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July 24, 2020

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

Re: Minor Site Plan / Major Soil Removal Permit Application
Review for Richard Lehman
#166 Sussex Road
Block 3305 - Lot 70
Township of Washington
Our File No. WT-2588 / WT-2588-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 January 15, 2020,

- Memo dated January 9, 2020, as prepared by the Township of Washington Tax Collector stating that the tax payments on the above referenced property were current as of that date and remain current as of this date as per the verbal confirmation offered by the Tax Collector on this date,

- a drawing entitled "Property of Richard H. Lehman Irrevocable Trust, Township of Washington Bergen County New Jersey" dated April 16, 2019, as prepared by Dunn Surveying and Mapping P.A., of Waldwick, New Jersey,

- a drawing entitled "Plot Plan Soil Erosion and Sediment Control Plan Lot 70, Block 3305 Current Tax Assessment Map 166 Sussex Road Township of Washington, Bergen County, New Jersey" dated November 18, 2019, and revised through March 23, 2020, as prepared by Weissman Engineering Co., P.C., of Midland Park, New Jersey and

- a set of Architectural plans entitled "Lehman Residence 166 Sussex Road Township of Washington, N.J." dated February 5, 2020,consisting of:

Sheet No.	Title	Dated	Revised
Z-1	Left/Right Side Elev. Front Elevation	Oct. 15, 2018	-
Z-2	Rear Elevation Basement Plan	Oct. 15, 2018	-
Z-3	First Floor Plan	Oct. 15, 2018	-
Z-4	Second Floor Plan	Oct. 15, 2018	-

all as prepared by RDS Architects of Ridgewood, New Jersey and

- A Flood Hazard Area Applicability Determination letter from the New Jersey Department of Environmental Protection dated May 7, 2020.

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 property in question is located within the "Class A" Residential Zoning District and is identified on the current Tax Assessment Map as Lot 70 in Block 3305. The property is more commonly identified as #166 Sussex Road and is classified as an "Interior Lot", being situated on the west side of Sussex Road, approximately 100 feet south of Lincoln Avenue. The subject property is semi-rectangular in shape, (i.e. approximately 100.00' wide by 193.50' deep) occupying an area of 19,999 square feet (0.4591 acres) and is bounded by a 25' wide private access easement along the easterly shoreline of Schlegal Lake (a.k.a. Washington Lake) forming its westerly boundary.

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

   - Split Level Dwelling,
   - a patio and Deck situated in the rear of the dwelling,
   - an asphalt driveway,
   - a front loading 2 car garage,
   - an in-ground pool and pool patio,
   - a storage shed,
   - perimeter fencing including split rail and chain link, and
   - 6 (six) deciduous trees with diameters varying from 8" to 42"

3. The topography of the site is characterized as gently sloping from east to west at an average gradient of approximately 3.6%.

4. The property owner and applicant in this matter is identified as Richard H. Lehman.

II. Applicant's Proposal

1. According to the plans and documents submitted for review, the applicant is seeking Site Plan Approval as required in connection with the planned total (i.e. 100%) demolition of the existing principal structure and existing in-ground swimming pool in order to properly prepare the site for its eventual redevelopment to include a 2 (two) Story, single family dwelling with a covered front porch, side porch, rear porch, and an attached 2 car garage constructed approximately 1 (one) foot below the proposed finished first floor elevation.

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

   - a 20 (twenty) feet wide driveway with an approximate gradient of 4.6% from Sussex Road towards the proposed trench drain situated approximately 6 (six) feet east of the proposed garage door,
   - a proposed walkway and steps providing access to the exit doors located along the front and south elevations of the proposed dwelling,
   - a 16' x 32' in-ground swimming pool and pool patio at the rear of the dwelling,
   - pool equipment,
   - 2 (two), 1' x 1' patio drains situated along the westerly limits of the proposed pool patio,
   - the existing storage as relocated within the limits of the rear yard and
   - Stormwater management facilities comprised of roof drain collection system, and 2 (two) – 1000 gallon seepage pits within the southern side yard area.

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

   a) Township Code Section 540-84.B et. seq. wherein it is stipulated that such review and approval shall be required in connection with the demolition of more than 50% of any existing dwelling and

   b) 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 the movement of not more than 400 cubic yards of soil; 711 cubic yards of soil shall be moved under the subject application.

4. As depicted on the above referenced Site Plan, a total of 2 (two) mature trees are proposed to be removed in connection with the proposed redevelopment of this site.

III. Zoning

1. The subject parcel is located within the Class "A" Residential Zoning District.

2. The plan, as presented is found to comply with all applicable requirements of this Zoning District.

3. Moreover, with respect to the Front Yard setback dimension associated with the rightful placement of the proposed principal structure (including that portion of the Open Covered Porch situated along the Front Elevation of the dwelling), we note that the referenced Filed Map No. 5058, established a minimum building setback of 50 (fifty) feet as measured from the west side line of Sussex Road, which requirement is noted to be more restrictive than the front yard setback dimension otherwise mandated within the Class "A" District (i.e. 30 feet).

4. The Zoning Schedule reflects a conforming Building Height of 27.9 feet which represents the mathematical difference between the "Average Ground Elevation" along the perimeter of the proposed structure (i.e. 70.17 feet) and the highest point of the building (i.e. 98.00 feet), as accurately stated within the schedule entitled "Height Calculations" as depicted ion the above referenced Plot 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. We find the subject application 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 is enumerated in attached Appendix "A".

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

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A. Flood Hazard Area Applicability Determination

i. Given the proximity of this its location along the easterly shore line of Schlegal (a.k.a. Washington) Lake, the subject property is noted to be situated within the limits of the FEMA flood hazard area and is also encumbered by the 300' Riparian Zone associated with this body of water.
ii. Given these environmental constraints, it was the recommendation of this office that an application be filed with the New Jersey Department of Environmental Protection (NJDEP) requesting a Flood Hazard Area Applicability Determination in accordance with the Flood Hazard Area Control Act Rules, N.J.A.C. 7:13-5.1.
iii. In this regard our files contain a copy of the said application dated March 19, 2020 as prepared by Robert J. Weissman, PE, LS and the May 7, 2020 response prepared by Dennis Contois, Supervisor, Northern Engineering Section, wherein it stated that the flood hazard elevation is "67.3" (which appears to be a typographical error that should instead read 67.2 calculated as follows: using the FEMA 100 year flood elevation of 66.2 (NAVD) + 1 foot – Method 3 – FEMA fluvial method).
iv. Notwithstanding any such minor typographical error, the Applicability Determination clearly states that:

No activity is proposed within the flood hazard area. Any disturbance of vegetation within the stream's riparian zone is in an actively disturbed area. As per N.J.A.C. 7:13-7.10, of the flood hazard area regulations, the proposed activity qualifies for a permit by rule.

B. Tree Preservation and Landscaping

i. As depicted on the Site Plan, the redevelopment of this site as presented entails the proposed removal of 2 (two) mature trees.
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. Given the proposed removal of 2 trees, the number of required replacement tree plantings shall equal 4 units.
iv. However, the plans submitted for review do not include a Landscape Plan providing the details of any proposed replanting effort. The applicant and/or his design professionals are therefore asked to provide specific testimony as to their intentions in this regard. Specifically, shall replacement tree plantings be provided on the site and if so, what type and quantity of plant material is proposed.
v. If Waiver relief is requested in this same regard, this fact shall be so-noted and quantified within the "Notes" section of the Site Plan.
vi. Consistent with its past practices, the Board may wish to reserve the right to review

and approve the final landscape design for this project prior to its implementation.

C. Stormwater Management

i. The subject parcel has an Area of 19,999 square feet and as such the maximum area of disturbance shall be less than one acre. Given this 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.
iii. The applicant 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.
iv. In this regard, we note that the plans indicate that the applicant is proposing to control stormwater runoff from the rooftop and rear patio drains by directing the same to one (2) 1,000 gallon Seepage Pits; which are to be constructed within the southerly rear yard area.
v. The Application for Development must, however, be supplemented to include Drainage Calculations substantiating the adequacy of the proposed system design with respect to the volume of storage provided therein.

D. Building Sewer Connection

i. The plans shall be revised to depict any existing or proposed cleanout locations along the proposed building sewer. In this regard please see attached partial copy of As-Built drawing indicating tie distances to existing cleanout riser located just beyond the westerly curbline of Sussex Road.
ii. We recommend that the subject facility be exposed prior to the commencement of demolition operations with a CCTV video inspection of the existing building sewer connection to the main line sewer.
iii. A note shall be added to the Plan stating that the existing building sewer shall be internally inspected using this method. An electronic copy of any such inspection shall be submitted to this office for our review and approval as a pre-requisite to any such continued use of the existing lateral sewer piping.

E. Standby Emergency Generator

i. The plans do not currently depict any proposed Standby Emergency Generator equipment as is now common-place in single family residential construction such as this. .
ii. Accordingly, should a standby emergency generator be proposed at this time, the

same shall be located in accordance with the requirements of Township Code Section 580-11 entitled "Generators".

iii. The Site Plan shall also be revised to depict all details of construction associated with any such facility.

V. Design 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 Removal

1. Proposed soil movement volumes as reflected in the schedule of "Soil Movement Quantities" are as follows:

Total Cut:	711 c.y.
Total Fill:	22 c.y.
Net Soil Removed From Site:	689 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	$ 177.75 (711 c.y. @ 0.25/c.y).

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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.

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-2588 Lehman PB 5-12-20-EV.doc

cc: Susan Witkowski, Township Clerk *(via e-mail)*
John Scialla, Construction Code Official *(via e-mail)*
Louis J. Lamatina, Esq Planning Board Attorney *(via e-mail)*
Robert J. Weissman, PE, LS *(via e-mail)*
Richard Lehman *(via e-mail)*

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APPENDIX "A"

Demolition/Site Plan Application
For Richard Lehman
#166 Sussex Road
Block 3305 - Lot 70
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:
   iii. A landscaping plan, including location, type and size of proposed plantings and screenings, unless waiver relief is granted by the Board.
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. Indicate dimensions along perimeter of building consistent with the dimensions provided on the above referenced Architectural Drawings.
5. Indicate driveway dimensions and provide the appropriate Construction Details for same as well as for the proposed patio and walkway areas
6. Provide notes/details as required for any proposed landscape improvements
7. Indicate Generator details, if applicable at this time.

REF	
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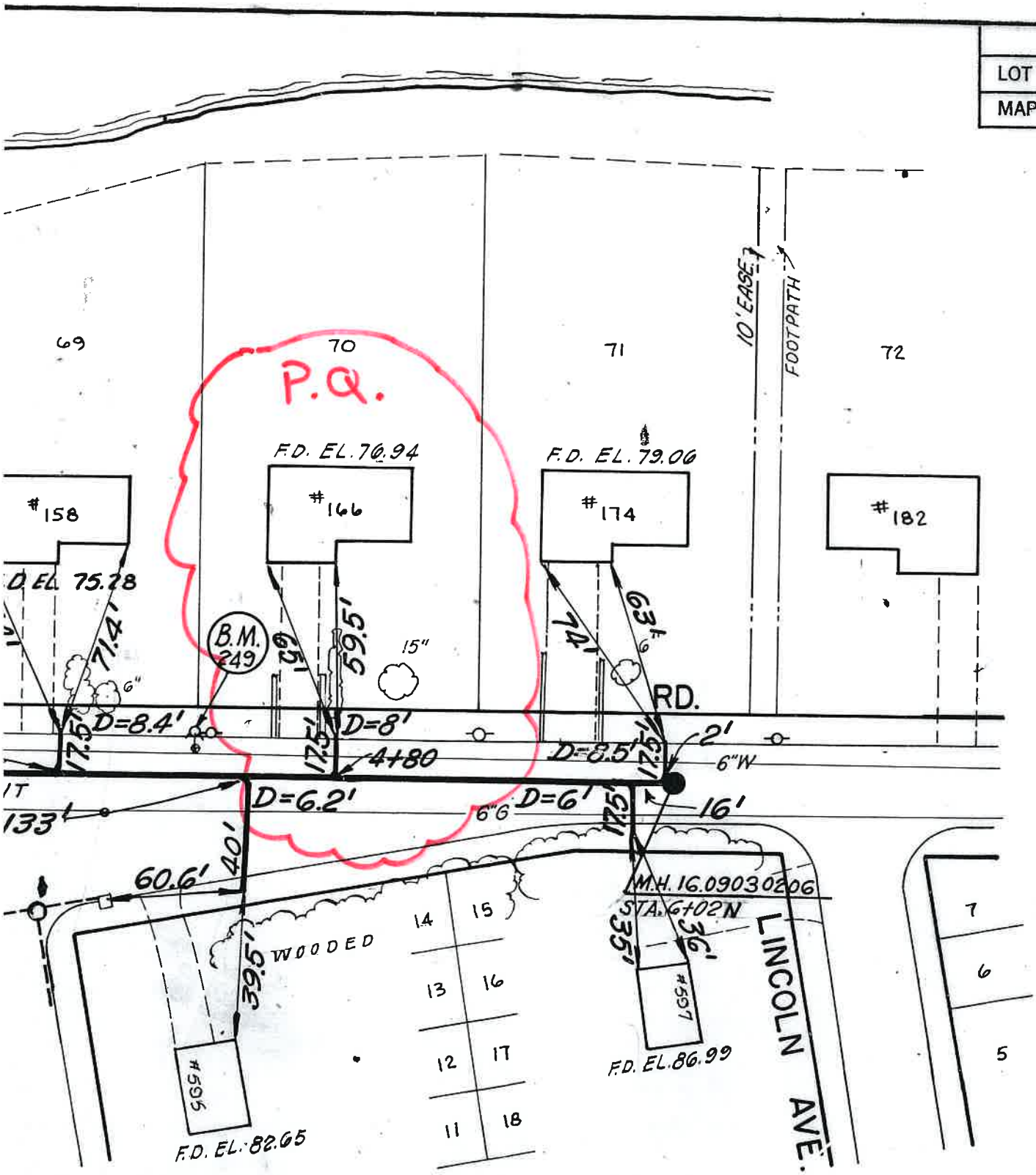
MAP	



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