layout & Features

1. The bulk table has been revised as requested.
2. No plan revision necessary for this comment.
3. No plan revision necessary for this comment.
4. The loading/turnaround area is intended for temporary parcel delivery parking as well as a means for the garbage hauler to turn around before exiting the site. This will eliminate any delivery or garbage vehicles from needing to back into Godwin Avenue.
5. The Applicant has inquired with the Bergen County Planning Board regarding their review of this application. This application is exempt from the review of the Planning Board because it is less than five (5) dwelling units. As a result the only county-related entity required to review this project is the Bergen County Department of Public Works- Operations Division for the required Driveway Permit.
6. The Applicant would like to maintain the overall 48-foot wide driveway opening to allow for smooth turning movement into and out of the site.

7. Sight Distance Triangles have been provided on sheet 3 of the plan set.
8. Testimony will be provided regarding traffic impacts.
9. A note has been added to sheet 3 of the plan set regarding the wall in question.
10. The pavement section detail has been revised on sheet 8 of the plan set to increase the thicknesses.
11. The public sidewalk has been extended across the property frontage, as shown on sheet 3 of the plan set. This includes the ADA-compliant curb ramps.
12. The details regarding the dumpster enclosure on sheet 9 of the plan set have been revised to reduce the height of the fencing and gate to be five (5) feet high.
13. Testimony will be provided outdoor living space.

Grading & Drainage:

1. No plan revision necessary for this comment.
2. The existing cedar tree is noted to be removed, as shown on sheet 6 of the plan set.
3. The pervious paver drainage system has been designed to infiltrate runoff based on the net increase of impervious surfaces proposed on-site. This includes the parking area and driveway to the high point at the intersection with Godwin Avenue, the ADA ramp and walkway and the half of the roof area facing the parking area.
4. The portion of the roof area not being infiltrated by the pervious paver system has been redesigned to be collected and piped to discharge point outside of the anticipated wetland transition area.
5. At the time of construction, an additional sample shall be collected within the soil horizon at the level of infiltration and tested for permeability class rating. The Design Engineer will supply all test results and necessary certifications.
6. A detail of the outlet control structure has been provided on sheet 7 of the plan set.

Lighting & Landscaping:

1. Additional screening has been provided at the loading zone/turnaround area as shown on sheet 5 of the plan set.
2. The proposed deciduous trees have been increased in size to 3½" caliper, as shown on the "Landscaping Schedule" on sheet 5 of the plan set.
3. The pole mounted light fixtures proposed have been proposed with a "Sharp Spill Cutoff" option which provides a greater cutoff option than the "House-Side Shield" option.
4. Note 2 on sheet 5 of the plan set has been revised to indicate that the lighting be provided with "dimmable controls".
5. The Applicant agrees to this. No plan revision necessary for this comment.

Utilities:

1. A note has been added to sheet 4 of the plan set indicating that the condition of the existing utility service connections shall be reviewed and determined if they can be utilized for the proposed development.
2. The notes for the proposed 2" water service connection have been updated on sheet 4 of the plan set to address the new connection to the water main and also to provide a new curb stop.
3. The Water Service detail on sheet 7 of the plan set has been updated to indicate a two (2) inch line.
4. No plan revision necessary for this comment.
5. The initial seventeen (17) linear feet of sewer lateral within the right-of-way has been noted to be Ductile Iron Pipe (DIP). The remaining portion on-site is proposed as schedule 40 PVC.
6. A "Typical Trench Section and Pavement Repair" detail has been provided with the County designated pavement specification, as shown on sheet 8 of the plan set.
7. Testimony shall be provided regarding the proposed electrical service to the building.

8. Testimony shall be provided regarding the necessity of an emergency generator.

Soil Erosion Control Plan:

1. The limit of disturbance shown on sheet 6 of the plan set has been updated to include all utility service connections.

Architectural:

See separate cover letter prepared by the project architect for all architectural-related responses.

Please contact our office if you have any questions or require any additional information.

Yours truly,

DYKSTRA WALKER DESIGN GROUP



Michael D. Fisher, PE
Project Engineer

- C. Nouvelle, LLC
Matthew G. Capizzi, Esq.