AZZOLINA & FEURY ENGINEERING, INC.
Professional Engineers and Land Surveyors

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August 28, 2020

Planning Board
Township of Washington
Municipal Building
350 Hudson Avenue
Township of Washington, New Jersey 07676

Re: Major Soil Application
For DCNY Inc. (c/o Deepak Shah)
Corner of Pascack Road and Crest Place
Block 2329 - Lot 1.01
Township of Washington
Our File No. WT-2469/WT-2469-S

Dear Board Members:

Please be advised that we are in receipt of and have reviewed the following items:

- Township of Washington Planning Board Application For Tentative Approval of a Site Plan dated July 14, 2020;
- Township of Washington Application For Soil Movement Permit, undated;
- Memo dated August 2720, as prepared by the ,Township of Washington Tax Collector confirming that the tax payments on the above referenced are paid to date;
- a drawing entitled "Site Plan for Deepak Shah, Pascack Road & Crest Place, Lot 1.01, Block 2329, Township of Washington, Bergen County, N.J." dated April 27, 2020, and revised through May 11, 2020, as prepared by Lantelme, Kurens & Associates, P.C., of Hillsdale, New Jersey,
- a drawing entitled "Survey of Property, Tax Lot 1.01 –Block 2329, Pascack Road, Township of Washington, Bergen County, N.J.", dated 12/19/2017, as prepared by Lakeland Surveying, of Rockaway, New Jersey, as received from the applicant's architect via e-mail on May 14, 2018, and
- a set of Architectural Drawings, consisting of .5 (five) sheets, dated February 22, 2018, and revised through May 8, 2020, identified as T-1, A-1a, A-1b, A-2a and A-2b, as prepared by Wayne J. Guskind, Registered Architect, of Hillsdale, New Jersey

Pursuant to our review of these items and a field inspection of the subject site, we offer the following comments at this time:

I. Location and Description of Site

1. The subject property was created pursuant to a Settlement Agreement (copy attached) dated January 18, 1989 between Plaintiff, Thomas Corra and Ann Corra, h/w, and Defendant, Mayor and Council of the Township of Washington, which may be developed **"as of right"** in accordance with the terms and conditions set forth therein.

2. Among the conditions set forth therein is compliance with "all conditions and approvals from the Bergen County Planning Board" whereby this lot is encumbered by an "11' Wide Easement to County of Bergen For Road Widening" as accurately depicted on the above referenced Site Plan.

3. The subject property is classified as a "Corner Lot" and is situated within the "Class A" Zoning District. As defined under Chapter 580 (Zoning) of the Township Code, the greater frontage of a corner lot is its depth and its lesser frontage is its width. As such, the street frontage along its width is equal to 66.36 feet as measured to the midpoint of the curve at the intersection of the Crest Place and Pascack Road rights-of–way. Similarly the street frontage along its depth is equal to 116.17 as measured to the midpoint of the curve at the intersection of the Crest Place and Pascack Road rights-of–way.

4. The following improvements and/or topographic features are now situated on the subject property or the abutting right-of-way:

   - 35 (thirty five) deciduous trees with diameters varying from 6" to 18", and
   - One (1), 8" diameter Pine Tree.

5. The topography of the site is characterized as sloping from west to east at an average gradient of approximately 7%.

6. The property owner and applicant in this matter is identified as DCNY Inc. care of Deepak Shah.

II. Applicant's Proposal

1. According to the plans and documents submitted for review, the applicant is seeking

a Major Soil Moving Permit as required in connection with the proposed development of this lot to include a 2 ½ Story, 2,350 s.f., single family dwelling with an open covered porch along the front elevation of the dwelling and an attached, 506 s.f., 2 car garage.

2. The proposed redevelopment of this property shall include ancillary site improvements, including but not limited to:

   - a 20 (twenty) feet wide macadam driveway,
   - a proposed walkway and steps providing the required means of egress,
   - a wooden deck with railing and steps at the side entry to the dwelling,
   - approximately 110 (one hundred ten) linear feet of 2.0 feet high, landscape wall situated along portions of the westerly and southerly boundaries of the property,
   - 1 (one) AC Pad and
   - Stormwater management facilities comprised of roof drain collection system, and 2 (two) – 500 gallon capacity seepage pits within the front yard areas.

3. Planning Board review and approval is required pursuant to:

   a. Township Code Section 565-2 (entitled Definitions), wherein a Major Soil Permit is defined as any soil permit other than Ministerial, which form of permit allows for the movement of not more than 400 cubic yards of soil; 441 cubic yards of soil shall be moved under the subject Application for Development.

4. As depicted on the above referenced Site Plan, a total of 18 (eighteen) mature trees are proposed to be removed in connection with the proposed redevelopment of this site.

III. <u>Zoning</u>

1. As is noted hereinabove, the subject parcel is located within the Class "A" Residential Zoning District, but is, however, noted to be presently nonconforming with respect to certain land use restrictions set forth in the Code of the Township of Washington, which are as follows:

   A. <u>Lot Area</u>

   Required: 10, 000 s.f. (§ 580-14)
   Existing: 9,372 s.f.

Proposed: 9,372 s.f.

Note:

i. The above referenced, pre-existing nonconforming Lot Area was established pursuant to the 1989 Settlement Agreement and is noted to "run with the land".

B. Lot Frontage (Width)

Required: 100.00 feet (§ 580-14)
Existing: 66.36 feet (Crest Place)

Note:

i. The above referenced, pre-existing non-conforming Lot Frontage of 66.36 feet was established pursuant to the 1989 Settlement Agreement and is noted to "run with the land".

2. With the exception of these pre-existing nonconforming conditions associated with the size and shape of the property, the plan, as presented, is found to comply with all other applicable requirements of the Zoning Ordinance as well as the express terms and conditions set forth under Section 1.b of the Settlement Agreement.

3. The Zoning Schedule reflects a conforming Building Height of 27.5 feet which represents the mathematical difference between the "Average Ground Elevation" along the perimeter of the proposed structure (i.e. 98.3 feet) and the highest point of the building (i.e. 125.8 feet), as accurately depicted the above referenced Site Plan.

IV. Site Plan Review Comments

1. We have reviewed the subject application for compliance with the applicable requirements of Chapter 465 (Trees), Chapter 540 (Land Development), Chapter 565 (Soil Removal) and Chapter 580 (Zoning) of the Township Code and find the application for development to be substantially complete as presented. A limited number of plan deficiencies were, however, identified during the course of our review and must therefore be addressed in a further revision of the plan.

2. The required plan revisions / supplements are as enumerated in the attached Appendix "A".

3. We also offer the following comments relative to certain critical aspects of the proposed site design:

A. Tree Preservation and Landscaping

i. As depicted on the Site Plan, the development of this site as presented requires that a total of 18 (eighteen) mature trees be removed at this time. In this regard we note that the majority (i.e. 17 units) of the trees to be removed from the property range in size from 6" to 12", with a single large diameter (i.e. 18"_ Dogwood also requiring removal.
ii. Such tree removals are recognized as a permitted activity in connection with any approval issued by this Board subject to the provision of replacement trees at a 2:1 ratio or the granting of waiver relief in this regard, either wholly or in-part.
iii. The plans submitted for review depict the proposed planting of 18 (eighteen), 4' High Arborvitae along the westerly and southerly limits of the property.
iv. Given the proposed removal of 18 trees, the number of required replacement tree plantings shall equal 36 units.
v. In this regard we note that the "Zoning Table Notes" indicate that the applicant is seeking Waiver relief with respect to the quantity of replacement trees to be planted at this site. Moreover, we note the monoculture of the proposed planting plan and therefore recommend that the same be revised/supplemented to include an appropriate quantity of deciduous trees having a minimum caliper of 2 ½ inches.
vi. The Board is therefore asked to consider the relief requested at his time and provide the applicant with its findings in this regard.

B. Stormwater Management

i. The subject parcel has an area of 9,372 square feet and as such the maximum area of disturbance shall be less than one acre. Given the limited area of disturbance, the subject development is not classified as a "Major Development" as defined under the Residential Site Improvement Standards (RSIS).
ii. Accordingly, the applicant is not required to address the groundwater recharge and stormwater runoff quality standards as enumerated in the RSIS, but is, however, required to provide appropriate surface drainage measures so that removal of surface waters will not adversely affect neighboring properties or the public drainage system.
iii. In this regard, we note that the plans indicate that the applicant is proposing to control stormwater runoff from the rooftop areas with the installation of 6" PVC conveyance piping system discharging to 500 gallon seepage pit systems located at or about the southeast and northeast corners of the property.

iv. Pursuant to our review of the "Drainage Calculations" and "Seepage Pit Capacity Calculations", both as indicated on the above referenced Site Plan, we find the design of the proposed stormwater management system to be satisfactory.

C. Concrete Sidewalks and Curbs

i. Based on a recent inspection of the site, the existing sidewalk along the entire Pascack Road frontage is noted to be in poor condition.
ii. The plan must therefore be revised to indicate the removal and in-kind replacement of the concrete sidewalk along the entire limits of the Pascack Road street frontage.

D. Standby Emergency Generator

i. The plans do not currently depict any proposed Standby Emergency Generator equipment.
ii. The applicant is therefore asked to affirm that the installation of any such equipment is not contemplated at this time.
iii. Should the applicant wish to install this equipment at a future date, the applicant is hereby advised that any such installation must be completed in accordance with the requirements of Township Code Section 580-11 entitled "Generators".

V. Plan Detail Waivers Required

1. In accordance with the requirements of Township Code Section 565-6.C, the applicant shall provide the following information or request waiver relief with respect to:

   a) Topographic mapping of all surrounding lands within 100 feet of the perimeter of the subject property.

2. The topographic mapping provided is limited to the subject property. However, given the limited scope of development, this office takes no exception to the granting of any such waiver relief requested in this regard.

VI. Soil Movement Permit Application

1. Proposed soil movement volumes as reflected in the "Soil Moving Requirements" schedule are as follows:

Total Cut:	441 c.y.
Total Fill:	101 c.y.
Net Soil Removed From Site:	340 c.y.

2. Inasmuch as the volume of soil to be moved on site exceeds the 400 c.y. cutoff figure for a ministerial permit, the application shall be classified as a Major Soil Permit Application.

3. In accordance with the requirements of Township Code Section 565-7 (Soil Removal Fees), the applicant is required to post the following Fees and Deposits in connection with the subject application for the issuance of a Major Soil Permit:

a) Major Soil Application Fee	$ 500.00
b) Engineering Review & Inspection Fee	$1,500.00
c) Soil Moving Fee	$ 110.25 (441 c.y. @ 0.25/c.y).

VII. Hearing Requirements

1. A public hearing on this application shall be required pursuant to Section 565-6.E of the Township Code.

VIII. Applications to Other Agencies

Approvals or waivers therefrom, must be obtained from the following governmental or quasi-governmental agencies:

Township of Washington

- Police Department (Route of Travel for vehicles used in soil import/export operations)
- Construction Official (Building Permits)
- Azzolina & Feury Engineering, Inc.

August 28, 2020

If there are any questions, please feel free to call.

Very truly yours,

AZZOLINA & FEURY
ENGINEERING, INC.

Paul Azzolina, PE, CME
Planning Board Engineer

Doc: WT-2469-S DCNY 5-14-20-EV.doc

cc: Susan Witkowski, Township Clerk
John Scialla, Construction Code Official
Lantelme, Kurens & Associates, P.C. *(via e-mail)*
DCNY Inc. (Deepak Shah) *(via e-mail)*

August 28, 2020

APPENDIX "A"

Major Soil Application
For DCNY
Corner of Pascack Road and Crest Place
Block 2329 - Lot 1.01
Township of Washington

Required Plan revisions/supplements are as follows:

A. Site Plan

1. Revise plans as noted hereinabove and/or as determined by the Planning Board.
2. The following information must be provided on the Site Plan:
   i. Place for signature of Chairman and Secretary of the Planning Board;
   ii. Place for signature of Board Engineer:
3. The applicant is also advised that his Contractor must receive approval from the Township Police Department with respect to the transportation route to be used by haul vehicles when traveling within the limits of the Township.
4. Building dimensions shall be provided on the site plan.
5. Provide notes/details as required for any proposed landscape improvements
6. Indicate Generator details, if applicable at this time.
7. Provide window well dimensions.

B. Architectural Plan

1. Revise plans as noted hereinabove and/or as determined by the Planning Board.

WT-2469
File Copy

WURTZEL & POLLER
640 Palisade Avenue
Englewood Cliffs, NJ 07632
(201) 569-2300
Attorneys for Defendant

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: BERGEN COUNTY
DOCKET NO. L-39188-88

Plaintiff,

THOMAS CORRA and ANN CORRA, h/w

vs.

Defendant,

MAYOR AND COUNCIL OF THE TOWNSHIP OF WASHINGTON

CIVIL ACTION

STIPULATION OF SETTLEMENT

THE MATTERS in difference between the parties hereto having been amicably resolved, it is hereby stipulated and agreed that the following Stipulation of Settlement be entered upon the record:

1. Subdivision approval is hereby granted to the plaintiffs, Thomas Corra and Ann Corra, with respect to the property designated as Lot 1 in Block 2329 on the Tax Assessment Map of the Township of Washington, Bergen County, New Jersey, subject to the following conditions:

(a) Subdivision of Lot 1 in Block 2329 is hereby granted in accordance with the Plot Plan of said property prepared by F. William Koestner, Jr., Frank W. Koestner Associates, bearing date

December 18, 1987, a copy of which is annexed hereto as Exhibit A, and incorporated herein.

(b) The residence to be erected on one of the three newly created lots, namely the newly created lot fronting on Pascack Road with its side yard fronting on Crest Place, shall be a center-hall colonial style structure with the front thereof facing Pascack Road, and with vehicular ingress and egress to the driveway and garage of the premises to be located on Crest Place.

(c) Subdivision is conditioned upon compliance with all conditions and approvals from the Bergen County Planning Board.

(d) The plaintiffs shall pay all costs of the Washington Township Planning Board Engineer and the Township of Washington Planning Board Attorney with respect to all applications for development of the subject property heretofore filed by the plaintiffs, said funds to be deposited with the Township Treasurer prior to the issuance of any building permits and, in no event, later than 30 days from the filing of this Stipulation of Settlement.

(e) The plaintiffs will comply with all municipal ordinances and regulations including, but not limited to, municipal ordinances concerning soil movement.

2. The complaint is hereby dismissed with prejudice and without cost but without prejudice to plaintiffs' rights to seek any further relief concerning any questions or issues with respect to plaintiffs' compliance with all municipal ordinances and regulations, including, but not limited to, soil movement.

1/8/89

LEONARD ADLER
Attorney for Plaintiffs

WURTZEL & POLLER

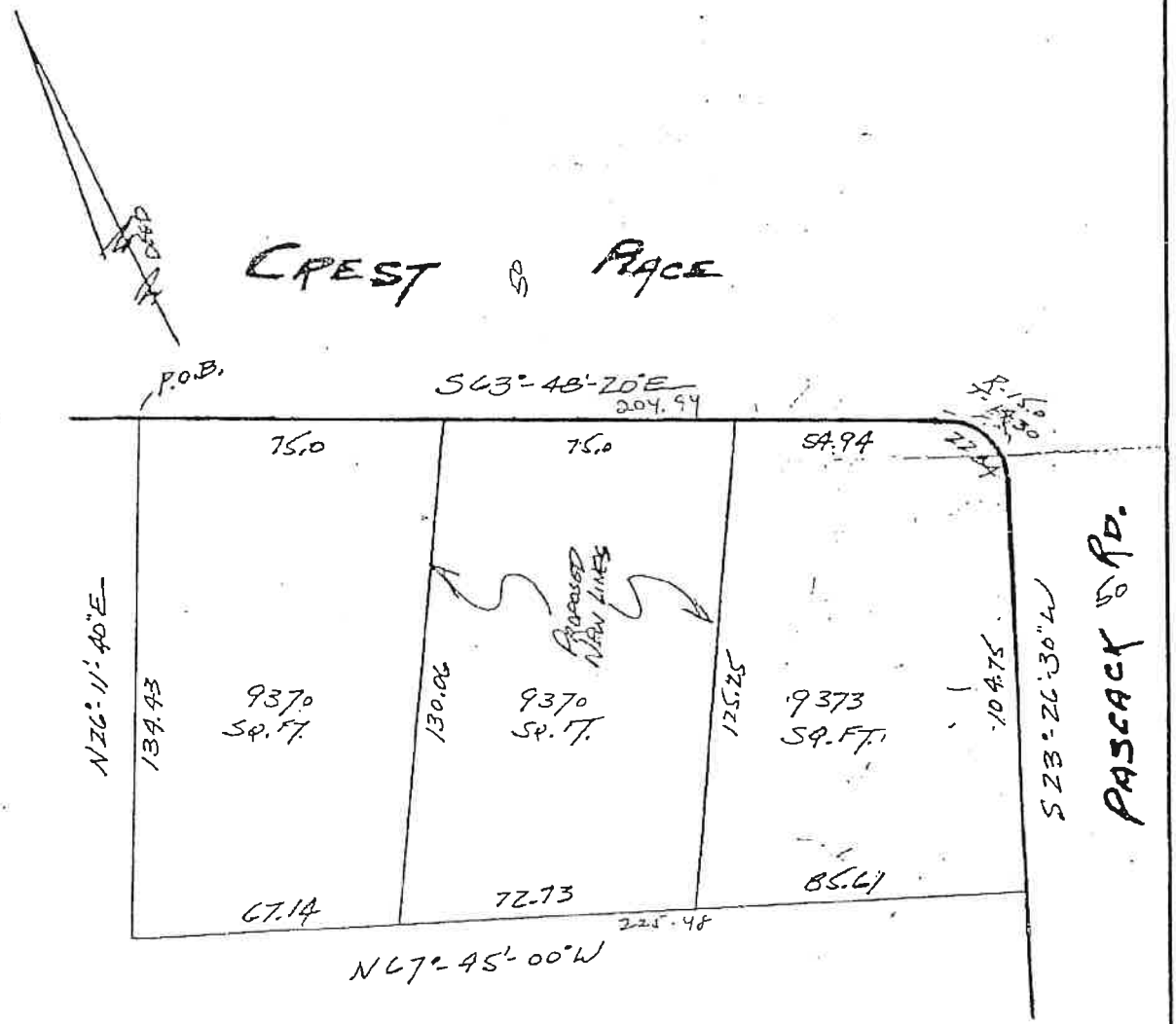
KENNETH G. POLLER
Attorneys for Defendants

PROPERTY I[illegible] TOWNSHIP OF WASHINGTON, BERGEN COUNTY [illegible]W JERSEY.

PLOT PLAN of lot 1 in Block 2329 on the Tax Map of the Township of Washington, Bergen County, New Jersey.

Scale: 1" = 30 feet.

F.WILLIAM KOESTNER,JR. - PRESIDENT
FRANK W. KOESTNER ASSOCIATES
Professional Engineers & Surveyors
License No.8698
Hackensack,N.J. December 18, 1987



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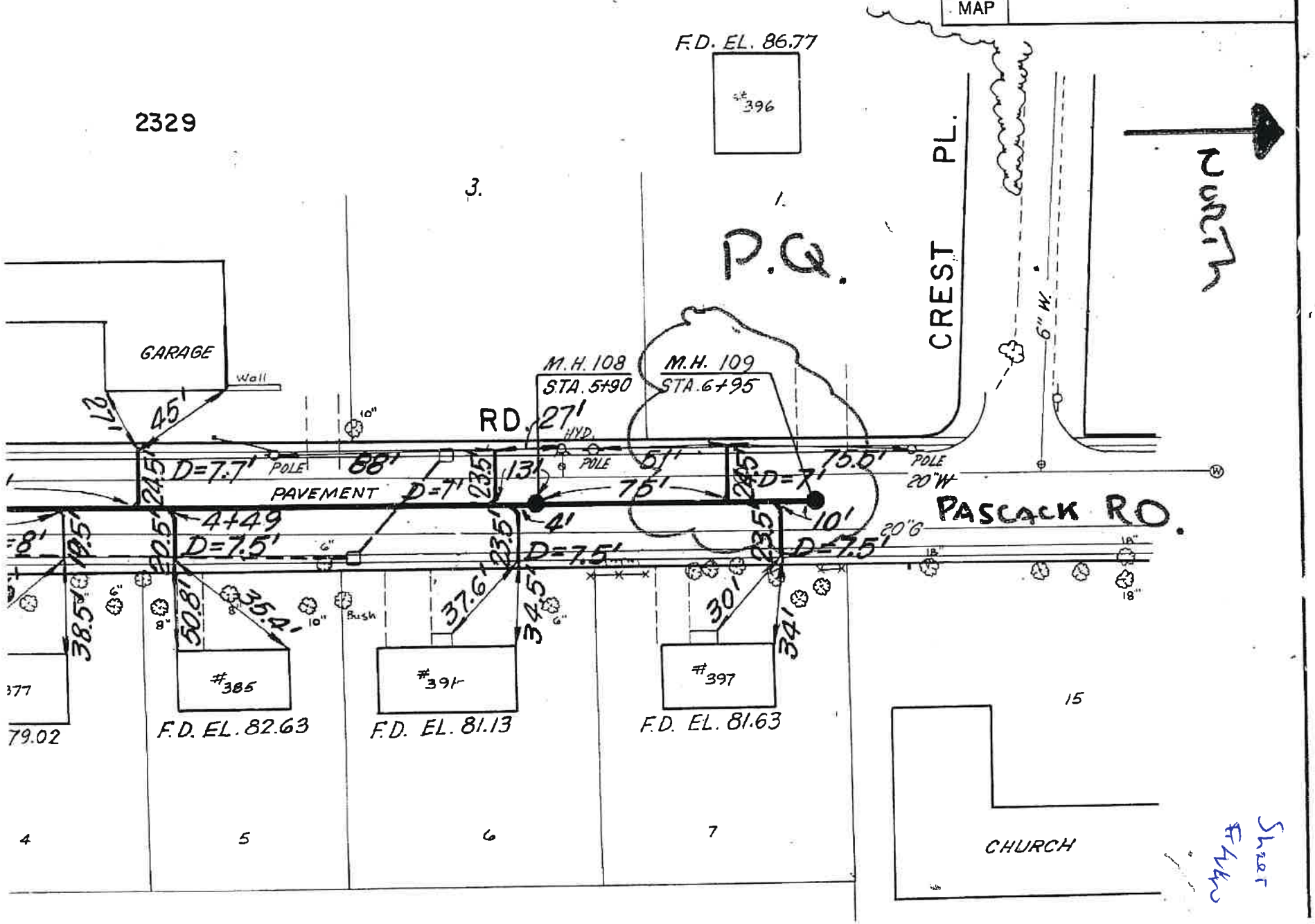
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F.D. EL. 86.77
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3.
1.
P.Q.
CREST PL.
North
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Wall
M.H. 108
STA. 5+90
M.H. 109
STA. 6+95
RD. 27'
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POLE
PAVEMENT
D=7.7'
D=7'
D=7.5'
88'
75'
51'
75.5'
4+49
4'
10'
20"W
20"G
PASCACK RO.
6" W.
#385
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#397
F.D. EL. 82.63
F.D. EL. 81.13
F.D. EL. 81.63
79.02
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Bush
Sheet #4