

CHRISTOPHER P. STATILE, P.A.

PROFESSIONAL ENGINEERS & PLANNERS
CONSULTING ENGINEERS

CPSTATILE@AOL.COM

3 FIR COURT
OAKLAND, NJ 07430
(201) 337-7470
FAX: (201) 337-7599

NEW YORK, NY

May 14, 2019

Chairman Scott Lippert
and Members of the Joint Land Use Board
Township of River Vale
406 Rivervale Road
River Vale, NJ 07675

Regarding: **Block 1201, Lots 5 & 6, Township of River Vale
Including Block 2001, Lot 1 and Block 2201, Lots 26 & 31, Borough of Hillsdale
Preliminary & Final Major Site Plan & Major Soil Moving Application
The Fairways at Edgewood, LLC**

Dear Chairman Lippert and Member of the Joint Planning Board:

This is a continuation review as we are in receipt of revised site plans and subdivision plan for the above development in response to our, and the Board's comments over the past public hearings. We are also in receipt of a Soil Movement Permit application as well (listed below).

- We have informally met with the County Planning Board and County Engineer's Office with respect to County road improvements, therefore the Board should anticipate some minor changes when the applicant receives their comments and conditions.
- The Township's LSRP (our environment subconsultant) has also met with our office and the development team to review, comment on, and recommend some additional soil sampling which has already been undertaken. She will review the results once the lab completes their report.
- We have escorted a certified arborist Kenneth Barber, to inspect the existing trees along Piermont Avenue as to their condition and sustainability, and have shared his recommendations with the development team.
- Lastly, we toured the site with the development team to check on potential stormwater overtopping of the existing retaining walls along River Vale Road north of the existing main entranceway. The applicant will be making minor grading/interceptor drainage improvements to the areas above the walls.

The revised plans consist of the following:

1. “Preliminary and Final Major Site Plan,” prepared by Partner Engineering and Science dated August 31, 2018 revised through April 11, 2019.
2. “Landscape and Lighting Plan” prepared by Spiezle Architects dated August 31, 2018 revised through April 11, 2019.
3. “Final Plat” subdivision plan prepared by Kennon Surveying Services, Inc. dated August 31, 2008 revised through April 11, 2019.
4. “Stormwater Management Report” prepared by Partner Engineering and Science dated August 31, 2018 revised through April 11, 2019. *This addressed the amended pond layout.*
5. “Operations and Maintenance Manual, The Fairways at Edgewood” prepared by Partner Engineering and Science dated April 11, 2019. *This is required under the current stormwater management rules of the State. The developer will be required to report annual maintenance to the Township.*
6. “Sanitary Sewer Capacity Analysis” prepared by Partner Engineering and Science dated April 11, 2019. *This addresses our concern for existing sewer capacity in Piermont Avenue.*
7. “Soil Movement Applicant” with soil quantity computation estimates dated April 11, 2019.
8. Revised architectural plans to be presented at the public hearing.

Major Site Plan Changes:

9. Revised the subdivision lines for the affordable housing lot eliminating slight jog in side lot line.
10. Improved upon the architecture of the storage and environmental buildings with the addition of roofline breaks, cupolas, and barn-like embellishments. We have recommended further enhancements to the concrete block environmental building.
11. Re-configured/combined detention ponds to simplify stormwater management.
12. Added a two-lane egress-only driveway to Piermont Avenue to be also used for emergency services as requested by fire responders. This also includes a direct sidewalk connection to Piermont Avenue shared bikeway at Mark Lane.
13. Extended 7 ft. wide shared use bikeway to Hillsdale (serves as sidewalks for high school students). Move the bikeway to ensure that a 25 ft. landscape buffer will be provided in front of the affordable housing building.
14. Increased water main feed pipes to interior loop per fire department.
15. Increased curb corner radii for fire apparatus maneuvers.
16. Moved buildings back away from sidewalk (must move back another 0.5 ft. to 20 ft. total).
17. Undertaken addition soil borings as prescribed by the Township’s LSRP.

Changes Recommended:

1. The majority of large trees along Piermont Avenue will be removed due to widening, sight distance at driveways, and poor condition. The arborist suggests that ‘green mountain’ maples be planted along Piermont Avenue to replace those to be removed due to disease and damage. These are limited to areas *outside of* the sight distance triangles under County policy.
2. All building garages must be 20 ft. from the back of sidewalks. A minor detail correction is required.
3. Pull back ends of islands at entrance (west of gate house) for fire apparatus access and stripe these areas.
4. Install curbing along Piermont Ave, from the new egress driveway to culvert at Hillsdale/Township of River Vale border to clean up the edge of pavement and prevent stormwater passage over shared bikeway.
5. Site LED ornamental lighting. Plans show ornamental fixture as close as 110 ft. The Township closest spacing is 300 ft. on arterial County roadways, and none on local streets.
 - a. There are approximately 50 fixtures shown on interior roadways whose power costs must be paid by the Township and authorized by the Mayor and Council thus subject to their review and approval.
 - b. The cost to replace knock-downs must be borne by the development owners since the Township would not stock such fixtures nor be responsible for same.
 - c. LED’s should be 3,000 degrees K to prevent whitish-blue visual rendering.
 - d. One pole is located inadvertently on the pump house near affordable housing units. Additional lighting should be provided for the affordable parking and walking areas, possibly using bollards to prevent visual spillage off-site.
6. Pull back curved, monument signs at main entrance 20 ft. to provide adequate stopping sight distance to bikeway and motor vehicles.
7. Stripe crosswalk and Stop Line at main entrance for bikeway identification.
8. Provide appropriate markings on new bikeway surface indicating for shared use.

9. Add/replace small stop signs for shared bikeway on both approaches a main entrance.
10. At Piermont/Rivervale Road show color-coated pavement in crosswalks.
Show pedestrian flashers.
11. Pond aerators and pond distribution system for irrigation must be designed for the anticipated volume held. Provide shop drawings for approval prior to start of site construction.
12. Riprap aprons for the two inlet pipes should be carried to the pond bottom should the pond run dry in the summer and a storm occur.
13. Stormwater control structure orifice plates should be galvanized or stainless steel.
14. Protective fencing must have warning signs around the two detention ponds to prevent of illicit use.
15. Re-configure Castle Stuart Ct. to make the two driveways reasonably perpendicular to Woodmont Circle. Provide striped interior area between the two driveway intersections for fire apparatus.
16. Stripe off east half of Muirfield Lane, from Piermont Avenue gates to first townhome driveway to remain clear for fire apparatus access. Post as fire lane.

We have reviewed these items with the development team and they have agreed to amend the final plans accordingly as conditions of approval should the Board consider acting favorably on the site plan/bulk variance applicant.

The following items/approvals are outstanding:

1. Soil test pits witnessed by our office for detention ponds.
2. Bergen County Soil Conservation Plan Certification.
3. NJDEP Sewer Extension Permit for additional sanitary sewerage discharge. Must be executed by the Governing Body.
4. Bergen County Planning Board preliminary and final approval. Bergen County Engineering review of signalized intersection improvements.
5. Township of River Vale Sanitary sewer connection permit and fees.
6. Developer's Agreement executed by the Board and Governing Body.

Zoning Variances

It appears that the following bulk(c) variances are required:

1. Ordinance #332-2018, Section 142-224 A.4.(j). The ordinance only provides for the maximum height of an accessory structure of one story or 25 ft.

The Maintenance Building “A” (deemed an accessory structure by 142-224 A.3.(a)[5]) has a proposed height of 33ft. 6 inches and appears to be two stories (storage lofts in upper area).

Similarly, the Environment Storage Building “B” has a proposed height of 25 ft. 8 inches versus 25 ft. proposed. The applicant has reduced the roof height on the revised architectural plans.

Thus both building require a height variance.

2. Section 142-248 A. Fences in Front Yard. Fences in the front yard may not exceed 3 ft. in height. Front yard is defined as the unoccupied portion of a lot which front upon a public street between the street line and the buildings.

A newly proposed ornamental fence within the front yards is a 5 ft. with 6 ft. high decorative pillars intermittently spaced along the fence line. There is also a newly proposed 5 ft. high fence near the new clubhouse parking area as a visual division to the residential property.

Thus the proposed ornamental fence requires a height variance.

3. Section 142-242 D. (6) Signs – Multifamily Identification Signs
The ordinance allows one sign not to exceed 32 square feet in size. Signs shall not exceed eight feet above grade.

There are four signs proposed requiring a variance. Three are 17.18 SF in public view from the road, and one 68 SF interior sign requiring a variance (based on the provided details in Landscape Architect’s Plan) beyond the gatehouse.

Thus, the total number of signs requires a variance, and the interior sign requires a variance for size.

The Residential/Golf Course Development ordinance intent was not to limit the number and size of accessory structures for the golf course operations, however, the applicant seeks to request the following bulk variances:

4. Section 142-225 Accessory Buildings. Size of accessory structure 600 SF maximum area. Three pre-existing non-conforming buildings (* see below) are present, but were recognized as part of the new pump house site plan application approved by the Board in 2009.

The proposed two new maintenance buildings exceed 600 SF and require a variance as follows:

- a. 16,800 SF Maintenance Building “A” or 16,200 SF.
 - b. 5,700 SF Environmental Maintenance Building “B” or 5,100 SF.
5. Section 142-225C. Number of Accessory Structures.
The applicant is reducing the accessory building count by one. The following 10 existing accessory buildings are present on the golf course (excluding the Clubhouse):
 - a. 5,246 SF maintenance building (to be removed).
 - b. 4,084 SF maintenance building (to be removed).
 - c. 3,137 SF maintenance building (to be removed).
 - d. 491 SF maintenance building (to be removed).
 - e. 1,389 SF irrigation pump house (previously approved by the Board).
 - f. 555 SF irrigation pump house.
 - g. *10,893 SF ‘midway building.’
 - h. *6,793 SF ‘midway building.’
 - i. Two accessory structures associated with the pool: *626 SF & 365 square feet.

The above 10 accessory structures were all recognized by the Board via our June 11, 2009 review report at the time two new pump houses were added and approved under the Final Site Plan/Soil; Permit resolution adopted on July 20, 2009.

The applicant proposes to now remove four buildings noted above and add following three new accessory buildings for a total of nine buildings:

- c. 171 SF Gate House off River Vale Road.
- d. 16,800 SF Maintenance Building “A”
- e. 5,700 SF Environmental Maintenance Building “B”

Therefore, the number of accessory structures is being reduced by this application, *but the total number were previously recognized by the Board.* Therefore, it appears no variance is required.

We trust this review adequately informs the Joint Planning Board on the current application.

Very truly yours,

C. P. STATILE, P.A.

(original signed)

Christopher P. Statile, P.E.
Planning Board Engineer

CPS/mr

cc: Marc Liebman, Esq., Joint Planning Board Attorney

Peter Wolfson, Esq., Attorney for the Fairways at Edgewood, LLC, Applicant

Steven Varneckas, P.E., Woodmont Properties, Director of Development, Applicant

Daphne Galvin, P.E., Site Engineer

Eric Timsak, P.P., Bergen County Planning Board

Maria Hagg, Joint Planning Board Deputy Secretary

3100.052