

September 1, 2023
September 5, 2023 – Revision No. 1 (revised format/numbering)
September 29, 2023 - Revision No. 2 (based on Applicant's revisions)
October 30, 2024 – **Revision No. 3 (based on Applicant's revisions)**

Stephen A. Depken, Construction Official / Zoning Officer
Building Department
Borough of Oradell
355 Kinderkamack Road
Oradell, New Jersey 07649

VIA E-MAIL sdepken@oradell.org

Re: Preliminary & Final Site Plan Application - Engineering Review – **Revision No. 3**
Applicant: White Beeches Realty Corp.
383 Valerie Place (Block 1401, Lot 1.02)
R2A (One-Family Residential) Zoning District
Borough of Oradell, Bergen County, New Jersey
Neglia File No.: ORADSPL23.020

Dear Mr. Depken,

As requested, The Neglia Group has reviewed the recently submitted site plan application. The submittal included the following documents:

- A copy of a transmittal letter addressed to Stephen A. Depken, Construction official, listing the contents of the Planning Board Application for Preliminary Major Subdivision, prepared by Michael J. Hubschman, PE, PP, of Hubschman Engineering, dated July 11, 2023;
- A copy of the Borough of Oradell's Planning Board Application, dated June 12, 2023;
- A copy of the Borough of Oradell's Soil Moving Application, undated;
- A copy of the list of Verification and Authorizations Forms;
- A copy of the Affidavit of Ownership and Applicant, dated June 12, 2023;
- A copy of the Notice to be Published in Official Newspaper;
- A copy of the Notice to be Served on Property Owners Within 200 Feet;
- A copy of the Affidavit of Service;
- A copy of the list of Property Owners Served for Notice of an Application Before the Board;
- A copy of the Utilities list;
- A copy of the Planning Board Member Site Inspection;
- A copy of the W-9 Form from the Tax department addressed to the zoning officer for 383 Valerie Place;

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- A copy of the Borough of Oradell's Article XVI Soil Moving;
- A copy of the Borough of Oradell's Residential Soil Moving Checklist;
- A copy of Form 4, Borough of Oradell, Minor Subdivision Plat Details and Requirements;
- A copy of Form 5, Preliminary Site Plan Details and Requirements;
- A copy of Form 6, Preliminary Major Subdivision Details and Requirements;
- A copy of Form 7, Final Site Plan or Final Major Subdivision Plat Details and Requirements;
- A copy of the Borough of Oradell's Appendix A, Application Checklist, General Requirements for All Development Application;
- A copy of Appendix C, Development Review Checklist – Subdivision Details;
- A copy of Appendix D, Survey Requirements;
- A copy of Appendix E, Easement Plan and Written Description Requirements;
- A copy of Appendix F, Digital Submission Requirements;
- A Soil Moving Report, titled "Proposed Valerie Place Major Subdivision White Beeches Country Club, Lot 1.02, Block 1401, Borough of Oradell, Bergen County, New Jersey, (Files #3261.1)", prepared for White Beeches Realty Corp, prepared by Michael J. Hubschman, PC, PE, PP, dated October 3, 2022, last revised on ~~February 17, 2023~~ **September 20, 2023**;
- A Drainage Report, titled "Proposed Subdivision, Valerie Place, Lot 1.02, Block 1401, Borough of Oradell, Bergen County, New Jersey, (Files #3261)" prepared for White Beeches Realty Corp, prepared by Michael J. Hubschman, PC, PE, PP, dated July 7, 2022 – Last revised on September 6, 2023;
- A copy of a transmittal letter from White Beeches Golf & Country Club, regarding the approval for Planning Board to be on property for visits regarding the Sub Division, prepared by Aurelian Anghelusi, dated July 13, 2023;
- A copy of a transmittal letter from Hubschman Engineering, regarding Statement of Approvals Required for Subdivision Approval for the White Beeches, Proposed Valerie Place Major Subdivision, dated July 12, 2023;
- A copy of the Application for Subdivision Approval to the County of Bergen prepared by Aurelian Anghelusi, undated;
- An Environmental Impact Study entitled "3-Lot Residential Subdivision, for Block 1401, Lot 1.02 (Valerie Place), Borough of Oradell, Bergen County, NJ", prepared by PK Environmental, dated June 28, 2023 – Last revised on September 20, 2023;
- A Final Plat – Major Subdivision Plan, containing one (1) sheet, entitled "Proposed Valerie Place Major Subdivision, White Beeches Country Club, Borough of Oradell, Bergen County, New Jersey", prepared by Robert J. Mueller, PLS, of Hubschman Engineering, dated July 17, 2023;
- A Site Plan, containing ~~seven (7)~~ six (6) sheets, entitled, "Proposed Valerie Place Major Subdivision, White Beeches Country Club, Borough of Oradell, Bergen County, New Jersey" prepared by Robert J. Mueller, PLS, and Michael J. Hubschman, PE, PP, of Hubschman Engineering, dated July 18, 2022 – last revised September 20, 2023;
- A copy of the Board Planner's First Planning Review for the White Beeches Realty Corp Planning Board Application, prepared by Caroline Reiter, PP, AICP, of T&M Associates, dated August 31, 2023;

- A copy of the Response Letter addressed to Stephen A Depken, construction code official, with comments in response to Neglia's engineering review, prepared by Michael J. Hubschman, PE, PP, of Hubschman Engineering, PA, dated September 19, 2023;
- **A Cross-Sections & Soil Moving Plan, containing two (2) sheets, entitled, "Proposed Valerie Place Major Subdivision, White Beeches Country Club, Borough of Oradell, Bergen County, New Jersey" prepared by Robert J. Mueller, PLS, and Michael J. Hubschman, PE, PP, of Hubschman Engineering, dated July 18, 2022 – last revised September 20, 2023;**
- **A Lighting, Sidewalk, & Landscape Plan, containing one (1) sheet, entitled, "Proposed Valerie Place Major Subdivision, White Beeches Country Club, Borough of Oradell, Bergen County, New Jersey" prepared by Robert J. Mueller, PLS, and Michael J. Hubschman, PE, PP, of Hubschman Engineering, dated September 20, 2023; and**
- **A copy of a transmittal letter addressed to Stephen Depken, construction official, in regards to additional material submissions for the planning board application, prepared by Michael J. Hubschman, PE, PP, of Hubschman Engineering, dated October 25, 2023.**

1. Project & Site Description

The subject property is identified as Block 1401, Lot 1.02. The site is located within the AHO Affordable Housing Overlay District, however, per Borough of Oradell Ordinance 21-5, the settlement agreements stipulates that the applicable bulk regulations for Block 1401, Lot 1.02 shall be R-2 bulk regulations with the exception of Lot Width. As such, the subject property is located within the R-2A (One-Family Residential) Zone District. The subject lot is an interior lot, it is the last lot located on the dead-end street of Valerie Place and is further identified as 383 Valerie Place. The total lot area for the subject property is 65,340 Square Feet (1.5 Acres) with an existing impervious coverage of 22, 720 Square Feet.

The Existing Lot 1.02 is currently developed with a residential brick & frame split-level dwelling with stoop and stairs and one (1) story masonry maintenance building, with a Macadam driveway and lot connecting to Valerie Place on the south-east side of the lot. Additionally, there is a gravel road which wraps around the masonry maintenance building on the west and north side which connects to the macadam lot. The existing utilities on site consist of a water and gas line connecting to the residential dwelling, a gas line, sanitary lateral, and underground electric line connecting to the maintenance building, and a sanitary line that runs through the east side of the lot that terminates at a manhole adjacent to the maintenance building. Additionally, there is a utility pole and 48 inch water main on site as well. The site also contains a car tent, concrete walls, a stone wall, a paver walkway, a paver patio, a wood deck, a playset, two (2) conex boxes, a shed with a concrete patio, AC unit, oil tanks, a fuel tank, bollards, concrete pads, concrete walkways, a well and well pump, a lattice fence, chain-link fencing, wood fencing, and numerous trees.

The Applicant is proposing to demolish all existing features on site in order to subdivide the existing Lot 1.02 into three (3) new lots, lots 1.21, 1.22, & 1.23. Demolition would include a total of twenty-one (21) trees being removed. This major subdivision also includes a proposed cul-de-sac that spans about 250 feet as an extension of Valerie Place. The proposed cul-de-sac would be dedicated to the Borough of Oradell.

The Applicant has also provided a conceptual plan for dwelling locations, utility improvements, and drainage improvements for each of the proposed new lots.

Neglia respectfully defers zoning and variance matters to the Board Planner.

2. Major Subdivision Comments:

Neglia's comments below are limited to the Subdivision plan as submitted by the applicant. We defer the required procedures and legal matters for the Major Subdivision and Valerie Place Right of Way to the Boards Legal Counsel.

- 2.1. The three new parcels and new right-of-way designated as Valerie Place Extension, created by this major subdivision, have been checked for lot closure and lot area and were found to be satisfactory. The proposed five wide utility easement has been checked and an error was found in the bearing depicted for the northerly end of the easement (within Proposed Lot 1.23). The bearing shown is N 78°51'40" W, this is not correct. The Record Surveyor shall review and revise the plan accordingly. This comment has been addressed; **no further action required.**
- 2.2. The proposed Lot designations and associated addresses shall be approved by the Borough Tax Assessor and shall be in accordance with the State Tax Map regulations. **This comment still applies.**
- 2.3. The Applicant shall confirm there are no other existing title restrictions, covenants, easements, etc. that may affect the use or subdivision of the property. This comment has been addressed; **no further action required.**
- 2.4. In accordance with NJSA46:26B-2b(16): "If the map shows highways, streets, lanes or alleys, a certificate shall be endorsed on it by the municipal clerk that the municipality has approved the highways, streets, lanes or alleys..." The Applicant shall include the required certification block. **This comment still applies.**
- 2.5. The submitted plans depict an encroaching fence associated with adjoining Block 1307 Lot 31. The Applicant shall confirm if additional rights are being claimed by the adjoining owner that may affect the future use of proposed Lot 1.21. We recommend this fence be relocated to the boundary line in accordance with the relevant Borough fence installation standards/regulations. The revised plan indicates fence shall be relocated to the property line. This comment has been addressed; **no further action required.**
- 2.6. The existing conditions plan depicts an existing fence and golf course cart path encroaching into the easterly side of the new right-of way for Valerie Place to be dedicated to the Borough of Oradell. The plans shall be revised to indicate these encroachments will be removed from the limits of the right-way as a condition of approval of the major subdivision. The revised plans indicate that the encroachments will be removed from the right-of-way. This comment has been addressed; **no further action required.**
- 2.7. The Major Subdivision Plan shall include the deed book and page used as basis for the survey prepared for existing Block 1401 Lot 1.02. **This comment still applies.**
3. **Engineering Comments:**
 - 3.1. Neglia defers to the Board Planner with respect to review and comments related to zoning variances and planning elements, including but not limited to, proposed building height, setbacks, use or bulk variances, waivers, and other elements specifically requiring planning review as it relates to the Borough of Oradell Zoning ordinance.
 - 3.2. The Applicant shall provide testimony confirming that no covenants or deed restrictions exist on this property. The Applicant has added general note 12 to the subdivision plan (sheet 1) stating the same; However, testimony shall still be provided. **The Applicant has provided testimony and stated that there are no deed restrictions; no further action required.**
 - 3.3. The Applicant shall provide a demolition plan and clearly delineate all items that are to be removed. The Applicant added general note 4 to the existing conditions plan (sheet 5) stating all buildings, structures, and dwellings are to be removed from site; **no further action required.**
 - 3.4. The conex boxes located at the rear of proposed lot 1.22 appears as though it will be removed however, this area is not included within the limit of disturbance. The Applicant shall provide clarification if these are to remain. The Applicant has revised the soil erosion & sediment control plan (sheet 4) to extend the limit of disturbance line and include the conex boxes. **No further action required.**

- 3.5. The Applicant shall provide testimony on the removal and disposal of existing fuel and oil tanks. This comment still applies; testimony shall be provided. **Testimony was provided and the Applicant stated that all tanks to be removed were above-ground. No further action required.**
- 3.6. The Applicant shall provide additional information on the existing well and well pump. The Applicant shall clarify if the well is active and provide further detail on well closure. This comment still applies; testimony shall be provided. **The Applicant has provided testimony and state that the well will be filled. No further action required at this time.**
- 3.7. The Applicant shall provide testimony on the existing fence encroachment by Lot 31. Any past or future agreement documents concerning the same shall be submitted to the Board. The Applicant stated no existing agreement with the neighbor exists; Testimony about the same shall be provided. **Testimony was provided and the Applicant stated the fence it to be moved; no further action required.**
- 3.8. It appears the Applicant intends to remove the existing utility pole. The Applicant shall ensure to coordinate with the utility company and all correspondences of the same shall be provided. **This comment still applies.**
- 3.9. The Applicant has provided a note on the Drainage, Grading and Utility Plan indicating that the proposed structures shown are for conceptual purposes only. The Applicant shall provide testimony related to the purpose and intent of doing so. It shall be noted that if the board looks favorable upon the major subdivision application, individual plot and grading plans shall be submitted to the borough for review and approval. This comment still applies; testimony shall be provided. **Testimony was provided and the Applicant intends to submit individual plot plans for each lot.**
- 3.10. The Applicant has provided a detail for sidewalk but has not depicted any sidewalk on the site plan. The Applicant shall revise the plan to show the same. Refer to Traffic Comments for further discussion regarding this matter. The Applicant has stated no sidewalk is proposed and that a de minimis waiver is being requested. However, we recommend that at a minimum the Applicant should provide sidewalk along the western side of the roadway as to provide a safe pedestrian access to the residents. The Board may consider a de minimis waiver of the sidewalk on the east side of the roadway since there are no structures. **The Applicant has revised the plan to add sidewalk on the western side of the roadway. The Applicant shall consider extending the sidewalk to the proposed apron in front of new lot 1.23 as to provide safe pedestrian access to those residents as well.**
- 3.11. There are various symbols and abbreviations not included within the site plan legend. The Applicant shall revise the legend to define all symbols, abbreviations, and line types. The Applicant has revised the plan to provide a legend on the grading, drainage, and utility plan (sheet 2); **no further action required.**
- 3.12. The Applicant shall note that the maximum curb cut is twenty (20) feet measured at the right of way. While we note that the proposed dwellings are conceptual, the Applicant shall ensure all curb cuts and driveways are compliant with the borough code. **No further action required at this time.**
- 3.13. The Applicant appears to be proposing granite block curb whereas concrete curb is the Borough standard. The Applicant shall revise the plan accordingly. The Applicant has revised the plan to include a detail for concrete curb; However, it appears the Applicant is proposing a 9"x20" concrete curb whereas the existing curb on this street is 9"x18". **The Applicant shall revise the plan to match existing curb. This comment still applies and shall be addressed.**
- 3.14. The Applicant shall provide testimony on the findings of the Environmental Impact Study (EIS). This comment still applies; testimony shall be provided. **Testimony was provided; no further action required.**
- 3.15. The proposed lots are adjacent to an existing golf course and is the current facility maintenance yard for the golf course. Golf courses are known for their use of pesticides and other chemicals to treat the grounds of the facility. As per the EIS submitted and per our review of the NJ GeoWeb it does not appear that there have been any reported spills or past contamination at the property, however the Applicant shall provide testimony related to any known contamination in and around the proposed lots that would impact the properties. As well as protocols that will be put in place during

construction. This comment still applies; testimony shall be provided. **Testimony was provided; no further action required.**

- 3.16. There appears to be a discrepancy between the EIS, Drainage report, and the Site Plans. Within the Environmental Impact Study and Drainage report, the Applicant indicates that there is a decrease in impervious coverage while the Site Plan notes an increase in impervious coverage. The Applicant shall confirm which is to govern and provide testimony on the same. It shall be noted that these calculations are all based on Conceptual Layouts and calculations will need to be provided for the final plan upon approval. The Applicant has revised the EIS to match the drainage report and site plans; **no further action is required at this time.**
- 3.17. The Applicant shall be responsible for the repair and reconstruction of pavement, curb, sidewalk, or other public or private property damaged during construction. A note stating the same shall be provided on the Site Plan. The Applicant has added general note 13 to the subdivision plan (sheet 1) stating the same; **no further action required at this time.**
- 3.18. The Applicant shall satisfy all requirements in accordance with all applicable ordinances and as enforced by the Zoning Officer / Construction Official. **This comment still applies.**

4. Drainage, Grading, & Utility Comments:

- 4.1. The Applicant shall provide testimony on the existing and proposed grading and drainage of the subject property along with any impacts current or proposed to the surrounding properties. **This comment remains applicable and shall be addressed.**
- 4.2. The proposed improvements classify the project as a "Major Development" as defined under the Stormwater Management Adopted New Rule: N.J.A.C. 7:8, by disturbing more than one acre of land.
 - 4.2.1. As per N.J.A.C. 7:8-5.4 (b)(1)(i), 100 percent of the sites average annual pre-developed recharge volume must be maintained after development. As per the State of New Jersey Smart Growth Area Plan, the subject property is designated inside a Metropolitan Planning Area. The project is exempt from groundwater recharge requirements as per N.J.A.C. 7:8 5.4 (b)(2). However, the Applicant proposes groundwater recharge for the proposed site. The Applicant states in the drainage report that they comply with groundwater recharge requirements. Since the project is designated inside a Metropolitan Planning Area, the project is exempt from groundwater recharge requirements. The Applicant has revised the drainage report to remove the groundwater recharge section. This comment has been addressed; **no further action is required.**
 - 4.2.2. The Applicant shall provide motor vehicle surface calculations as per N.J.A.C. 7:8-5.5 to indicate whether water quality standards are required for the proposed development. The Applicant shall provide testimony on the same. As stated in the NJDEP Stormwater Management Regulations, the stormwater runoff quality standards are applicable when the development proposed an increase of one-quarter acre or more of regulated motor vehicle surface. **The Applicant indicated on the comment/response letter that the existing vehicular surface for the project site is 16,722 square feet while the proposed vehicular surface is 14,465 square feet. The proposed improvements will result in a reduction of motor vehicle surface by 2,307 square feet; Therefore, water quality controls do not apply. The Applicant shall revise the drainage report to provide the same information as stated in the comment/response letter as to why the project is not required to meet the water quality requirements. This comment still applies and shall be addressed.**
 - 4.2.3. As per N.J.A.C. 7:8-5.6(b), stormwater runoff quantity impacts shall be controlled by one of four methods listed below.
 - 4.2.3.1. Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the 2-, 10-, and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events.

- 4.2.3.2. Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2-, 10-, and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area.
- 4.2.3.3. Design stormwater management measures so that the post-construction peak runoff rates for the 2-, 10-, and 100-year storm events are 50, 75, and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed.
- 4.2.3.4. In tidal flood hazard areas, stormwater runoff quantity analysis, in accordance with (b)1, 2, and 3 above, is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of stormwater runoff, or any combination of the three will not result in additional flood damage below the point of discharge of the major development.

The Applicant intends to utilize method 4.2.3.3 above to meet the stormwater runoff quantity requirements. However, the stormwater management summary table on the drainage report does not meet the peak flow reduction requirements of 50, 75, and 80 percent for the 2-, 10-, and 100- year storm events respectively. The Applicant shall revise the drainage report to comply with the 4.2.3.3 stormwater runoff quantity requirement. **The Applicant intends to utilize method 4.2.3.1 above to meet the runoff quantity requirements. Please see comments below for additional comments on new method.**

- 4.3. The Applicant proposes to construct a seepage pits system which will introduce new stormwater below grade. With the proposed seepage pit system, in close proximity to the adjacent lots and structures, the Applicant will be required to demonstrate (i.e., groundwater mounding analysis, etc.) that the proposed seepage pit system will not adversely impact any adjacent structures (i.e., basements, foundations, etc.). The Applicant shall perform percolation/permeability testing which shall be performed in the vicinity of any proposed groundwater infiltration facilities. The Applicant shall also locate the seasonal high ground water table to ensure a minimum depth of two feet below the bottom of the infiltration practice. Neglia shall be notified a minimum forty-eight (48) hours in advance of this testing so that a representative of our office may be present for this testing. The engineer-of-record, or a representative thereof, shall be present during percolation/permeability testing. In addition, the engineer-of-record shall submit a signed and sealed certification regarding the results of said testing. These tests may be performed after issuance of the requested Soil Movement Permit, but prior to the installation of the infiltration system(s). However, Neglia strongly recommends that the testing is performed as soon as possible to confirm the current design is feasible. Should on-site testing yield undesirable percolation/permeability rates, the Applicant may be required to provide an alternate design which does not rely on percolation (i.e., detention basin, closed chambers, etc.). Ground mounding analysis are included in the revised drainage report. This comment has been partially addressed. **The Applicant has provided test pit data for one location; however, additional test pits shall be conducted in locations of any proposed/conceptual infiltration systems as to confirm current design is feasible (see comment no. 4.11).**
- 4.4. We offer the following comments with respect to the Drainage Report:
 - 4.4.1. The Applicant shall provide existing and proposed watershed area maps in support of the stormwater management design which shall include all existing and proposed catchment areas, CN values, and the existing and proposed time of concentration flow paths shall be provided. The Applicant has provided existing and proposed watershed area maps that indicates the catchment areas. This comment has been partially addressed. **The Applicant shall revise the watershed area maps to include the CN values utilized for the pre-construction and post-construction conditions, as well as the time of concentration flow paths. This comment still applies and shall be addressed.**

- 4.4.2. The Applicant utilizes one time of concentration per drainage area instead of per pervious and impervious land coverage type. Per NJDEP BMP Manual Chapter 5, indicates there is no longer a minimum or default time of concentration value. The Applicant shall calculate a time of concentration (Tc) for each land coverage type in the existing and proposed watershed areas as per NJDEP BMP Manual Chapter 5, latest revised. The stormwater management report shall be revised to demonstrate compliance with the same. **For pre-developed conditions, the maximum distance which can be used as the length of sheet flow in the time of concentration calculation is 100 ft. For post-developed conditions, the maximum distance for which flow occurs as sheet flow is 100 ft, and the distance over which sheet flow occurs. The Applicant shall revise the time of concentration calculations to comply with Chapter 5 of the NJDEP BMP Manual. In addition, the Applicant shall revise the existing and proposed drainage maps to show the time of concentration flow path. This comment still applies and shall be addressed.**
- 4.4.3. As per NJDEP BMP Manual Chapter 5, the Applicant shall utilize the NOAA Atlas 14 to obtain the rainfall depth and intensity data. This comment has been addressed; **no further action is required.**
- 4.4.4. The Applicant shall provide stormwater conveyance system calculations. The Applicant has provided pipe capacity analysis within the drainage report. **The Applicant shall revise the plans to include the pipe sizing, material, and slope information. This comment still applies and shall be addressed.**
- 4.4.5. The Applicant shall provide Hydrologic Soil Group data on the drainage report. **The Applicant shall revise the drainage report to provide a section that indicates which CN values were utilized for the pre-construction and post-construction conditions. This comment still applies and shall be addressed.**
- 4.4.6. The Applicant shall provide calculation for the seepage pit sizing to confirm that the seepage pit will be adequate size for the proposed improvements. **There appears to be a discrepancy between the proposed seepage pits invert shown in the plan and the hydrocad calculations invert information. This comment still applies and shall be addressed.**
- 4.5. As per NJAC 7:8-5.8, the Applicant shall provide a Stormwater Maintenance Manual to comply with the guidelines established within the New Jersey Stormwater Best Management Practices (BMP) Manual. **This comment still applies and shall be addressed.**
- 4.6. In accordance with N.J.A.C. 7:8., the Applicant shall provide a Stormwater Operations and Maintenance Manual, signed and sealed by a New Jersey Licensed Professional Engineer, for review and for future maintenance purposes. **This comment still applies and shall be addressed.**
- 4.7. The Applicant shall show compliance with the NJDEP BMP Manual Chapter 9.7 for the Filterra high-performance bioretention system within the drainage report. Including but not limited to design storm drain time, permeability rate factor, vegetation design, seasonal high water table etc. The Applicant no longer proposes any Filterra systems. This comment no longer applies. **No further action is required.**
- 4.8. The Applicant shall provide testimony to confirm the ownership of the Filterra systems and their corresponding seepage pit within the right-of-way extension and proposed new lot 1.23, along with any necessary drainage easement for the same. The Applicant no longer proposes any Filterra systems. This comment no longer applies. **No further action is required.**
- 4.9. The Applicant has removed the Filterra and Seepage Pits which captured the site runoff from the proposed lots and Roadway. As currently proposed, the Applicant does not include any means to collect the stormwater runoff. The Applicant is only proposing a 25 linear foot drop curb at the end of the cul-de-sac to allow the runoff to go into the golf course property. **Neglia has concerns regarding the lack of stormwater control for the proposed subdivision and road. The Applicant shall provide additional stormwater measures. This comment still applies and shall be addressed.**

- 4.10. The Applicant shall revise the plans to confirm a minimum of ten (10) feet horizontal separation is provided between any proposed seepage pit and building foundations. The Applicant indicates on general note 14 that a ten (10) feet horizontal separation is being proposed between the seepage pits and building foundation. **The Applicant shall revise the plans to provide dimensions to demonstrate compliance with the same. This comment still applies and shall be addressed.**
- 4.11. The Applicant will be required to perform additional test pits closer to the locations of the proposed stormwater systems. **This comment remains applicable and shall be addressed.**
- 4.12. The Applicant has stated that the existing impervious coverage of the site is 22,720 square feet whereas the proposed impervious coverage will be 22,797 square feet, resulting in a net increase of 77 square feet. It seems the Applicant is calculating lot coverage as opposed to impervious coverage. The Applicant shall provide a breakdown of existing and proposed lot coverage for each lot. The Applicant indicates that the above-mentioned coverage calculation is the proposed impervious coverage for the entire site. As per the Borough of Oradell Lot Coverage is defined as, "That percentage of the lot area which is occupied by buildings and structures, decks, swimming pool decks, tennis courts, and all improved surfaces, including but not limited to parking and loading areas, driveways, walkways, patios and pavers." Per the calculations shown in site plan general notes no. 3 it appears that the Applicant is calculating the lot coverage. This comment has not been addressed. **The Applicant shall provide a breakdown of all existing and proposed lot coverage for each lot. This comment still applies and shall be addressed.**
- 4.13. The Applicant shall ensure that stormwater runoff does not negatively affect neighboring properties during and after construction. Any damages caused by an increase in runoff or improper grading/drainage shall be restored by the Applicant. **This comment still applies and shall be addressed during and/or after construction, as required.**
- 4.14. Any future proposed public sidewalks shall be constructed with cross-slopes that do not exceed 2.0%. Notation indicating the same shall be provided on the Site Plans. In addition, the Applicant shall ensure that all public sidewalks are fully ADA compliant. A note indicating the same was provided in general notes no. 20. This comment has been addressed; **no further action required.**
- 4.15. The Applicant shall provide top and bottom of curb elevations and spot elevations. This comment has been addressed; **no further action is required.**
- 4.16. As per Chapter 5 of the NJDEP BMP Manual the Hydrologic Routing Analysis in the Drainage Report shall eliminate the use of any weighted or composite Curve Numbers (CN) for NRCS Methodology. **The HydroCAD routings shall be revised to calculate flows from impervious and pervious areas independently prior to summation. This comment still applies and shall be addressed.**
- 4.17. The Applicant shall provide additional grading information to confirm a minimum 1% slope is provided away from the proposed dwellings. This comment has been addressed; **no further action required.**
- 4.18. The Applicant shall provide testimony regarding the need for a Treatment Works Approval and/or a Water Main Extension Permit from the NJDEP for the proposed development. Should these, or any other applicable permits be required, the Applicant shall provide full copies of any applications, correspondences, denials, or permits to the Board upon receipt. This comment still applies. **Testimony has been provided and the Applicant stated that a TWA/permit will not be required due to demand; no further action required.**
- 4.19. The Applicant shall apply for and obtain "will-serve" letters from the various utility providers to demonstrate that adequate utility services can be provided to support the new development, including but not limited to, electric, gas, water, sewer, and telecommunications. **The Applicant has stated that will serve letters have been submitted, correspondences of the same shall be provided. This comment still applies.**

- 4.20. Per general note 3, the Applicant intends to inspect and televise the existing sanitary line from Manhole No. 1 to Manhole No. 2. The Applicant shall ensure that the sewer adequately conveys flow from the project and is in satisfactory working order. Copies of the video inspection shall be provided to the Borough and this office for review. If it is determined that the infrastructure requires replacement, the Applicant shall be responsible to perform the necessary offsite improvements. **This comment still applies.**
- 4.21. The Applicant shall provide projected sanitary flow and water demand calculations for review. Said calculations shall be submitted to the Borough of Oradell Department of Public Works to confirm adequate capacity within the existing system. If confirmation cannot be provided, a thirty-day sewer meter study shall be performed. The results shall be submitted to our office for review. The Applicant has revised the grading, drainage, and utility plan (sheet 2) to provide general note 5 stating the same. This comment has been partially addressed; **the Applicant shall still submit calculation to the to the Borough of Oradell Department of Public Works to confirm adequate capacity within the existing system. This comment still applies and shall be addressed.**
- 4.22. In accordance with NJAC 7:14A-23.6(b)4, sanitary sewer lateral shall be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separation is not possible, the pipes shall be in separate trenches with the sewer at least 18 inches below the bottom of the water main. The Applicant shall provide additional information to confirm compliance with this requirement or revise the plan accordingly. As currently proposed, the sanitary later and water main are separated only by 4 feet horizontally. The Applicant has provided a note in regards to the water/sewer separation. **The Applicant shall provide elevations to confirm compliance. This comment still applies and shall be addressed.**
- 4.23. The Applicant is proposing a blowout for the proposed watermain that will terminate at the center of the cul-de-sac. Neglia strongly recommends that the Applicant extends the watermain line to the curb and install a fire hydrant instead. The Applicant has revised the plan to propose a hydrant. This comment has been addressed; **no further action required.**
- 4.24. The Applicant shall coordinate the size of the proposed water main with the water utility company. **This comment still applies and shall be addressed prior to/during construction.**
- 4.25. The Applicant shall provide testimony on the means of protection for the 48" existing water main during construction. Additionally, the Applicant shall provide testimony on what impact cutting the roadway will have on the pipe coverage of existing infrastructure. This comment still applies; Testimony shall be provided. **Testimony was provided. The Applicant shall ensure to protect the existing main during construction; no further action required.**

5. Traffic Comments

- 5.1. The Applicant shall provide testimony on the proposed street type, it's intensity, and it's conformance to the required right of way width. The Applicant has revised the plan to provide a note regarding RSIS street type. Applicant has classified the street type as Neighborhood (all intensities). **No further action required.**
- 5.2. Per N.J.A.C. 5:21-8.1 Table 4.3 (Cartway and Right of way widths), the Applicant is required to provide at least one sidewalk or graded area. The Applicant shall revise the plan to show the same. Per the Applicant's provided RSIS street type, the Applicant is required to provide two (2) sidewalk areas. Refer to comment 3.10 for additional information. As currently proposed with no sidewalks, an RSIS waiver is required. Shall the Applicant decide to propose sidewalk on the west side of the road, a waiver from RSIS shall still be required. **The Applicant has revised the plan to propose sidewalk on the west side of the roadway. As currently proposed, a waiver from RSIS is still required.**
- 5.3. The Applicant proposes changes to the geometry of the Valerie Place from a dead end road into a cul-de-sac. It shall be noted that the design of cul-de-sacs are governed by the turning radius of vehicles. As such, we ask that the Applicant provide a vehicle turning exhibit for the cul-de-sac illustrating the turning movements of the largest emergency vehicles anticipated to access the site. The Applicant shall coordinate with the Oradell Fire Department regarding the

accessibility of the Brough's fire apparatus through the cul-de-sac. **This comment still applies; the Applicant shall provide a vehicle turning exhibit.**

- 5.4. The Applicant shall submit plans to the Borough of Oradell Fire and Police Officials for review. The Applicant shall incorporate any requirements provided by the Fire and Police Officials into the plans, including, but not limited to, fire lanes, restricted parking areas, and fire apparatus access and circulation. **This comment still applies; Vehicle turning exhibits shall be submitted.**
- 5.5. In accordance with N.J.A.C. 5:21-4.2, Table 4.2(e), "...cul-de-sacs shall provide for a cartway turning radius of 40 feet and a right-of-way line eight feet beyond the edge of the cartway" The submitted plan depicts a radius of 40 feet and a right-of-way line about 10 feet beyond the edge of cartway. As such, the Applicant proposes a condition which meets the standards required in N.J.A.C. 5:21 (Residential Site Improvement Standards, "RSIS").
- 5.6. Per N.J.A.C. 5:21-4.19, Table 4.6, the minimum radius for curbs for a cul-de-sac (special purpose) street is twenty-five (25) feet. The Applicant proposes to construct radii of twenty-five (25) feet. As such, the Applicant meets the standards required in N.J.A.C. 5:21 (Residential Site Improvement Standards, "RSIS").

6. Soil Movement Comments

- 6.1. Pursuant to the provisions of Ordinance §240-16 '*Soil Moving*', the Applicant shall submit an Application for Soil Moving to the Building Department. Soil movement calculations shall be provided for all applications. '*Total Quantity of Soil to be Moved*' shall be calculated as the combined sum of all cut and fill volumes and shall not represent the net import / export volume only. Soil Moving Permits are defined by three (3) categories with varying requirements and approvals.
 - a. Under 30 cubic yards – Borough Engineer review required. Submission of survey with illustration of project limit of disturbance, calculation of soil movement, proposed grading, and stormwater management.
 - b. 30 cubic yards up to 100 cubic yards – Borough Engineer review required. Submission of site plan with illustration of project limit of disturbance, soil erosion measures, calculation of soil movement, proposed grading, and stormwater management.
 - c. 100 cubic yards and above – Application to Planning Board is required. Submission of site plan with illustration of project limit of disturbance, soil erosion measures, calculation of soil movement, proposed grading, and stormwater management.
 - d. The Borough of Oradell shall have first option to receive any soil removed from a site or building lot at no cost to the Borough and to designate the placement of soil within the Borough.

Based upon the submitted soil moving application, the Applicant proposes to move approximately ~~2,719~~ **1,081** cubic yards of subsoil. As currently proposed, this application is classified as condition 'c' (major soil moving permit) as defined above and Planning Board approval is required.

It appears that the applicant is using the net import / export volume on the soil moving application as opposed to the combined sum of all cut and fill volumes as stated within the ordinance. The Applicant shall revise the soil movement application to depict the correct amount for Total Quantity of Soil to be Moved. A revised soil moving report was not provided; this comment still applies. **The Applicant has revised the report to only depict the total soil to be moved in regards to the roadway. The Applicant shall note that they will be required to apply for soil moving permits for each individual lot at a later date; no further action required at this time.**

- 6.2. The Applicant shall provide testimony regarding the proposed drainage improvements to verify that the proposed design meets all Oradell Standards for Soil Erosion and Sediment Control in New Jersey and NJDEP drainage requirements including specific reference to the requirements for bioretention basins, and offsite stability. **This comment still applies; Testimony shall be provided.**

- 6.3. The Applicant has illustrated the limit of disturbance boundary and provided area of the same. The Applicant proposes to disturb a total of ~~55,000 SF (1.26 Acres)~~ **57,000 SF (1.31 Acres)**. The Applicant shall be advised that disturbances in excess of 5,000 square feet require Soil Erosion and Sediment Control Plan Certification from the Bergen County Soil Conservation District ("BCSCD"). The Applicant shall apply for, obtain, and furnish copies of the required permit from the BCSCD to the Borough for review, prior to commencing soil disturbance activities on-site. **This comment still applies.**
- 6.4. The Applicant shall be responsible for ensuring that any and all soils imported to the site are certified clean soils in accordance with current NJDEP Residential Standards, with a copy of the said certification provided to the Building Department and Neglia prior to the import of any material. Recycled material or demolished materials are not permitted for the purposes of backfilling a vacated excavation area. This Applicant stated they will not be importing soil; **this comment still applies as required.**
- 6.5. The Applicant shall ensure that the operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any street, sidewalk, public place, or within any other private property. A note stating the same shall be provided on the Site Plan. **This comment still applies.**
- 7. Landscape and Lighting Comments:**
- 7.1. No proposed lighting is shown on the plans and there does not appear to be any existing lighting within the area. The Applicant shall verify if lighting provided by any existing nearby streetlights will provide adequate lighting levels at the intersection of the proposed cul-de-sac. The Applicant shall provide testimony regarding the existing lighting within the area and whether any proposed lighting will be part of this development. This comment still applies. The Applicant has revised the plan to propose a streetlight at the end of the cu-de-sac; Testimony shall be provided on if the one (1) streetlight shall be sufficient. Additionally, a detail of the same shall be provided. **The Applicant has revised the plan to add an additional streetlight at the beginning of the proposed extension, details of the same have been provided; However, the Applicant shall revise the plans to provide additional footcandle information to confirm compliance with Ordinance 240-7.10.C. (Outdoor Lighting). If Applicant does not comply, additional lighting may be required. The Applicant shall provide testimony on the same.**
- 7.2. All trees within or in such proximity to the limit of disturbance, which are intended to remain, shall be preserved, and protected with tree protection fencing. The Applicant shall submit plans and application documents to the Borough of Oradell Shade Tree Committee regarding the removal and replacement of trees for review prior to commencement of tree removal activities on-site. **This comment still applies.**
- 7.3. The Applicant shall ensure all proper permits for tree removal are acquired and are in compliance with Ordinance 22-3, amended chapter 270. **This comment still applies.**
- 7.4. As per Ordinance 22-3, amended chapter 270, Schedule A – Tree Replacement Schedule, The Applicant is proposing to remove a total of 21 trees and shall be required to replace said trees marked to be removed with a total of 32 trees. Each new tree shall be a minimum of 2.5" caliper. The Applicant is required to replant at least fifty percent (50%) of the required tree replacement quantity and pay the appropriate fee for the remaining 50% as per the fee schedule below and within the Borough Code:
- 7.4.1.1.4" - 7" (DBH) = \$125.00 per tree
 - 7.4.1.2.8" - 16.9" (DBH) = \$250.00 per tree
 - 7.4.1.3.17" - 30.99" (DBH) = 500.00 per tree
 - 7.4.1.4. Tree greater than 31" DBH = \$1000.00
- It is at the Borough's discretion to determine the fee.

- 7.5. The Applicant has noted the number of required replacement trees but has not depicted the same on the plans. The Applicant shall include a landscaping/planting plan for review. The Applicant shall provide planting details and any other necessary details as well as standard landscape notes to the plan. **This comment still applies.**
- 7.6. The Applicant shall ensure that all disturbed work areas are stabilized. The Applicant shall topsoil, seed, hay, and straw mulch to ensure lawn growth, where appropriate. **This comment still applies.**
- 7.7. **The Applicant shall adjust the street tree planting to meet ordinance section 270-6A (Trees: New and Added Construction), “Where advisable, shade trees are to be planted, but not closer than 40 feet, on center, with a minimum of two per lot, within property designated as reserved to the Borough of Oradell by easement or other reservation.”**
- 7.8. **Final approval of the tree species shall be per the recommendation from the Shade Tree Committee of the Borough of Oradell.**
8. **General Comments:**
 - 8.1. In dry weather, the person conducting such operation shall dampen the ground where operations are conducted to prevent dust. **This comment still applies.**
 - 8.2. The Applicant shall ensure that hours of work are in accordance with the local ordinance. **This comment still applies.**
 - 8.3. The entire area covered by the work shall be maintained and left in such a manner as not to create or maintain a nuisance or condition hazardous to life and limb or to the health or general welfare of the inhabitants of the Borough of Oradell. **This comment still applies.**
 - 8.4. No soil removal shall be allowed which shall cause damage to adjacent properties or detrimentally affect the values of adjacent properties. **This comment still applies.**
9. **Final Comments / Recommendations:**
 - 9.1. The Applicant shall obtain any and all approvals required by outside agencies, including but not limited to NJDOT, NJDEP, Bergen County, and Bergen Soil Conservation District, as well as the Oradell Police Department, Fire Department, Emergency Services and Department of Public Works. It is the Applicant’s responsibility to determine what outside agency permits are required. Copies of said approvals shall be provided upon receipt. **This comment still applies.**
 - 9.2. New and revised materials shall be filed with the Borough and shall not be sent directly to the Board’s professionals. The Borough will forward the application and related materials to the Board’s professionals when they are finished with their review. Materials submitted directly to Neglia will not be reviewed. **This comment still applies.**
 - 9.3. Revised reports, plans and exhibits which are to be considered at the hearing should be submitted ten days prior to any future scheduled hearing(s). **This comment still applies.**
 - 9.4. The above comments are based on a review of materials submitted and/or testimony provided to date. Neglia reserves the right to provide new or updated comments as additional information becomes available. **This comment still applies.**
 - 9.5. Neglia strongly recommends that the Applicant submit a response letter which addresses each of the comments listed above. **This comment still applies.**
 - 9.6. Should the Board look favorably upon this application, a performance bond and inspection escrow will be required for any site improvements. The Board Engineer will prepare this estimate to address the cost of all site improvements plus a 20% contingency, in accordance with the Municipal Land Use Law. **This comment still applies.**

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,
The Neglia Group



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For the Borough/Board Engineer
Borough of Oradell

DRA/ko/jv

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