



ORAD-R0004

November 3, 2023
(via email)

Borough of Oradell Planning Board
c/o Chairman Gregg Larson
and Members of the Planning Board
Borough of Oradell
355 Kinderkamack Road
Oradell, New Jersey 07649

**Re: White Beeches Realty Corp.
Block 1401, Lot 1.02
383 Valerie Place
R-2A (One-Family Residential) Zoning District
Preliminary and Final Major Subdivision Approval and Road Extension
Third Planning Review**

Dear Chairman Larson and Members of the Planning Board,

We have reviewed the following materials submitted in connection to the above referenced Application:

- Borough of Oradell Planning Board Application and Supplemental Attachments prepared by Aurelian Anghelusi, consisting of 49 pages, dated June 12, 2023.
- Cover Letter prepared by Michael J. Hubschman, PE, PP, of Hubschman Engineering, consisting of two (2) pages, dated July 11, 2023.
- Final Plat Plan for proposed Valerie Place Major Subdivision, White Beeches Country Club, Block 1401, Lot 1.02, prepared by Robert J. Mueller, PLS, of Hubschman Engineering, consisting of one (1) sheet, dated July 17, 2023.
- Preliminary Plat and Site Plans for proposed Valerie Place Major Subdivision, White Beeches Country Club, Block 1401, Lot 1.02, prepared by Robert J. Mueller, PLS and Michael J. Hubschman, PE, PP, of Hubschman Engineering, consisting of seven (7) sheets, dated July 18, 2022, and Sheets 1-5 revised through September 20, 2023.
- Environmental Impact Study prepared by PK Environmental, consisting of 21 pages, dated June 28, 2023.
- Bergen County Application for Subdivision Approval prepared by Aurelian Anghelusi, consisting of two (2) pages, dated July 2023.
- Statement of Approvals prepared by Hubschman Engineering, consisting of one (1) page, dated July 12, 2023.

Le: Gabrielle Ferrezza

Re: White Beeches Realty Corp.
Block 1401, Lot 1.02
383 Valerie Place
R-2A (One-Family Residential) Zoning District
Preliminary and Final Major Subdivision Approval and Road Extension
Third Planning Review

- White Beeches Golf & Country Club permission for Planning Board and any other property experts to be on the property for visits regarding the Sub-division prepared by Aurelian Anghelusi, consisting of one (1) page, dated July 13, 2023.
- Drainage Report for the proposed Sub-division on Block 1401, Lot 1.02, prepared by Michael J. Hubschman, PE, PP, of Hubschman Engineering, consisting of 29 pages, dated July 7, 2022, last revised September 6, 2023.
- Soil Moving Report for proposed Major Sub-division on Block 1401, Lot 1.02, prepared by Michael J. Hubschman, PE, PP, of Hubschman Engineering, consisting of five (5) pages, dated October 3, 2023, revised through February 17, 2023.
- Stipulation and Settlement Agreement between Borough of Oradell and White Beeches Country Club (Docket No. BER-L-8502-18), consisting of ten (10) pages.
- Borough of Oradell Ordinance No. 21-05, consisting of 13 pages, adopted June 22, 2021.
- 2022 Amendment to the Borough of Oradell Housing Element and Fair Share Plan, prepared by Caroline Reiter, PP, AICP of Christopher P. Statile, P.A., consisting of nine (9) pages, adopted June 6, 2022.
- Response Letter to the Engineering Review Letter dated September 8, 2023, prepared by Michael J. Hubschman, PE, PP of Hubschman Engineering, consisting of 15 pages, dated September 19, 2023.
- Environmental Impact Study for the proposed 3 Lot Residential Subdivision on Block 1401, Lot 1.02, prepared by PK Environmental, consisting of 21 pages, dated September 20, 2023.
- Cover Letter prepared by Michael J. Hubschman, PE, PP, of Hubschman Engineering, consisting of one (1) page, dated October 25, 2023.
- Lighting, Sidewalk, & Landscaping Plan, prepared by Michael J. Hubschman, PE, PP, of Hubschman Engineering, consisting of one (1) sheet, dated September 20, 2023.
- Cross Sections & Soil moving Plan, prepared by Michael J. Hubschman, PE, PP of Hubschman Engineering, consisting of two (2) sheets, dated July 18, 2023, last revised September 20, 2023.
- Soil Moving Report for the proposed Valerie Place Major Subdivision, Valerie Place Road Extension, prepared by Michael J. Hubschman, PE, PP, of Hubschman Engineering, consisting of three (3) pages, dated September 20, 2023.
- Borough of Oradell Soil moving Application, consisting of two (2) pages, undated.

Le: Gabrielle Ferrezza

Re: White Beeches Realty Corp.
Block 1401, Lot 1.02
383 Valerie Place
R-2A (One-Family Residential) Zoning District
Preliminary and Final Major Subdivision Approval and Road Extension
Third Planning Review

- **Email Correspondence from Jeff Kaplan, Chief of Department, Oradell Volunteer Fire Department, dated October 5, 2023.**

The *italic text* indicates comments from our Second Planning Review dated September 29, 2023. The **bold text** indicates new comments based on the most recently submitted plans and correspondence.

Subject Property & Area

The subject property is comprised of Block 1401, Lot 1.02, and consists of 65,346 SF (1.50 acres). Lot 1.02 is located at the terminus of Valerie Place, north of the Beechwood Road intersection. The site is located in the R-2A (One-Family Residential) Zone District, which has a minimum lot size requirement of 12,000 SF (0.275 acres) acres.

The subject lot has frontage on Valerie Place, and Lot 1.02 is the last lot on the dead-end street. Lot 1.02 is presently improved with a brick and frame split level residential dwelling, a one-story masonry maintenance building, a cart tent, and several out-buildings. The masonry maintenance building has footprint of approximately 4,800 SF, and the cart tent has a footprint of approximately 900 SF. A macadam drive provides access from the Valerie Place terminus to the dwelling and around the south side of the masonry building. A gravel road provides access to the north side of the masonry building and the cart tent. Various fencing, walls and other improvements are located on the subject property. Finally, a cart path that is assumed to be associated with the adjacent golf course use runs through the northeastern corner of the site.

The site is surrounded by a mix of uses, including the White Beeches Country Club Golf Course adjacent to the north and east, which is located within the AHO (Affordable Housing Overlay) zone district. Additionally, single-family residential dwellings are adjacent to the south and west of the subject property, all of which are located within the R-2 (One-Family Residential) zone district.

Proposal

The applicant proposes to remove all existing improvements on Lot 1.02 and subdivide the property into three new lots: Proposed Lot 1.21, Lot 1.22, and Lot 1.23. Additionally, the proposal includes extending the existing Valerie Place roadway approximately 240 feet to the north. The roadway extension will end in a cul-de-sac bulb. The three proposed lots are described as follows:

Lot 1.21 is proposed to be a rectangular shaped lot consisting of 17,586.95 SF (0.404 acres) with a proposed minimum lot width of 83 feet, and a proposed minimum lot depth of 207.24 feet.

Le: Gabrielle Ferrezza

Re: White Beeches Realty Corp.
Block 1401, Lot 1.02
383 Valerie Place
R-2A (One-Family Residential) Zoning District
Preliminary and Final Major Subdivision Approval and Road Extension
Third Planning Review

Lot 1.22 is proposed to be a rectangular shaped lot consisting of 16,317.10 SF (0.375 acres), with a proposed minimum lot width of 83 feet, and a proposed minimum lot depth of 159.97 feet.

Lot 1.23 is proposed to be an irregularly shaped lot consisting of 15,246.25 SF (0.350 acres), with a proposed minimum lot width of 92.69 feet, and a proposed minimum lot depth of 142.27 feet.

The applicant is not requesting any variances in connection with the current application. The submitted plans include proposed dwelling and driveway locations, but based on a plan note, it appears that these are conceptual only. Finally, 21 trees are proposed for removal in connection with the application, and the revised plans indicate that 33 new trees are proposed to be planted along both sides of the roadway extension.

In addition to the new trees, the revised plans also include additional lighting and a four-foot-wide sidewalk extension. The sidewalk extension extends approximately 185 feet along the western side of the Valerie Place roadway extension.

An aerial image with an approximate outline of the subject property is shown below.

NearMap Aerial Imagery - Approximate Outline of Subject Property (Block 1401, Lot 1.02)



Le: Gabrielle Ferrezza

Re: White Beeches Realty Corp.
Block 1401, Lot 1.02
383 Valerie Place
R-2A (One-Family Residential) Zoning District
Preliminary and Final Major Subdivision Approval and Road Extension
Third Planning Review

Zone District & 2021 Settlement Agreement

The subject property is located in the R-2A (One-Family Residential) Zone District, which was created by Ordinance 21-05 on June 22, 2021. The R-2A One Family Residential Zone was created to implement the requirements of the Settlement Agreement between White Beeches Golf & Country Club and the Borough of Oradell, executed on January 26, 2021.

As part of the Settlement Agreement, the Borough agreed to rezone a 1.5-acre portion of White Beeches Golf Club property, known as Block 1401, Lot 1.02, which would allow the development of three (3) single-family residential dwellings. Subsequently, the Borough adopted Ordinance 21-05 on June 22, 2021, which places approximately 1.5 acres of the White Beeches property in a new R-2A Zone District, which permits the development of single-family homes. Permitted uses in the R-2A zone district can be found in the “Zone Analysis” section below.

Zoning Analysis

The following uses are permitted within the R-2A Zone District:

- All uses permitted in the R-1 Zone, including accessory uses, which include:
 - Permitted Uses:
 - One-family dwelling.
 - Community residences specifically permitted by state statute(s).
 - Family day-care homes specifically permitted by state statute(s).
 - Permitted Accessory Uses:
 - Home office use, meaning an office activity carried on for gain by a resident in a dwelling unit, shall be a permitted accessory use in residential zone districts, provided that specific requirements are met.
 - Private garages, limited to the storage of not more than three vehicles, of which one may be a commercial vehicle.
 - Swimming pools and ponds
 - Fences.
 - Tennis Courts.
 - All other uses not set forth above are prohibited in this zone.

Le: Gabrielle Ferrezza

Re: White Beeches Realty Corp.
Block 1401, Lot 1.02
383 Valerie Place
R-2A (One-Family Residential) Zoning District
Preliminary and Final Major Subdivision Approval and Road Extension
Third Planning Review

The submitted site plan includes a bulk table. The proposal's conformance with the bulk and yard standards of the R-2A (One-Family Residential) Zone is as follows:

Bulk and Yard Requirements – R-2A (One-Family Residential) Zone and R-2 (One-Family Residential) Zone					
Description	Permitted	Proposed Lot 1.2	Proposed Lot 1.22	Proposed Lot 1.23	Conforming
§240-6.5(B)(3) – Minimum Lot Area	12,000 SF	17,586.95 SF (0.404 acres)	16,317.10 SF (0.375 acres)	15,246.25 SF (0.350 acres)	Yes
Minimum Lot Width	75 FT ¹	83 FT	83 FT	92.69 FT	Yes
§240-6.5(B)(3) – Minimum Front Yard Setback	30 FT	*	*	*	TBD
§240-6.5(B)(3) – Minimum Side Yard Setback (One Side)	15 FT	*	*	*	TBD
§240-6.5(B)(3) – Minimum Side Yard Setback (Both Sides)	35 FT	*	*	*	TBD
§240-6.5(B)(3) – Minimum Rear Yard Setback	25 FT or 25% of property depth	*	*	*	TBD
§240-6.5(B)(3) – Maximum Building Height	32 FT	*	*	*	TBD
§240-6.5(B)(3) – Maximum Floor Area Ratio (F.A.R)	**	*	*	*	TBD
§240-6.5(B)(3) – Maximum Building Coverage	25%	*	*	*	TBD
§240-6.5(B)(3) – Maximum Lot Coverage	40%	*	*	*	TBD

*Per Zoning Note No. 3 on Sheet 1 of site plans, "Will comply with Ordinance."

**Max FAR = 31% of first 12,000 SF, 15.5% for area between 12,000 SF to 24,000 SF

¹ As amended by Borough Ordinance No. 21-05.

Le: Gabrielle Ferrezza

Re: White Beeches Realty Corp.
Block 1401, Lot 1.02
383 Valerie Place
R-2A (One-Family Residential) Zoning District
Preliminary and Final Major Subdivision Approval and Road Extension
Third Planning Review

General Planning Comments

1. The application requires Major Subdivision approval. The proposed subdivided lots are in conformance with the minimum lot size, minimum lot width, and minimum lot frontage requirements. Should the Board act favorably on the application, future review, and approval will be required for each proposed new lot prior to the issuance of a Building Permit for the construction of a new dwelling or structure. **Testimony was provided at the October 3, 2023, public hearing confirming that each individual lot will return for Site Plan approval.**
2. The applicant should confirm that all existing improvements are proposed for removal. **Testimony was provided at the October 3, 2023, public hearing confirming that all improvements will be removed. A note should be added to the plans stating that all improvements will be removed.**
3. Any potential new market-rate residential dwellings will be subject to the residential development fee requirements contained in Section 240-9.4 of the Oradell Land Development Ordinance.
4. Testimony should be provided on whether the existing sidewalks on the east or west sides of Valerie Place will be extended in connection with the proposed roadway extension. Sheet 1 of the revised Preliminary Plat and Major Subdivision Plan includes the following note *"Applicant requesting RSIS waiver of providing sidewalks in Development. 1 sidewalk is required." The applicant should provide testimony on this waiver request. We note that a new sidewalk could be added on the western side of the roadway extension that would connect to the existing sidewalk on Valerie Place. The submitted plan proposes a sidewalk extension from the existing sidewalk on Valerie Place through a portion of the western side roadway extension. The proposed sidewalk extension extends from the existing sidewalk to the proposed Lot 1.22 northern side yard lot line. The new sidewalk does not extend to provide access from the proposed Lot 1.23. The plans should be revised to extend the proposed sidewalk so that access is provided to Lot 1.23.*
5. The submitted plans indicate that 21 trees with a diameter at base height (DBH) greater than or equal to 8 inches are proposed for removal. This results in the required planting of 32 replacement trees, pursuant to Borough Ordinance No. 22-03 – Schedule A. Testimony should be provided on the anticipated replanting, including proposed location, tree type, caliper inch and height at planting. **The submitted plan includes ten (10) October Glory Red Maple Trees and 23 Green Giant Arborvitae. Therefore, 33 replacement trees are proposed, where 32 are required. The Master Plant List on the plans should be revised to label the Green Giant Arborvitae as an "Evergreen Tree" instead of a shrub.**

Le: Gabrielle Ferrezza

Re: White Beeches Realty Corp.
Block 1401, Lot 1.02
383 Valerie Place
R-2A (One-Family Residential) Zoning District
Preliminary and Final Major Subdivision Approval and Road Extension
Third Planning Review

Additionally, it was confirmed through testimony that the developer/homeowner will be responsible for planting additional trees on each individual lot.

- 6. Pursuant to Section 240-21.7.A.(6). of the Borough's Ordinance, "*Shade trees shall be located so as not to interfere with utilities or sidewalks.*" One (1) of the proposed shade trees is located at the northern end of the proposed sidewalk. The location of this tree may impact pedestrian ingress/egress safety and ADA accessibility for the sidewalk. The plans should be revised so the proposed tree will not interfere with the ingress/egress of the proposed sidewalk.**
- 7. Sheet 4 of the revised Preliminary Plat and Major Subdivision Plan includes one (1) streetlight proposed to be located at the northern end of the roadway extension within the proposed cul-de-sac. Testimony should be provided on whether the one (1) proposed streetlight will provide sufficient lighting for the entire roadway extension. A lighting plan has been submitted; one (1) additional streetlight is shown at the beginning of the proposed roadway extension. A total of two (2) streetlights are being proposed. Testimony should be provided on whether the two (2) proposed streetlights will provide sufficient lighting for the entire roadway extension and sidewalk extension.**
- 8. Testimony was provided at the October 3, 2023 public hearing that fencing will be provided at the eastern end of the proposed ROW. The submitted plan indicates that fencing is provided throughout the east end of the proposed Valerie Place extension ROW, continuing through the northern side yard of the proposed new Lot 1.23. It is indicated on the plans that the adjacent White Beeches County Club will maintain the proposed fence. A note should be added to the plans indicating that the "good side" of the fence will be facing the Valerie Place Extension ROW and Lot 1.23.**

Additionally, the submitted plan indicates that a 6-foot-high board-on-board fence is proposed for the southern side yard of Lot 1.21. Testimony should be provided on all proposed fencing.

- 9. Testimony shall be provided confirming conformance with Section 240-12.7 – Installation of Improvements Prior to Final Approval of the Ordinance.**
- 10. Testimony shall be provided confirming conformance with Section 240-12.8 – Design Standards/Conformance Required of the Ordinance.**

Le: Gabrielle Ferrezza

Re: White Beeches Realty Corp.
Block 1401, Lot 1.02
383 Valerie Place
R-2A (One-Family Residential) Zoning District
Preliminary and Final Major Subdivision Approval and Road Extension
Third Planning Review

11. Testimony shall be provided confirming conformance with Section 240-12.9 - Streets of the Ordinance.
12. Testimony should be provided on any proposed directional signage for the expansion of Valerie Place.
13. Proposed dwellings with driveways are shown on Sheet 2 of the Preliminary Plat and Major Subdivision plans for each of the proposed lots. However, note 1 on Sheet 2 of the plan states that *"proposed dwellings shown are conceptual only."* **The applicant should provide testimony on this matter. Testimony was provided at the October 3, 2023 public hearing confirming that the applicant is not proposing new dwellings. The plans include a typical house on the property to show that the subdivision can be done and that all structures can conform to Borough Code requirements.**
14. Testimony should be provided regarding the proposed roadway extension and the dead end of Valerie Place to confirm the ingress, egress, and circulation for all emergency vehicles and garbage truck use.
15. If approved by the Board, Soil Movement and Zoning approvals will be needed for each proposed dwelling. **Testimony was provided at the October 3, 2023 public hearing confirming that Soil Movement approval will be obtained for each new dwelling.**
16. **Pursuant to the Fire Department's Chief email from October 5, 2023, "Fire Department has no objections as long as the proposed Fire Hydrant in the cul-de-sac remains in the project."**

We trust that these comments will assist the Board members in their review of the application.

Very truly yours,

T&M Associates



Caroline Reiter, P.P., AICP
Board Planner

Le: Gabrielle Ferrezza

Re: White Beeches Realty Corp.
Block 1401, Lot 1.02
383 Valerie Place
R-2A (One-Family Residential) Zoning District
Preliminary and Final Major Subdivision Approval and Road Extension
Third Planning Review

Applicant's Team

1. Applicant and Subject Property Owner: White Beeches Realty Corp. c/o Aurelian Anghelusiu, General Manager; 70 Haworth Drive, Haworth, NJ 07641. Telephone: 201-385-3100. Email: aanghelusiu@wbgcc.com
2. Applicant's Attorney: Alfred Maurice, Esq., of Springstead & Maurice; 21 Main Street, suite 304, Court Plaza South, Hackensack, NJ 07601. Telephone: 201-343-0003. Email: afm.smlaw@optonline.net
3. Applicant's Engineer: Michael J. Hubschman, PE, PP, of Hubschman Engineering, PA; 263A South Washington Avenue, Bergenfield, NJ 07621. Telephone: 201-384-5666. Email: mike@hubschmanengineering.com
4. Applicant's Surveyor: Robert J. Mueller, PLS, of Hubschman Engineering, PA; 263A South Washington Avenue, Bergenfield, NJ 07621. Telephone: 201-384-5666.

cc: R. Scott King, Esq. Board Attorney
Dave Atkinson, P.E., Board Engineer

G:\Projects\ORAD\R0004\Correspondence\T&M Third Planning Review\Third Planning Review - White Beeches Realty Corp._B
1401 L 1.02