

**SCHWANEWEDE HALS & VINCE**  
ENGINEERING • LAND SURVEYING • PLANNING

March 28, 2024

Zoning Board of Adjustment  
Borough of Oradell  
355 Kinderkamack Road  
Oradell, NJ 07649

Re: Preliminary & Final Site Plan – BCUW/Madeline Housing Partners  
Genther Avenue  
Block 223 – Lot 5  
Oradell, NJ

Dear Board Members:

The Site Plan for the BCUW/Madeline Housing Partners application has been revised to address comments from the engineering and planning comments more specifically as follows:

**Neglia review letter dated February 16, 2024**

- 2.1 – 2.4 Testimony will be provided.
- 2.5 The property is vacant. A demolition plan is unnecessary.
- 2.6 The property survey is sheet 6 of the plans.
- 2.7 The engineering plan governs.
- 2.8 Testimony has been provided.
- 2.9 Does not apply. The proposal is a residential use.
- 2.10 A 15' wide access easement is provided along the north property line.
- 2.11 Testimony will be provided on the existing easements.
- 2.12 A curb detail is provided. The material for the proposed patio has not been selected.
- 2.13 Approval from Bergen County Soil Conservation District will be obtained following approval of the application.
- 2.14 The proposed generator has been relocated to the rear of the building. The generator and AC units will sit on concrete pads and cover the area as shown.
- 2.15 The ADA ramp is shown.
- 2.16 The ADA sign and striping detail have been added to the plan.
- 2.17 The enclosure of the trash cans has been relocated to the left rear corner of the building.
- 2.18 A detail of the enclosure will be provided.
- 2.19 A legend is provided on the plans.
- 2.20 Additional top and bottom of wall elevations have been provided.
- 2.21 The concrete is shown as class b concrete.
- 2.22 Any wall greater than 4' will be designed by a licensed engineer.
- 2.23 Testimony will be provided.
- 2.24 A note has been added to the plan to protect adjoining properties.
- 2.25 A note has been added to the plan to repair or replace damaged items.
- 2.26 A note has been added to the plan to provide a foundation location survey.
- 2.27 The applicant will comply with satisfy all applicable codes.
- 3.1 Testimony will be provided.

- 3.2 The project is not a major development as defined by the stormwater ordinance.
- 3.3 Soil tests have been conducted. No water table was encountered.
- 3.4 Green infrastructure is not required because the project is not a major development.
- 3.5 The drainage calculations have corrected.
- 3.6 The seepage pits are 10' to the street and north property line and 5' to the east property line.
- 3.7 The number of seepage pits in the calculations has been updated.
- 3.8 The seepage pits are designed for the volume of the 100-year storm and an overflow from the system is not provided.
- 3.9 The seepage pit details have been corrected.
- 3.10 The pipe slopes and inverts are provided.
- 3.11 No comment required.
- 3.12.1 The runoff coefficient for the Rational method is 0.95.
- 3.12.2 The information is from the RSIS and SCD regulations.
- 3.12.3 The seepage pit details on the plans will govern.
- 3.12.4 The details of the seepage pits on the plans are correct.
- 3.12.5 The calculations are based on a 7' pit.
- 3.13 An O & M manual is only required for a major development.
- 3.14 The trash can area has been relocated to the corner of the building.
- 3.15 The drainage systems will be located and protected during construction.
- 3.16 A note has been added to the plan to provide the projected sewer flows. The projected sewer flow is 675 GPD.
- 3.17 A note on the stormwater impact will be added to the plan.
- 3.18 There are no public sidewalks proposed.
- 3.19 The spot elevations and contours show that the proposed grading exceeds 1%.
- 3.20 A TWA permit is not required. The projected sewer flow is 675 GPD < 8,000 GPD when a permit is required.
- 3.21 There are existing utilities at the site. Will serve letters will be provided as required.
- 4.1 The project is a residential project and the parking requirements are in accordance with RSIS requirements.
- 4.2 The applicant will comply with the Fire & Police requirements.
- 4.3 Testimony will be provided.
- 4.4 The project complies with the ADA requirements. Testimony will be provided.
- 4.5 Testimony will be provided on the ADA parking space location.
- 4.6 Testimony will be provided.
- 4.7 Electric vehicle parking spaces are not required.
- 4.8 Testimony will be provided.
- 4.9 A sight distance exhibit will be provided.
- 4.10 Testimony will be provided.
- 4.11 A stop bar and stop bar have been provided.
- 5.1-5.4 Testimony will be provided.
- 6.1 The project is a residential home and the lighting is consistent with residential homes. Testimony will be provided.
- 6.2 The trees to be removed and tree replacement are provided on the plans.

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- 6.3 Proper permits will be obtained.
- 6.4 The applicant will address the Shade Tree Committee comments when available.
- 6.5 The tree removal is shown on the plans.
- 6.6 The proposed tree replacement is provided on the plans.
- 6.7 The tree removal has been shown on the plans.
- 6.8 A tree replacement schedule is provided on the plans.
- 6.9 SCD methods will be implemented during construction.
- 7.1-7.4 SCD methods will be implemented during construction.

**T & M review letter dated February 16, 2024**

- 2.a. The FAR for the proposed building is 5,930 S.F.
- 2.c. The Zoning Table has been updated.
- 2.d. The proposed building height has been added to the zoning table.
- 2.i. Additional trees and landscaping has been provided around the parking area.

Very truly yours,

SCHWANEWEDE HALS & VINCE  
Professional Engineers and Land Surveyors



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