



# AZZOLINA & FEURY ENGINEERING, INC.

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July 2, 2021

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

Re: Engineering Review No. 2 - Major Soil Moving Permit Application  
Phase 1 – Roadway & Infrastructure Improvements  
For 34 Maple Avenue LLC,  
Block 1101.01 – Lot 5.01  
Block 1201 – Lot 1  
Township of Washington  
Our File No. WT-2550-S

Dear Board Members:

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

- A drawing entitled “Phase 1 – Grading Plan/Tree Removal Plan/Soil Cross-Sections/Calculations (For Soil Moving Permit Purposes Only) for 34 Maple Avenue LLC, Block 1101.01 – Lot 5.01, Block 1201 – Lot 1, Washington Township, Bergen County, New Jersey”, being Sheet 1 of 4, dated July 21, 2020 and revised June 18, 2021,
- A drawing entitled “Existing Conditions / Tree Location Plan For 34 Maple Avenue LLC, Block 1101.01 – Lot 5.01, Block 1201 – Lot 1, Washington Township, Bergen County, New Jersey”, being Sheet 2 of 4, dated July 21, 2020 and revised June 18, 2021,
- A drawing entitled “Tree Removal/ Tree Replacement Plan For 34 Maple Avenue LLC, Block 1101.01 – Lot 5.01 (Tax Map Sheets 2 & 3), Block 1201 – Lot 1, Washington Township, Bergen County, New Jersey”, being Sheet 3 of 4, dated June 18, 2021,
- A drawing entitled “Phase 1 Erosion Control Plan/Details For 34 Maple Avenue LLC, Block 1101.01 – Lot 5.01, Block 1201 – Lot 1, Washington Township, Bergen County, New Jersey”, being Sheet 4 of 4, dated June 18, 2021,

all as prepared by Lapatka Associates, Inc., of Paramus, New Jersey.

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Pursuant to our review of these items, we offer the following comments at this time:

I. Summary of Plan Revisions

1. In response to the comments set forth in our initial Report to the Board dated April 2, 2021, as well as those offered by the members of the Board and general public as communicated at the April 7, 2021 and May 19, 2021 public hearings on the subject application for Major Soil (Moving) Permit, we note that the above referenced drawings have been revised/supplanted as follows:

A. Phase 1 – Grading Plan/Soil Moving Cross Sections/Calculations (Sheet 1 of 4)

1. In accordance with the expert witness testimony provided and exhibit(s) presented at the May 19, 2021 hearing, the proposed 20' Wide Sanitary Sewer Easement and 20' Wide Drainage Easement have been repositioned on the site from their original locations along the northerly limits of Proposed Lots 5 and 7 (sanitary sewer) and southerly limits of Proposed Lots 5 and 8 (storm drain) to an alternate interior alignment generally described as follows:
  - east to west alignment along the common boundaries of Proposed Lots 5 and 7 encumbered by 20' wide sanitary sewer easement (Lot 7) and 20' wide drainage easement (Lot 8);
  - north to south alignment along the common boundary of Proposed Lots 5 and 7 encumbered by 20' wide sanitary sewer easement;
  - south to north alignment along the common boundary of Proposed Lots 5 and 8 encumbered by 20' wide sanitary sewer easement (Lot 5) and 20' wide drainage easement (Lot 8);
  - east to west alignment along the common boundaries of Proposed Lots 4 and 5 encumbered by 20' wide drainage easement (Lot 4) and 20' wide sanitary sewer easement (Lot 5), which easements terminate at or about the point of tangency of the cul-de-sac bulb of the Gorga Place right-of-way as extended in a southerly direction.
2. In connection with the revised location of the proposed drainage easement between the extension of Gorga Place and Wearimus Road to the west, it is noted that the drainage collection and conveyance pipe systems have been modified accordingly and are now comprised of:
  - 5 (five) Inlets,
  - 2 (two) Lawn Inlets,
  - 6 (six) 4' Diameter Manholes,
  - approximately 198 LF of 12" diameter, HDPE pipe,
  - approximately 24 LF of 12" diameter, Type S, HDPE pipe,
  - approximately 741 LF of 15" diameter, Type S, HDPE pipe,
  - approximately 134 LF of 15" diameter CL III RCP,

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3. In connection with the revised location of the proposed sanitary easement between the extension of Gorga Place and Wearimus Road to the west, it is noted that the wastewater collection and conveyance pipe systems have been modified accordingly and are now comprised of:
  - Approximately 904 LF of 8” diameter SDR 35 pipe and
  - 12 (twelve) sanitary manholes.
4. The designs presented for all other Phase 1 site improvements (i.e. roadway extension, retaining wall construction, underground utilities and stormwater management system) as previously described in our April 1, 2021, Report to the Board remain unchanged under the current proposal.
5. Proposed soil movement volumes as reflected in the Summary Table, are as follows:
  - Total Cut: 7,077 c.y.
  - Total Fill: 652 c.y.
  - Net Export: 6,425 c.y.
6. With respect to these Summary Totals, it is, duly noted that the plan schedule entitled “Utility Soil Calculations” has been revised as required to reflect the revised pipe lengths associated with the storm drain and sanitary sewer systems and the cut and fill quantities associated with the same have been revised accordingly.

It is, however, noted that the sub-schedule entitled “Soil Cut for Sanitary and Storm Structures” **has not** yet been revised in accordance with the revised alignments as described hereinabove the number of structures used as the basis of this calculation shall be increased with respect to sanitary manholes and possibly decreased with respect to the “Storm CB” subject to the method of calculation applied to the newly proposed Lawn Inlets.

The Summary Totals must therefore be revised accordingly.

7. The plan depicts the proposed installation of 158 LF of 15” Type “S” HDPE Pipe within the Wearimus Road right-of-way. Notwithstanding the New Jersey Department of Transportation’s approval of this pipe material as well as its proposed location beyond the edge of the pavement, it is our understanding that the County of Bergen will require the installation of a Reinforced Concrete Pipe as opposed to the use of a HDPE pipe. We therefore recommend that the applicant confer with the County of Bergen Department of Planning and Engineering.

B. Existing Conditions /Tree Location Plan (Sheet 2 of 4)

1. All existing tree situated within the westerly limits of lands identified as Block 1201-Lot 1, are now depicted on the drawing in accordance with the amended Limit(s) of Disturbance.
2. The subject drawing, as presented, depicts the location(s) of all trees situated within the “proposed approximate limit of disturbance.
3. However, given the size of the tract and vast number of trees situated thereupon, the Existing Conditions / Tree Location Plan (Sheet No. 2 of 4) now depicts two separate and distinct portions of the site at which locations, only the edge of the wooded area is depicted and it is duly labeled as to the fact that “Existing Trees Within Areas Outside Area Of Disturbance Not Located (Typ.)”.
4. With respect to the tree location data provided, we note the following:
  - As per Item No. 26 of the Township of Washington Planning Board Checklist, the applicant is required to depict the *location of all trees 6 inches or more in diameter, as measured 1 foot above the ground level, outside of wooded areas, designating the species of each.*
  - Notwithstanding the lack of species identification of those trees which shall be removed, the plan, as presented, appears to satisfy the intent and purpose of the ordinance with the identification of the proposed limits of disturbance and the associated depiction of the limits of all wood areas to remain undisturbed at this time. Moreover, it is noted that individual soil moving permit applications shall be required in connection with the future development of the respective building lots, at which time the required limits of disturbance may be properly defined and any additional trees requiring removal in connection with the construction of the proposed single family dwellings may be identified a that time.

C. Tree Removal/Tree Replacement Plan (Sheet 3 of 4)

1. As accurately depicted on the drawing, 130 (one hundred thirty) mature trees, the diameter(s) of which range in size between 6” and 36”, shall be removed in connection with the construction of the proposed Phase 1 site improvements, as described herein above. This number is generally consistent with the original application where under 111 (one hundred eleven) were to be removed.
2. 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 satisfying the 2:1 ratio, or the granting of waiver relief in this regard, either wholly or in-part.

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In this regard we note that the plan, as presented, satisfies the required mitigation ratio with the planting of 260 (two hundred sixty) trees consisting of:

- 35 (thirty five) Street Trees (1 species)
- 75 (seventy five) Shade Trees (10 species),
- 60 (sixty) Flowering/Ornamental Trees (7 species) and
- 90 (ninety) Evergreen Trees (8 species).

3. With respect to the species of trees selected for replanting we note that the proposed design properly depicts a monoculture of Street Trees (i.e. October Glory Red Maple) to be planted within and along the right-of-way and includes a mix of shade trees, flowering/ornamental and evergreen trees to be planted throughout the site, with the exception of that portion of the site to be encumbered by the proposed 20' Wide Drainage and Sanitary Sewer Easements.

In this same regard, and as stated under Note No. 6:

*The locations of the proposed shade, flowering/ornamental and evergreen trees shown hereon are conceptual and only approximate –the actual final placement of these trees to be provided at the time that individual plot plans are prepared.*

We find this proposal to be reasonable and offer no objection to the same, with a single caveat pertaining to the final location(s) of the evergreen trees as depicted on Existing Lot 5 and Proposed Lots 3, 4, 6, 7 and 8, which should be generally consistent with the layout depicted on Sheet 3 of 4, as this design is noted to provide an effective visual screen for the adjacent properties located to the north and south of the subject property.

4. As regards the selection of the Kousa Dogwood tree, we note that this species is included on the “New Jersey Invasive Species Strike Team” 2020 Do Not Plant List (copy attached). Accordingly, it is recommended that this tree be removed from the Plant List and be replaced by the same quantity of a non-invasive, low branching, Flowering/Ornamental Tree.

D. Phase 1 –Erosion Control Plan/Details (Sheet 4 of 4)

1. This plan is a new plan, depicting erosion controls measures associated with the Phase 1 site improvements, only and is subject to review and approval by the Bergen County Soil Conservation District (BCSCD).
2. As discussed at the prior hearing, a second “Temporary Crushed Stone Construction Access” and “Temporary Topsoil Stockpile Surrounded By Silt Fence” as well as a “Staging Area” is provided at the existing driveway opening along Wearimus Road.

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3. The applicant's engineer is, however, asked to provide the Board with specific testimony as to the extent of the site improvements that may be constructed from this alternate access point.
4. The plan contains a note which reads as follows: *The project is exempt from soil compaction testing and remediation as it is located in an urban redevelopment area.*

It is, however, our experience that only the previously disturbed portions of the site shall be recognized by the BCSCD, as being exempted from the soil compaction testing and remediation standards as set forth in the current edition of the "Standards for Soil Erosion And Sediment Control in New Jersey".

Accordingly, it is recommended that the applicant confer with the BCSCD and revise/supplement this plan in accordance with the guidance provided.

## II. Submission Waivers

1. The application as presented includes the above referenced "Existing Conditions / Tree Location Plan" which accurately depicts the topography of the site, but does not include all surrounding lands within 100 feet of the perimeter of the 9.287 acre tract as is required pursuant to Township Code Section 565-6.C. Consequently, the subject drawing must be revised/supplemented to include the same or conversely indicate that a Submission Waiver relief is requested in this regard.

Given the defined limit of disturbance which is noted to be wholly situated within the central portion of the 9.287 tract, this office takes no exception to the granting of any such waiver relief in connection with the subject Application For Soil Moving Permit.

## III. Major Soil Moving Permit Fees

1. As confirmed by the Deputy Township Clerk, all balance due amounts as noted in our April 2, 2021 Report to the Board, have been paid in-full.

## IV. Builders Agreement and Performance Guaranty Requirements

1. Pending the Board's granting of the requisite approvals, the applicant shall be required to execute with the Township of Washington, a Builders Agreement, as prepared by the Township Attorney and to furnish performance guarantees in accordance with the requirements of N.J.S.A. 40:55D-53.

V. Development Fees

1. Pending the Board's granting of the requisite approvals, the applicant shall be required to pay the appropriate Development Fee amount as set forth under Chapter 513 (Development Fees) of the Township Code.

VI. Hearing Requirements

1. The public hearing on the subject application for the issuance of a Major Soil Moving Permit commenced on April 7, 2021, was continued on May 19, 2021 and is scheduled for further consideration at the July 7, 2021, regularly scheduled meeting, to be conducted via video-conference call.

VII. Recommendations

1. Should the Board vote in favor of this application, it is the recommendation of this office that the following conditions be included in any such Resolution of Approval:
  - a. The respective sets of drawings shall be revised / supplemented in accordance with the comments contained herein and/or in accordance with the directives of the Board, and
  - b. The Applicant shall obtain all required agency approvals and/or Department Head plan review comments from the following:
    - Township of Washington
      - Mayor & Council (TWA, Amendment of Sewer Agreement & Builder's Agreement)
      - Police Department (Route of Travel for vehicles used in soil import/export operations)
      - Azzolina & Feury Engineering, Inc.
    - Borough of Ho-Ho-Kus
      - Mayor & Council (TWA )
    - COUNTY OF BERGEN
      - Planning Board
      - Department of Public Works (Road Opening & Storm Drain Connection Permits)

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- BERGEN COUNTY SOIL CONSERVATION DISTRICT
- NORTHWEST BERGEN COUNTY UTILITIES AUTHORITY
- STATE OF NEW JERSEY
  - NJDEP Treatment Works Approval.

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-2550-34MapleMajorSoilR2-07-02-2021

cc: Susan Witkowski, Township Clerk *(via e-mail)*  
John Scialla, Construction Code Official *(via e-mail)*  
Lou Lamatina, Planning Board Attorney *(via e-mail)*  
Lapatka Associates, Inc. *(via e-mail)*  
34 Maple Avenue, LLC. *(via e-mail)*