

February 16, 2024

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
Applicant: BCWU/Madeline Housing Partners LLC
Genther Avenue (Block 223, Lot 5)
R-5 (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 the Borough of Oradell's Zoning Permit Review, dated October 27, 2023;
- A copy of a transmittal letter addressed to Gabrielle Ferrezza, Zoning Board Secretary, with enclosures for variance relief, prepared by Bruce E. Whitaker, of McDonnell & Whitaker, LLC, dated December 4, 2023;
- A copy of the Borough of Oradell Residential Soil Moving Application Checklist, undated;
- A copy of the Soil Moving Application, undated;
- A copy of the list of verification and authorization forms;
- A copy of the Affidavit of Ownership and Applicant, notarized by Thomas Stack, dated November 13, 2023;
- A copy of the Affidavit of Ownership and Applicant, notarized by Laura Jean Lyons, dated November 13, 2023;
- A copy of Form 5, Preliminary Site Plan Details and Requirements, undated;
- A copy of Form 7, Final Site Plan or Final Major Subdivision Plat Details and Requirements, undated;
- A signed and unsealed copy of the drainage calculations, entitled, "*Drainage Calculation for BCWU/Madeline Housing Partners, Genther Avenue, Block 223-Lot5, Borough of Oradell, NJ, Bergen County, New Jersey*", prepared by David A Hals, of Scwanewede Hals & Vince, dated August 8, 2023;
- A copy of the Borough of Oradell, Planning and Zoning Board, Appendix A, Application Checklist, General Requirements for All Development Application, undated;

LYNDHURST

34 Park Avenue
PO Box 426
Lyndhurst, NJ 07071
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MOUNTAINSIDE

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- A copy of the architectural plans, consisting of two (2) sheets, entitled, “*Oradell Supportive Housing, Proposed Group Home and Supportive Housing Units, Genther Avenue, Oradell, New Jersey, Bergen County United Way/Madeline Corp. NFP Partnership, Forest Ave, Paramus, NJ*”, prepared by Raymond J. Virgona, R.A., or Virgona + Virgona, dated October 10, 2023; and
- A signed and unsealed copy of the engineering site plan, consisting of six (6) pages, entitled “*Site Plan for Block 223 – Lot 5, Genther Avenue, for BCUW/Madeline Housing Partners, Borough of Oradell, NJ*”, prepared by David A. Hals, PE, LS, PP, of Schwanewede Hals & Vince, dated September 14, 2023.

1. **Project & Site Description**

The subject property is identified as Block 223, Lot 5 per the Borough of Oradell Tax Map. The site is located in the R-4 (Residential – 7,500 S.F.) Zone, per the Borough of Oradell Zoning Map. The subject lot is an interior lot, located on the east side of Genther Avenue. The total lot area for the subject property is 19,943 Square Feet (0.458 Acres) with no existing lot coverage (0%).

The existing lot is currently an undeveloped wooded area with various trees. There appears to be some fencing that runs through the property. Additionally, there is a 30’ storm drain easement with a 48” RCP pipe that runs through the southern part of the property. There is a Hackensack Water Company easement that also runs through the property and it is unknown if anything lies within it. The site also contains a purported manhole (buried), a 12” sanitary sewer line, and a sanitary manhole.

The Applicant is proposing to construct a two (2) story group home with a parking lot and driveway that connects to Genther Avenue. The parking lot contains a total of eight (8) parking spaces, one of which is ADA accessible. The first floor of the proposed residential dwelling consists of four (4) bedrooms while the second floor consists of a one (1) bedroom unit and a two (2) bedroom unit, for a total of seven bedrooms. The proposed site also includes concrete sidewalks, a patio, A/C units, a generator, curbing, block walls, safety fencing, chain-link fencing, bollard lighting, a proposed dumpster pad, and landscaping. The proposed utilities include underground electric, cable, gas line, water line, and sanitary line. For drainage improvements, it appears that the applicant is proposing a total of four (4) seepage pits.

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

2. **Engineering Comments:**

- 2.1. 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.
- 2.2. The Applicant shall provide testimony confirming that no covenants or deed restrictions exist on this property.
- 2.3. The Applicant’s professionals shall provide testimony in support of all required variance relief.
- 2.4. We recommend that the Applicant provide material boards and color renderings during the Board presentation to demonstrate that the proposed building addition will be aesthetically acceptable.
- 2.5. The Applicant shall provide a demolition plan and clearly delineate all items that are to be removed.
- 2.6. The Applicant makes reference to a field survey by Schwanewede/Hals Engineering Co. from February 8, 2021. The Applicant shall provide a copy of the same for the Board’s review.
- 2.7. The architecture plan does not appear to match the Engineering site plan. The Applicant shall confirm which plan is to govern and revise the other accordingly.

- 2.8. The Applicant shall provide testimony regarding the number of employees, shift changes, etc. for the proposed group home.
- 2.9. Per Oradell Ordinance §240.6.4 (Buffer Area), *“When a nonresidential use abuts a residential zone on the side or rear, a space not less than 10 feet in width on the nonresidential property shall be designated as a buffer area and so indicated on the plat... Buffer areas on the nonresidential property between parking areas, loading areas and/or streets shall be at least 10 feet wide.”* The Applicant does not appear to comply with this requirement, testimony shall be provided regarding the same.
- 2.10. The area along the north lot line is currently used as access for the Borough to the rear lot as well as for maintenance of the sanitary line. As such, Neglia recommends that a 15’ access easement be established along the north lot line.
- 2.11. The Applicant is proposing work within the 30-foot-wide Storm Drain Easement along the southern property line. Neglia has concerns regarding the ability of the Borough to access and exercise their rights within the easement due to the multiple encroaching improvements on the subject property. The Applicant shall provide testimony in regards to the same.
- 2.12. It appears the Applicant has provided a detail for the curbing surrounding the parking lot but no detail has been provided for the full height curb proposed in the right-of-way. Additionally, the Applicant has not stated what material the proposed patio shall be. The Applicant shall revise the plan to provide details for any and all proposed site features.
- 2.13. The Applicant indicates that the proposed disturbance area will be 18,400 square feet. The Applicant shall be advised that disturbances in excess of 5,000 square feet require Soil Erosion and Sediment Control Plans Certification from the Bergen County Soil Conservation District (“BCSCD”). The Applicant shall provide all correspondences of the same.
- 2.14. The Applicant has indicated the location of the proposed HVAC units and generators. The Applicant shall clarify if these units are to have any associated concrete pads and screening, if so, details of the same shall be provided.
- 2.15. The Applicant has proposed an ADA accessible parking space, however, the access to the sidewalk is not clearly depicted. The Applicant shall revise the plan to show a flushed curb and ADA compliant ramp with a detectable warning surface.
- 2.16. Per the New Jersey Guide to Accessible Parking, *“The parking spaces and access aisles must be painted in a color (most often blue) contrasting with other spaces. Signage with the International Symbol of Accessibility and the penalty sign must be provided at each accessible parking space and must be permanently installed 5 to 7 feet above the ground. Signs identifying van parking spaces shall contain the designation “van accessible.”* It does not appear that there is any proposed signage for the ADA accessible parking space. The Applicant shall revise the plan to provide the required signage, details of the signage and striping shall be provided as well.
- 2.17. The Applicant shall provide testimony with regards to the trash/recycling procedures, including but not limited to how the garbage will be handled, if trash and recycle cans be utilized for each bedroom unit, and how will the garbage be collected.
- 2.18. The Applicant shall provide testimony on compliance with Oradell Ordinance §190-6 (Maintenance standards), *“Waste receptacles shall be enclosed with an approved safety fence or other screening method as shall be reasonably required to prevent their being visible from surrounding properties or by the public in general.”* Additionally, the Applicant shall provide a detail of the proposed dumpster pad and its enclosure.
- 2.19. The Applicant has not provided a legend for the site plan. The Applicant shall revise the plan to provide a legend for the various symbols, abbreviations, line types, hatchings, etc.

- 2.20. The Applicant shall provide additional top and bottom of wall elevations for the proposed block wall closest to the proposed 2-story group home.
- 2.21. The Applicant shall ensure all concrete located in the R.O.W., or any vehicular loading location, will have a minimum 28-day compressive strength of 4,000 psi (Class B), and the ability to withstand H-20 loading. All applicable details shall be revised to indicate the same.
- 2.22. The Applicant shall note that all walls in excess of four (4) feet, including buried depth, will require associated wall stability calculations prepared by a licensed professional engineer in the State of New Jersey.
- 2.23. The Applicant shall provide testimony on any and all environmental impacts that the proposed improvements may have on the site and it's surrounding properties.
- 2.24. The Applicant shall protect any perimeter fencing, curbs, walkways, plantings, and walls on adjacent properties during construction, if approved. The Applicant shall be responsible for any damage to neighboring properties during installation of proposed improvements. A note on the plan stating the same shall be provided.
- 2.25. 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.
- 2.26. The Applicant shall submit a foundation as-built survey for the proposed building addition upon completion of construction, if required by the Building Department.
- 2.27. The Applicant shall satisfy all requirements in accordance with all applicable ordinances and as enforced by the Zoning Officer / Construction Official.

3. Drainage, Grading, & Utility Comments:

- 3.1. 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.
- 3.2. The Applicant has stated that the proposed improvements do not classify the project as a "Major Development" as defined under the Stormwater Management Adopted New Rule: N.J.A.C. 7:8. The proposed improvements do not disturb more than one acre of land (a total disturbance approximately 0.42 AC or 18,400 S.F. is proposed) and does not create more than a quarter acre of "regulated impervious surface" or "regulated motor vehicle surface" (an increase of approximately 8,292 S.F. or 0.19 A.C. of impervious coverage is proposed).
- 3.3. The Applicant proposes to construct seepage pit systems 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.).

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- 3.4. The Applicant shall provide testimony as it relates to the implementation of any green infrastructure site and/or building elements. The Applicant shall refer to Oradell Ordinance §234A-3, which states that the minimum standards for stormwater runoff quantity shall be met by incorporating green infrastructure. The Applicant shall refer to the tables under §234A-4F for Green Infrastructure BMPs examples.
- 3.5. The Applicant's drainage calculations state there is a 8,137 S.F. increase in impervious coverage where as the site plan states that the increase in impervious (lot) coverage will be 8,292 S.F. The Applicant shall clarify which one is correct and revise accordingly.
- 3.6. The Applicant shall revise the plans to provide a dimension confirming that the proposed seepage pit is a minimum of ten (10) feet from all structures and lot lines.
- 3.7. The Applicant states within the drainage calculations that a total of five (5) seepage pits are proposed, however, only four (4) seepage pits are depicted on the plans. The Applicant shall revise the plans to depict the correct amount of seepage pits.
- 3.8. The Applicant has not provided an overflow grate at the seepage pits within the parking area. The Applicant shall revise the plans accordingly. Overflow grates shall be able to withstand H-20 Loading.
- 3.9. The Applicant shall ensure that the seepage pit details match the plans. The material and size of the invert on the seepage pit details do not match the material and size referred to on the plan. The Applicant denotes a 6" PVC roof leader for the seepage pits capturing the roof area within the plan, however the "detail seepage pit w. open grate" shows an 8" invert. Additionally, Applicant denotes a 12" HDPE pipe for the for the seepage pits capturing the pavement area within the plan, however the "heavy duty traffic top seepage pit with manhole" detail shows a PVC invert. The Applicant shall revise the plan accordingly.
- 3.10. The Applicant shall ensure all pipes have their associated slope, material, size, and invert elevations denoted within the site plan. The Applicant shall revise the roof drain callout to provide slope. Additionally, the seepage pits capturing the roof area do not have the rim, invert, and bottom elevations denoted. The Applicant shall revise the plan accordingly.
- 3.11. The Applicant appears to be using the correct Hydrologic Soil Group ("HSG") information for the drainage calculations. The area of interest falls into the Group A type of soil.
- 3.12. We offer the following comments with respect to the Drainage Report:
- 3.12.1. The Applicant does not appear to be using the correct runoff coefficient for the impervious surface, the Applicant shall revise the calculations accordingly.
- 3.12.2. The Applicant shall provide all tables and data references for drainage calculations. As such, the Applicant shall provide the table referenced for their C values. The Applicant shall ensure that the values being input for the drainage calculations are clearly evident within the tables.
- 3.12.3. The seepage pit details within the drainage calculations have different dimensions than the details provided on the plans. The Applicant shall clarify which details are to govern and ensure the storage is being calculated based on the correct dimensions.
- 3.12.4. The drainage calculations provided are being calculated for the full storage height of the seepage pit. The Applicant shall revise the detail to show the invert and ensure calculations are calculated based on the invert elevation.
- 3.12.5. It appears that the Applicant has calculated "W" incorrectly. The Applicant calculated W assuming the outer diameter of the seepage pit was 7'. However, the detail shows an outer diameter of 6.5'.

- 3.13. The Applicant shall provide an Operation and Maintenance (“O&M”) Manual, in accordance with the guidelines established within the New Jersey Stormwater BMP Manual, for the proposed stormwater improvements to the Board for review.
- 3.14. The Applicant appears to be proposing a dumpster pad above the existing 12” sanitary sewer line. The Applicant shall provide testimony on the potential impact this improvement may have the existing utility pipe.
- 3.15. The Applicant shall document all existing conditions of the existing drainage systems on site, prior and post construction, to ensure the system remains operating as intended.
- 3.16. 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.
- 3.17. 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. A note stating the same shall be added to the plans.
- 3.18. 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.
- 3.19. The Applicant shall provide additional grading information to confirm a minimum 1% slope is provided away from the proposed dwellings.
- 3.20. The Applicant shall provide testimony regarding the need for a Treatment Works Approval 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.
- 3.21. The Applicant shall provide “will-serve” letters demonstrating that applicable utility providers (including, but not limited to sanitary sewer, water, electric, telecommunications, and natural gas service) are capable of serving the site with adequate capacity.

4. Traffic Comments

- 4.1. The Applicant shall provide testimony as it relates to the off street parking of the the project site and its conformance with the Borough Code §240-6.6 (Off Street Parking).
- 4.2. 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. Vehicle turning exhibits of the same shall be provided, as required.
- 4.3. The Applicant shall provide testimony addressing the vehicular circulation for deliveries, loading/unloading, trash/recycling procedures, site circulation, fire apparatus, and other operational issues deemed relevant to the application. Additionally, the Applicant shall provide testimony regarding the proposed on-site parking operations (i.e., assigned parking, unassigned parking, and visitor/guest parking, proposed signage, etc.).
- 4.4. The Applicant shall provide testimony confirming that all ADA-accessible routes, points of ingress/egress, etc., will conform to the current ADA Standards for Accessible Design provided by the Department of Justice, latest revised.
- 4.5. ADA Parking spaces shall be located as such to provide the shortest accessible route to the building. Testimony shall be provided regarding the proposed location and the suitability of the location, including all walkways and buildings. Proposed grading shall be provided for the ADA Parking Space along with the route.

- 4.6. Per RSIS, the minimum parking requirements for the proposed site equates to 7 spaces. The Applicant proposes to supply 8 parking spaces, which does meet the RSIS parking requirements. The Applicant shall provide testimony addressing any additional questions or concerns regarding the proposed parking supply and configuration.
- 4.7. The applicant does not provide plans that depict EVSE and make-ready parking spaces in accordance with MLUL (NJAC §40:55D-66.20). The applicant shall provide detailed testimony and revised plans, ensuring conformance with the DCA Model Statewide Municipal EV Ordinance, particularly regarding the installation of EVSE.
- 4.8. The Applicant shall provide testimony addressing the sight distances for the proposed parking entrances/exits. The Applicant shall ensure that sight distances shall meet AASHTO standards.
- 4.9. The Applicant shall provide an exhibit illustrating the sight triangles for the driveway. The sight triangles shall conform to Bergen County and AASHTO standards for the posted speed limits of the respective roadway.
- 4.10. The Applicant shall provide testimony addressing the anticipated site-generated trips that would be created from the proposed development.
- 4.11. The new access lanes should have stop bar stripping in addition to a stop sign posted. The plans shall be revised accordingly.

5. **Soil Movement Comments**

- 5.1. 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.

The Applicant has submitted soil moving cross sections, soil moving calculations, and a soil moving application. Per the soil moving application, it appears that there is about 292 cubic yards of soil to be cut and about 629 cubic yards of soil to be filled. The Total Quantity of Soil to be Moved for this site appears to be 921 cubic yards. As currently proposed, this application is classified as category 'c'.

- 5.2. 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 offsite stability.
- 5.3. 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.

- 5.4. 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.

6. Landscape and Lighting Comments:

- 6.1. The Applicant shall provide testimony as it relates to the proposed lighting improvements of the project site and its conformance with the Borough Code §240-7.10 (Outdoor Lighting). The Applicant shall revise the plan to provide footcandles for the proposed lighting.
- 6.2. 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.
- 6.3. The Applicant shall ensure all proper permits for tree removal are acquired and are in compliance with Ordinance 22-3, amended chapter 270.
- 6.4. The Applicant shall refer to the Shade Tree Committee recommendations for tree replacement and tree type approval. Plant list shall be submitted to the Shade Tree Committee for approval.
- 6.5. The Applicant states has marked the plans such that there are twenty-one (21) trees X'ed out on the plans. However, the Applicant has only called out a total of twenty (20) trees to be removed. The Applicant shall confirm which is to govern and revise accordingly.
- 6.6. The Applicant shall provide testimony and calculations to confirm they are proposing a sufficient amount of replacement trees. The Applicant shall provide a breakdown stating the size of each tree to be removed.
- 6.7. The Applicant has not depicted trees to be removed in the northwest portion of the lot. The Applicant is planning on regrading over a foot in certain portions of this area. The Applicant shall provide testimony on if these trees will be able to survive these grading conditions.
- 6.8. As per Ordinance 22-3, amended chapter 270, Schedule A – Tree Replacement Schedule, each new tree shall be a minimum of 2.5" caliper and minimum of 6' in height.
- 6.9. 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.

7. General Comments:

- 7.1. In dry weather, the person conducting such operation shall dampen the ground where operations are conducted to prevent dust.
- 7.2. The Applicant shall ensure that hours of work are in accordance with the local ordinance.
- 7.3. 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.
- 7.4. No soil removal shall be allowed which shall cause damage to adjacent properties or detrimentally affect the values of adjacent properties.

8. Final Comments / Recommendations:

- 8.1. 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.

- 8.2. 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.
- 8.3. 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).
- 8.4. 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.
- 8.5. Neglia strongly recommends that the Applicant submit a response letter which addresses each of the comments listed above.
- 8.6. 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.

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



David R. Atkinson, P.E., P.P., C.M.E.
For the Borough/Board Engineer
Borough of Oradell

DRA/ko

cc: Robert T. Regan, Esq. – Board Attorney (via e-mail, rtregan@rtreganlaw.com)
Caroline Reiter, P.P. – Board Planner (via e-mail, CReiter@tandmassociates.com)
Bergen County Wunited Way/Madeline Housing Partners c/o Bruce Witaker – Applicant/Owner (via e-mail, mcwhitlaw@optonline.net)
Bruce Witaker, McDonnell & Whitaker, LLC - Applicant Attorney (via e-mail mcwhitlaw@optonline.net)
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Raymond J. Virgona, Virgona + Virgona – Applicant Architect (via USPS, 125 River Road, Suite 201, Edgewater, New Jersey 07020)

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