WILENTZ
—ATTORNEYS AT LAW—

DONNA M. JENNINGS, ESQ.

T: 732.855.6039
F: 732.726.6560
djennings@wilentz.com

90 Woodbridge Center Drive
Suite 900 Box 10
Woodbridge, NJ 07095-0958
732.636.8000

May 26, 2020

VIA HAND DELIVERY
Cynthiha Dahdah, Secretary/Board Clerk
Zoning Board of Adjustment
Borough of Westwood
101 Washington Avenue
Westwood, NJ 07675

Re: Westwood Investments, LLC
220 Kinderkamack Road and 49 Fairview Avenue
Block 1501, Lots 2 & 3
Borough of Westwood

Dear Ms. Dahdah:

Our office represents the applicant Westwood Investments, LLC in this matter. On January 17, 2020, Westwood filed an application for site plan approval with use and bulk variances to construct four (4) townhouses on property with frontage on both Kinderkamack Road and Fairview Avenue. In response to comments by the Board's professionals and Bergen County, the plans have been revised and a lot line adjustment is now proposed in lieu of a lot merger. As a result, enclosed, for supplemental filing, please find the following:

1. One (1) check made payable to "Borough of Westwood" in the amount of $250.00 to cover the Application Fee with respect to the proposed minor subdivision.

2. Four (4) copies of the Development Application Form for Minor Subdivision.

3. Four (4) copies of Form 6, Minor Subdivision Plat Details and Requirements.

4. Proof of Submission to the Bergen County Planning Board.

5. Letter dated May 21, 2020 from Canger Engineers outlining the plan revisions based on correspondence with the Board and County.

6. Sixteen (16) copies of "Traffic Impact Statement", prepared by Dolan and Dean Consulting Engineers, LLC, dated May 8, 2020.

7. Sixteen (16) copies of the Architectural Plans & Elevations prepared by Appel Design Group, revised as of March 24, 2020, consisting of three (3) sheets.

8. Sixteen (16) copies of "Site Plan For Westwood Investments, LLC, Block 1501, Lots 2 and 3, Situated in the Borough of Westwood, Bergen County, New Jersey" prepared by Canger Engineering Associates, revised as of May 2020, consisting of eleven (11) sheets with minor subdivision plan attached thereto.

Very truly yours,

DONNA M. JENNINGS

Enc.
cc: Mr. Jonathan Cohen
Matthew Fox, P.E.
Paul Fox
Laurance D. Appel, RA
Betsy Dolan, P.E.
Andrew Janiw, P.P.

COLUMBIA BANK
FAIR LAWN, NJ 07410

1136

55-7193/2212

CHECK ARMOR

WESTWOOD INVESTMENTS, LLC
17-01 POLLITT DR
FAIR LAWN, NJ 07410

5/13/2020

PAY TO THE ORDER OF Borough of Westwood $ **250.00

Two Hundred Fifty and 00/100********** DOLLARS

Borough of Westwood
101 Washington Ave
Westwood NJ 07675

MEMO

AUTHORIZED SIGNATURE

⑈001136⑈ ⑆221271935⑆ ⑈8001744833⑈

Details on Back. Security Features Included

WESTWOOD INVESTMENTS, LLC 1136

Borough of Westwood 5/13/2020

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/13/2020	Bill		250.00	250.00		250.00
					Check Amount	250.00

Columbia Bank 250.00

BOROUGH OF WESTWOOD

Office of Construction and Zoning

TELEPHONE (201) 664-5900 • FAX (201) 664-7570 • 101 WASHINGTON AVENUE • WESTWOOD, NJ 07675

1. APPLICANT INFORMATION

Name: Westwood Investments, LLC

Mailing Address: 17-01 Pollitt Drive, Fair Lawn, NJ 07410

Daytime Telephone: 201-213-1956 E-mail: JCohen@kyodousa.com

Applicant is a: (check applicable status)
____ Corporation ____ Partnership ____ Individual (s) ____ Other Limited Liability Company
(please specify)

Relationship of applicant to property (check applicable status):
X Owner ____ Contract purchaser ____ Lessee ____ Other _____
(please specify)

If applicant is represented by an attorney:

Attorney's Name: Donna M. Jennings, Esq.

Wilentz, Goldman & Spitzer, PA

Mailing Address: 90 Woodbridge Center Drive, Suite 900, Box 10, Woodbridge, New Jersey 07095

Telephone: 732-855-6039 E-mail: djennings@wilentz.com

2. SUBJECT PROPERTY INFORMATION

Subject Property Owner's Name: Westwood Investments, LLC

Westwood Street address of the subject property: 220 Kinderkamack Road & 49 Fairview Avenue

Tax Map Block(s): 1501 Lot (s): 2 & 3 Zone District: CO- Central Office

3. NATURE OF APPLICATION:

Applicant seeks minor subdivision approval to adjust the lot line between Lots 2 & 3 in Block 1501 to facilitate the development of the lots. In that regard,by application submitted on 1-17-2020, the Applicant requested a use variance and other bulk relief to develop townhomes on Fairview Avenue while maintaining the existing office building on Kinderkamack Road. The Board's professionals requested that the application be supplemented to permit for a lot line adjustment as opposed to a lot merger. See Rider for additional information.

4. Project Description:

See attached Rider.

5. Relief Requested:

Ordinance	Section Item	Required	Proposed
See Rider.			

6. VERIFICATION AND AUTHORIZATION

Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the makin of this application and the approval of the plans submitted. I hereby authorize members of the Land Use Boards and its staff to conduct a site visit of the premises that are the subject of this application.

Wilentz, Goldman & Spitzer on behalf of Property Owner
Property Owner's Name (PRINTED)

Property Owner's Signature
Donna M. Jennings, Esq.

Date 5/21/2020

Applicant's Statement: I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.

Wilentz, Goldman & Spitzer on behalf of Applicant
Applicant's Name (PRINTED)

Applicant's Signature
Donna M. Jennings, Esq.

Date 5/21/2020

Sworn and Subscribed before me

21st day of May 2020
Month Year

MAUREEN BLAIR
A Notary Public of New Jersey
My Commission Expires August 5, 2020

Maureen Blair
(Notary)

AFFIDAVIT AND NOTARIZATION

I hereby depose and say that all of the above statements and statements made in any documents submitted herewith are true.

Wilentz, Goldman & Spitzer on behalf of Applicant:

Donna M. Jennings, Esq Applicant

Sworn and Subscribed to
Before me this 21st day
of May, 2020

Maureen Blair

MAUREEN BLAIR
A Notary Public of New Jersey
My Commission Expires August 5, 2020

AFFIDAVIT OF OWNERSHIP

N/A- Applicant is owner.

_____, of full age, being duly sworn according to law, upon my oath, depose and say:

I reside at _____, and I am the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Borough of Westwood, commonly known as _____, and that I hereby authorize the applicant, _____, to make application in his or her behalf, and that the statements contained in this application are true.

_____
Owner

Sworn and Subscribed to
Before me this _____ day
of _____, _____

_____

SUPPLEMENTAL APPLICATION RIDER
Westwood Investments, LLC

Initial Application & Subdivision

On January 17, 2020, the Applicant submitted an application to the Zoning Board of Adjustment for: (1) preliminary and final major site plan; (2) use variance; and (3) bulk variance approval to develop property identified as Lot 2 (commonly known as 220 Kinderkamack Road) and Lot 3 (commonly known as 49 Fairview Avenue) in Block 1501 (the "Property"). The Property is located in the CO- Central Office District.

The initial application sought to merge the existing lots for one (1) development lot. Upon review, the Board's professionals requested the Applicant amend its filing and subdivide the Property. As a result, the Applicant is now also seeking minor subdivision approval to adjust the lot lines of the existing lots to facilitate the development of the Property. The easterly lot will be 15,000 square feet and contain the existing office building and associated parking along Kinderkamack Road. The westerly lot will be 7,369 square feet and contain the new townhouse development, which will front on Fairview Avenue.

D(4) Variance (Additional)

The maximum allowed floor area ratio ("FAR") in the CO District is .25. The subdivision application triggers the need for relief as to both lots. The proposed easterly lot will have a FAR of .52. The proposed westerly lot will have a FAR of 1.16. Notably, Lot 2 containing the office development is currently nonconforming as to existing FAR. The application will reduce the existing FAR on the office lot by .02 from .54 to .52.

Bulk Variances

The previously requested variance for number of principal structures permitted on one lot is eliminated by virtue of subdivision. The two (2) variances sought for minimum front yard setback and minimum number of parking spaces remain unchanged. Four (4) new bulk variances are triggered from Schedule A, Area and Bulk Regulations (§195-109) with respect to the westerly lot containing the townhome development as follows:

1. Minimum Lot Area: 7,500 square feet is required, where 7,369 square feet is proposed.
2. Minimum Lot Depth: 100 feet is required, where 50 feet is proposed.
3. Minimum Rear Yard Setback: 20 feet is required, where 11 feet is proposed.

Additionally, if the Borough finds the townhome provisions found at §195-129(C) apply, the requested relief as to minimum lot area and lot depth are altered as follows:

1. §195-129(C)(1) Minimum Lot Area: Previously, relief was requested for a .5 acre lot where 3 acres is required. With the proposed subdivision, the lot containing the townhomes will be 7,3689 square feet or .34 acres, requiring relief.
2. §195-129(C)(3) Minimum Lot Depth: 200 feet is required and previously a lot depth of 151.76 feet was proposed. With the subdivision the proposed lot depth will be 50 feet.

195 Attachment 5

Borough of Westwood

Appendix A
Form 4
Minor Subdivision
Plat Details and Requirements

Applicant's Name Westwood Investments, LLC

Application # _____ Date Received _____

PLAN ACCURACY AND LEGIBILITY SUFFICIENT FOR REVIEW: Yes (X) No ( )

PREPARED BY P.E. OR L.S.: Yes (X) No ( )

Yes	No	
(X)	( )	1. A general description of the proposed development and a brief assessment of its effect on the site, adjacent properties, the neighborhood and the Borough as a whole, including but not necessarily limited to effects upon the natural environment, land use patterns, traffic and circulation, visual factors, utilities and drainage.
(X)	( )	2. A key map showing location of tract to be considered in relation to the surrounding area, within at least 200 feet of the subject site.
(X)	( )	3. A statement indicating what, if any, subdivisions have affected the subject property during the five years prior to the date the application was filed.
(X)	( )	4. Title block containing name of applicant and owner, preparer, lot and block numbers, date prepared and date of last amendment.
(X)	( )	5. Scale of map, both written and graphic. The scale shall contain no more than 50 feet to the inch.
(X)	( )	6. Space for signatures of Chairman and Secretary of the Board.
(X)	( )	7. North arrow.
(X)	( )	8. Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating all setbacks, lot areas, lot widths, lot coverage, floor area ratios, and density, both as to required and proposed, for the subject property.
(X)	( )	9. The location and width of any abutting streets, both right-of-way and pavement.
(X)	( )	10. The boundaries of the tract in question, with dimensions of same.
(X)	( )	11. Existing and proposed property lines for the lots in question, with bearings and distances of same.

Yes	No	
(X)	( )	12. Location of existing easements or rights-of-way, including power lines.
(X)	( )	13. Contours to determine the natural drainage of the land. Intervals shall be: up to 10% slope – 2 feet; over 10% slope – 5 feet.
(X)	( )	14. Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas and rock outcrops, as well as locations of mining activity.
(X)	( )	15. Location of existing and proposed buildings and other improvements.
(X)	( )	16. Location of existing wells and septic systems and/or location of connections to public water and sanitary sewer systems.
(X)	( )	17. Soil erosion and sedimentation control plan, if required pursuant to P.L. 1975, c. 251.
(X)	( )	18. Location of any required dedication or reservation for streets or any area shown on the Official Map.
(X)	( )	19. Submission of site photographs of existing conditions, including, but not limited to, existing structures, site frontage and relationship to adjacent properties.

WILENTZ
—ATTORNEYS AT LAW—
DONNA M. JENNINGS, ESQ.

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djennings@wilentz.com

90 Woodbridge Center Drive
Suite 900 Box 10
Woodbridge, NJ 07095-0958
732.636.8000

May 21, 2020

VIA UPS OVERNIGHT
County of Bergen
Department of Planning & Engineering
One Bergen County Plaza
Hackensack, NJ 07601-7000
ATTN: Erick V. Timsack, Supervising Planner

Re: Westwood Investments, LLC
220 Kinderkamack Road and 49 Fairview Avenue
Block 1501, Lots 2 & 3
Borough of Westwood

Dear Mr. Timsack:

This office represents Westwood Investments, LLC in this matter. On January 17, 2020, an application for site plan approval was submitted to the County. A response letter was generated on January 29, 2020. In response to same, as well as in response to comments from the Borough, the plans have been revised and a lot line adjustment is proposed in lieu of a lot merger. As a result, enclosed, for supplemental filing, please find the following:

1. One (1) check made payable to "County of Bergen" in the amount of $900.00 to cover the Application Fee with respect to the proposed subdivision.

2. Application for Minor Subdivision.

3. Letter dated May 21, 2020 from Canger Engineers outlining the plan revisions based on correspondence with the Borough and County.

4. Four (4) copies of "Traffic Impact Statement", prepared by Dolan and Dean Consulting Engineers, LLC, dated May 8, 2020.

5. Four (4) copies of "Site Plan For Westwood Investments, LLC, Block 1501, Lots 2 and 3, Situated in the Borough of Westwood, Bergen County, New Jersey" prepared by Canger Engineering Associates, revised as of May 2020, consisting of eleven (11) sheets. with the minor subdivision plan attached thereto.

If you need any further documentation, please advise.

Very truly yours,

DONNA M. JENNINGS

enc.
cc: Mr. Jonathan Cohen
Matthew Fox, P.E.
Paul Fox
Laurance D. Appel, RA
Elizabeth Dolan, P.E.
Andrew Janiw, P.P.

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

COLUMBIA BANK
FAIR LAWN, NJ 07410

1137

55-7193/2212

CHECK ARMOR

WESTWOOD INVESTMENTS, LLC
17-01 POLLITT DR
FAIR LAWN, NJ 07410

5/13/2020

PAY TO THE ORDER OF County of Bergen

$ **900.00

Nine Hundred and 00/100**********

DOLLARS

1 Bergen County Plaza # 4
Hackensack, NJ 07601

VALID VALID V
VALID VALID V
VALID VALID V
VALID VALID V

MEMO

AUTHORIZED SIGNATURE

⑈001137⑈ ⑆221271935⑆ ⑈8001744833⑈

WESTWOOD INVESTMENTS, LLC

1137

County of Bergen

5/13/2020

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/13/2020	Bill		900.00	900.00		900.00
					Check Amount	900.00

Columbia Bank

900.00

SUBDIVISION

Application # SD .....

James Tedesco III
County Executive

COUNTY OF BERGEN
Department of Planning & Engineering
One Bergen County Plaza, Hackensack N.J. 07601-7000 (201) 336-6446

APPLICATION FOR SUBDIVISION APPROVAL

The undersigned hereby applies for approval of the accompanying real estate subdivision. Four (4) copies of this Application accompanied by the Initial Investigation Fee and four (4) copies of the plat conforming to the minimum requirements as outlined in Section III, Plat Details, of the County of Bergen Subdivision Review Resolution. Permission is given to walk the property for review purposes. We acknowledge that the reporting period set forth in N.J.S.A. 40:27-6.5 shall not begin to run until this application and accompanying plat are COMPLETE IN ALL RESPECTS. We acknowledge and agree that if this application is not completed within one year of the date of filing, it will be subject to administrative dismissal without prejudice. The copies of the plan submitted for review should be FOLDED, not rolled.

Wilentz, Goldman & Spitzer, P.A. on behalf of Applicant:

(1)Municipality Westwood

(2) Signature of Applicant/Agent** _____
By: Donna M. Jennings, Esq.

(3)Project Name: Townhomes at Plaza One

(4) Full Project Description Application previously submitted for site plan approval. Applicant is now seeking minor subdivision (i.e. lot line adjustment) as opposed to a lot merger to facilitate the development of the parcels.

(5)Location (Street address and nearest intersecting street) 220 Kinderkamack Road & 49 Fairview Avenue

(6)County Facilities Affected Located on Country Road.

(7)Block(s) 1501 (8) Lot(s) 2&3 (9) Plot Area (acres) **

(10)Proposed Use Townhomes/ Office (11) If residential indicate number of Dwelling Units 4

(12)Impervious Area:

Existing 11,913.8 Sq. Ft. New 1,742.47 Sq. Ft. Total 13,656.27 Sq.Ft. (13)#of Lots 2 - lot line adjustment**

---

(14) This plan has been filed with the following municipal agencies on:

** Existing Lot 2: 14,407 SF/ Proposed Lot 2: 15,000 SF
Existing Lot 3: 7,962 SF/ Proposed Lot 3: 7,369 SF

Planning Bd. (Date) Bd. Of Adjustment (Date) May 2020 Const. Official (Date) Status Pending.

Name, Address and Telephone Number of

(15) Applicant Westwood Investments, LLC/ 17-01 Pollitt Drive, Fair Lawn, NJ 07410/ 201-213-1956

(16) Attorney Donna M. Jennings, Esq./ Wilentz, Goldman & Spitzer, PA, 90 Woodbridge Cnt. Dr., Box 10, Woodbridge NJ 07095/ 732-855-6071

(17) Property Owner Westwood Investments, LLC/ 17-01 Pollitt Drive, Fair Lawn, NJ 07410/ 201-213-1956

(18) Plan Preparer Canger Engineering Associates/ PO Box 93, Tranquility, NJ 07879/ 908-850-1671

(19) Contract Purchaser N/A

** ALL FIEELDS MUST BE FILLED OUT – INCOMPLETE FORMS WILL BE RETURNED

PLEASE SEE FEE SCHEDULE FOR FEES

FOR OFFICIAL USE ONLY **RECEIVED**

Application/Fee ..... Reproducible Plan ..... Processing Fee ..... Deed .....
Performance Guarantee ..... Soil ..... Other .....
Approved Plan Received by: ..... Date: .....

Canger Engineering Associates

A New Jersey Corporation Since 1948

CIVIL ENGINEERING
LAND SURVEYING
CONSULTING

PO Box 93 Tranquility, NJ 07879
Phone: (908) 850-1615
Fax: (908) 850-1671
Email: email@cangerengineering.com

PAUL J. FOX P.L.S
MATTHEW R. FOX P.E., L.S.

May 21, 2020

Donna M. Jennings, Esq.
Wilentz, Goldman & Spitzer
90 Woodbridge Center Drive, Box 10
Woodbridge, NJ 07095

Re: Townhomes at Plaza One
Block 1501, Lots 2 and 3
Borough of Westwood, Bergen County, NJ

Dear Ms. Jennings,

Pursuant to correspondence received from Bergen County Department of Planning and Engineering dated January 29, 2020, correspondence received from Burgis Associates, Inc., dated February 27, 20 and meeting with Westwood Zoning Board of Adjustment Engineer Louis A. Raimondi on January 28, 2020 at 1 pm at the Westwood Municipal Building, this office offers the following:

With respect to Bergen County;

1. We have revised the plans to show to easement to be thirty-five (35) feet from the centerline of Kinderkamack Road on Sheet 1.
2. We have indicated the property provided in item 1 to be conveyed as an easement to Bergen County for road purposes on Sheet 1.
3. We have shown the concrete monuments to be set for the proposed County roadway easement for Kinderkamack Road on Sheet 1.
4. We have shown the County monument detail on Sheet 8.
5. We have provided a notation for the existing concrete apron to be removed on Sheet 1.
6. We have provided a notation regarding new curb to be constructed along the entire property frontage on Sheet 1.
7. We have shown the curb cut to be thirty-four (34) feet wide on Sheet 1.
8. We have provided the County concrete apron driveway detail on Sheet 8.
9. We have provided a notation regarding the replacement of the existing sidewalk along the entire property frontage with a uniform five (5) foot setback from the curb line on Sheet 1.
10. We have provided the measured sight distances in the sight distance detail as requested on Sheet 1.
11. We have removed the first parking stall on either side of the driveway as shown on Sheet 1.
12. We have shown a proposed stop sign and stop bar for the exit side of the driveway in the sight distance detail on Sheet 1, as well as the requested details and note as shown on Sheet 8.
13. We have shown the note regarding the white reflective thermoplastic stop bar on Sheet 8.

14. We have removed the proposed trench drain from the County roadway easement on Sheet 1, as the relocation of the trench drain to be outside of the County easement no longer warrants its installation, as its location would be at the high point of the parking lot with respect to grading.
15. We have revised the proposed subsurface stormwater facility to be located a minimum of twenty (20) feet behind the County roadway easement line on Sheet 1.
16. We have completed the Low Impact Development (LID) checklist and included the same in the resubmission.
17. We have revised the plans to show the notes as requested under Bergen County Notes on Sheet 1.
18. We have provided the County signature block on the lower left-hand corner of each sheet submitted, as requested.

With respect to Burgis Associates, Inc.;

1. The proposed townhomes and associated driveways will require the removal of five (5) on-street parking spaces along Fairview Avenue. One (1) on-street space could be reconstructed between the driveways of the interior units.
2. The applicant has considered proposed improvements to the existing office building facade. The applicant is concerned about further disruption to the tenants and would consider these improvements in the future.
3. The Zoning Table has been revised to reflect current proposed development on Sheet 1.
4. The Zoning Table has been revised to indicate floor area ratios as shown on revised architectural plans, as well as calculations for the same on Sheet 1.
5. The list of waivers has been revised as requested, on Sheet 1.
6. The calculations for the required parking spaces for the existing office building as well as the proposed townhomes building have been revised to clarify parking requirements on Sheet 1. Required parking for the existing office building, based on gross floor area, is shown to be 31.36 spaces, while the existing and proposed parking are shown to be seventeen (17) spaces. Required parking for the three-bedroom townhouse units utilized Table 4.4 of the Residential Site Improvement Standards, which required 2.4 spaces per unit, which includes guest parking pursuant to note b of the same table. Four proposed units requires 9.6 spaces, where ten (10) are proposed. Additionally, we have shown the required parking as stipulated in the Supplemental Regulations Governing Certain Uses as they relate to townhouses, where one garage spaces and one driveway space and one visitor space is required for every three units, or 9.33 spaces.
7. The plans indicate a front yard setback from the right of way of Fairview Avenue to the closest overhang of the proposed townhomes building to be fifteen (15) feet on Sheet 1. While the proposed porches were not included in the setback calculations due to the definition of "building" and its use of the term "occupancy", the porches were included in building and impervious coverage calculations.
8. We have revised the plans to include a dimension from the right of way of Fairview Avenue to the foundation wall associated with the townhomes garages to be eighteen (18) feet on Sheet 1.
9. The proposed building height is shown to be 34.97 feet on Sheet 1, in accordance with the definition of "building height" as outlined in the definitions section of the Land Use and Development Chapter 195 of the Borough Code, which takes into consideration existing topographic conditions of the site prior to any proposed development. Revised architectural plans have incorporated this dimensional data alongside the 32.67-foot dimension, which compares the vertical distance from the finished ground floor to the midpoint of the highest sloped roof.
10. The proposed concrete walk shown on the plans which services the existing office building will provide access to the parking area from the westerly entrance/exist of the building, running parallel to the westerly building line to the proposed steps at the northwesterly building corner. The proposed handicap ramp serves as the barrier-free access at the northeast corner area of the building. Barrier-free pavement markings and signage have been added to the plan on Sheet 1, and details of the signage and associated depressed curb have been added to Sheet 8.
11. Dimensional data for the length and width of the proposed parking spaces as well as the width of the drive aisle have been clarified on Sheet 1.
12. The site triangle detail on Sheet 1 was prepared in accordance with Borough of Westwood Code Chapter 195 Land Use Development Article XI Section 100, and the area within said sight triangle has been labelled with the "restrictions" note as required.

13. Maintenance personnel can utilize the proposed concrete walkway, said location being described in item 10.
14. We have revised the plans to include six-foot fencing and bollards along the top of the retaining wall to provide a fall protection barrier as well as a partial enclosure for the trash pad on Sheet 1.
15. A sequence of proposed construction is shown on Sheet 2.
16. The Applicant has reviewed the phasing of the proposed construction.
17. We have revised the soil erosion and sediment control plans on Sheet 2 to show silt fence posts to be a minimum of eight (8) feet apart, and extend into the ground as well as extend above ground, a minimum of two (2) feet.
18. The proposed stormwater detention facility will detain stormwater runoff generated by the proposed improvements so that the two, ten and one-hundred-year storm discharges have been reduced by required amounts. Consideration was given to provide trench grates at each driveway, but the runoff was determined to be de minimus.
19. The roofed area of the proposed townhomes will be collected via roof gutters, roof leaders and downspouts and directed underground through six-inch PVC piping into the stormwater detention facility as shown on Sheet 4.
20. There are no existing inlets along Fairview Avenue. The inlets located at the returns of the intersection of Fairview Avenue and Bergen Street to the north of the subject property are approximately four hundred and twenty-five feet away.
21. The Applicant's architect has advised this office that the windows in the first-floor study are consistent with other windows sizes and are architecturally similar and are of sufficient size to qualify as egress windows, although egress windows are not required in the first floor study.
22. The condensing units are being proposed without enclosures.
23. The Applicant has requested consideration be given to the utilization of the existing landscaping of the property as necessary.

With respect to comments from Mr. Raimondi,

1. The plans have been revised to create two separate lots, one to contain the existing office building, and one to contain the proposed townhomes as shown on Sheet 10.
2. Permeability testing will be conducted prior to the construction of the proposed stormwater detention facility to confirm the adequacy of soils.
3. All existing seepage pits are to be removed.
4. Cleanouts have been shown at bend points of the proposed sewer connection.
5. A profile of the proposed stormwater detention system has been added to the plan on Sheet 8.

Respectfully,

CANGER ENGINEERING ASSOCIATES

Matthew R. Fox, for the Firm
Professional Engineer and Land Surveyor
New Jersey License No. GB 37587