

2. Application No. MSD10122006 / Skyview Terrace Cul-de-Sac / Block 11 Lot 9

Motion: Second: Roll Call:

APPROVAL OF BILLS:

Anderson and Denzler Associates	CAMAMIS	\$ 270.00
Darmofalski Engineering Associates, Inc.	TILCON	\$ 250.00
Burgis Associates	RIVERDALE SQUARE	<u>\$ 985.00</u>

TWO BILLS TOTALING \$1,505.00

Motion: Second: Roll Call:

SITE PLAN APPLICATIONS:

1. Application No. SP06142007 / RER Supply Company / 4 South Corporate Drive / Block 30 Lot 1.03

Motion: Second: Roll Call:

ADJOURNMENT:

Motion: Second: Roll Call:

RIVERDALE PLANNING BOARD

August 2, 2007

The Regular meeting of the Riverdale Planning Board opened on the above date at 7:30 p.m. Chairman Steven Loesner read the sunshine law

ROLL CALL: Present: Mayor William Budesheim
Councilman Joseph Falkoski
Glenn Venza
Al Heimall
Bradley Clinton
Vincent Pellegrini
Chairman Steven Loesner

Absent: George Lang
Michael Reilly (Alt. 2)
Vice-Chairman Brendan Magennis

Also present is John Barbarula Esq. Board Attorney, and Donna Holmqvist, Board Planner

APPROVAL OF MINUTES:

July 26, 2007

Thereupon Al Heimall set forth the motion seconded by Bradley Clinton to carry the minutes of the July 26, 2007 due to the transcripts of the meeting have not been received

ALL IN FAVOR

APPROVAL OF BILLS:

The money is available Thereupon Glenn Venza set forth the motion seconded by Al Heimall to approve payment of eight bills totaling \$4,820.00 as listed on the agenda.

ROLL CALL: Ayes: Venza, Heimall, Budesheim, Falkoski, Pellegrini,
Clinton, Loesner
Nays: None
(7 Ayes – 0 Nays – Motion Carried)

SITE PLAN APPLICATIONS:

1. Application No. ASP1122006 / Peter Camamis / 79 Newark Pompton Turnpike / Block 26 Lot 21.01

James Clarkin the attorney for the applicant came forward. Mr. Clarkin stated this application was before the board on April 26, 2007. Mr. Clarkin stated they are returning this evening with a significantly improved site plan. Mr. Clarkin stated that have reduced the number of variances, made provisions for the widening of the aisles for the fire trucks and emergency vehicles. The same three witnesses are here this evening and are still under oath from the last meeting. The credentials of the witnesses have not changed since their last appearance.

Mr. Clarkin stated that there are only three variances left with respect to this application. The first one is a very minimal 2' front yard setback variance, not for the entire front of the building but only for the front entry overhang. The second variance is with regard to the required 5' deep buffer, along the rear yard for only 24 linear feet. We have to provide access through that for the JCP&L sub-station. The third variance is for the free-standing sign, the ordinance limits it to 12' and we are requesting 20 sq. ft. (4' x 5') We would like to go with a six panel sign. We are going to pull the front façade sign from

the application. We will address two design waivers, one of them is regard to trees and the other is landscaping

Scott Munro the architect came forward. Mr. Munro stated the difference in this design is that the initial design was more box-like and this design will blend in with the other buildings in this town, especially the school down the street, with the brick. In order to do that we took the boxiness away and created a sloped roof, which in turn reduced the square footage on the third floor and also reduced the number of required parking spaces. Basically there is a two foot overhang with columns projecting off the front of the building which gives it depth to the façade. We are not exceeding the 35' height line, however we are doing a decorative railing on top which creates the screening for the equipment on the roof. Also it blends with the style of the architecture. The dormers are new as well. This reduced the square footage of the third floor as well. We now have a building that is 18,311 sq. ft. Mark the colored drawing 8-02-2007 A1. The revision date of the plans submitted to the board is 5-18-07, and the new colored drawing is dated 7-24-07 revised. There is a hand-out for the free standing monument sign detail which is marked 8-02-2007 A2

The actual monument sign is a six panel sign. It also has the decorative painted wood identification number 79. The 79 will stand above the eyebrow of the sign. The full height of the sign would be 10'3". Mr. Clarkin suggested to the board that the applicant should go with 10'6". John Barbarula recommended with the grade and the change in style, the board should (if an approval is granted) go with a maximum height of 10'6". Donna Holmqvist asked about the size of each panel to prevent the applicant from adding more panels underneath. The maximum size of the design panel stated Mr. Clarkin would be 4' x 5' that is what they would be asking for.

The engineer for the project Mr. Mohammed El-Hawwat, came forward. Mr. Hawwat stated the revisions they made were to meet the requirements as much as possible. The entrance would be a one-way entrance and exit. There is enough room for the fire truck to make the turns around the building. Mr. Hawwat explained the landscaping as it appears on the drawing with pine trees along the north side of the property which is the residential side. Along the north side there will be shrubs as well. The dumpster area has been done as per the board's request. There are 74 parking spaces provided as per the drawing submitted. Chairman Loesner asked where the sign would be located in relation to the building. Mr. Hawwat stated that it is 20' perpendicular to the building and located on the property line. The closest edge would be on the property line. Seventy-four spaces are required and provided eliminating the variance for the additional two spaces in the front yard setback. There was a discussion on the medical parking usage. Chairman Loesner stated that the Resolution would specify that all of the parking has to be contained on site and anyone parking off-site would be in violation. The building owner would then be subject to the violation. Mayor Budesheim stated that he wanted to compliment the architect on complying with our wishes. The Mayor asked if the applicant would agree to have the lighting fixtures to compliment the Borough fixtures. The applicant stated there would be no problem. The wall mounted lighting fixtures are required for the sidewalks.

Thomas Bogdan came forward and is the Planner for the applicant. He was previously sworn in. There are three variances remaining, front yard setback for the overhang, 24 linear feet of the 5' buffer and the free standing sign area. The five foot buffer is for the gate for JCP&L, which is a C-1 hardship. With regard to the setback variance of 2', this has been reviewed, it is for the overhang on the front entrance, and is a compliment to the façade of the building. The sign area is for a multi tenant building. This will go by how many tenants we have in the building. The improvements far outweigh the detriments stated Mr. Bogdan.

Mr. Venza stated most of the large office buildings have the number of the building on the outside and the register of tenants on the inside, so why should this board grant this type of variance for the application? Mr. Bogdan stated if the board feels this way, the applicant would comply with their decision. It is a matter of preference by the individual board members.

finished their improvements before we actually went ahead with the installation of the paving in the area for the storage and we posted with the Borough a \$2,000.00 cash bond to guarantee that the pavement would be installed. Not long after that the DOT did finish the area in front of the Drago building and we did install the paving where the storage of vehicles occurred. When Mr. Darmofalski came out to do his final inspection he was kind enough to indicate to Mr. Aiello that he approved the paving and the conditions of the approval and would be issuing a permanent Certificate of Occupancy and indicated to Mr. Aiello at that time that the area where there was storage (the new paved area) could fit nine vehicles. Regrettably Mr. Aiello took that to mean that Mr. Darmofalski was telling him that he could put nine vehicles there in addition to the vehicles that he had in the front of the building for customers and employees. He dutifully went to his landlord and he had the landlord modify the lease to allow him nine spaces for the storage of vehicles and didn't do the most important thing, which was to come back here and ask the board for approval to reflect what Mr. Darmofalski said was possible and not permitted. So many years have gone by and Ms. Roetman who is now the Zoning Officer rightfully noticed that there were nine vehicles on the site and my client argued that that can't be wrong, but it was. Clearly the Resolution states five vehicles for sale or lease and based on her recommendation and my recommendation to my client, we are back before you to ask for approval of the nine locations for the display of vehicles. Altogether, Mr. Aiello can testify with regard to the current configuration, but we have three spaces in the front for customers and employees and the landlord has also given us the handicap space. Technically we have four spaces just for customers which are more than the ordinance required. In addition we have space on the side which was paved which is the area that Mr. Darmofalski stated could hold nine vehicles.

Chairman Loesner asked if Mr. Aiello asked for his attorney's opinion during this time when this was going on. Mr. Dixon stated actually he had to be honest and he looked at the resolution and said there are five spaces there. Then we received a letter from Mr. Brundt who is the prosecutor and Mr. Brundt stated in the letter that there were nine spaces permitted which confused everyone. In any event I think what really happened here is there is a terrible amount of confusion on my client's part and I don't think there was any intention to purposely violate that he really believed based on Mr. Darmofalski's comments that he could do it. Clearly he could not and throughout the years it has not been a particular problem, but it clearly requires this board's approval to allow up to nine vehicles for display. Chairman Loesner stated there was no confusion on the board's part. Mr. Dixon stated that is because you haven't been involved in this. Chairman Loesner stated that this is something that has not been overlooked. Violations have been given and court appearances scheduled, so it is not that it has been overlooked. The last enforcement action was in 2001 and that was when we got the letter from Mr. Brundt stating there were nine spaces available for displaying vehicles. As a result of the discussion, those charges were dismissed and we went on our way. But clearly the board never changed the Resolution and it has always been five spaces for the display of vehicles and it requires your permission to continue to go on.

Chairman Loesner stated that if there are nine spaces available, I stopped by there yesterday and today, and yesterday there were ten cars on display and today there were fifteen cars parked there, eleven of which were for sale or lease. Mr. Dixon stated all he can tell you is he is here to try to get nine spaces approved for display of vehicles. Chairman Loesner stated in 1999 it was not this board's intention to have a used car dealership on this site, I think the minutes are very clear on this application, what the board's intention was and how the business was represented at that time. That is why you see things in the resolution about displays on the cars and we talked about the price on the windows, because as you can see from the minutes, the business was represented as an internet broker and he needed the four cars there for his license and the fifth car was going to be the one he was driving which would be a for sale or lease car which is also stated in the minutes.

At this time with the current zoning and this being a non-conforming use, stated Mr. Barbarula, this should be brought to the Zoning Board of Adjustment for application purposes.

Chairman Loesner asked Mr. Dixon if the license requirements have changed and how many vehicles are needed for the license requirement. Mr. Dixon stated that hasn't changed, it is still four vehicles on site. After speaking with the board's planner, stated Mr. Barbarula this site is in the R-40 Zone, and this is a non-conforming use. Mr. Dixon stated that being the case, there is no sense in proceeding at this stage. We will have to come back before the Board of Adjustment for a use variance.

Chairman Loesner asked basically the nature of the business has changed? Mr. Dixon stated that he doesn't know that it has changed, it is more like he has his three adult sons working with him in the business and it is expanded, so when he first came here in 1999, they were not involved in the business. Chairman Loesner stated these minutes are pretty specific and he couldn't find any argument in those minutes. Mr. Dixon stated at that time he had a primary site and he was setting this up because he had to meet the statutory requirement of having the four vehicles on display on site. It was strictly an internet basis and not a parking lot where the sales are done directly. Mr. Dixon stated at that time the board said the display of vehicles outside was accessory to the internet, so therefore it did not require a use variance. Chairman Loesner stated because the testimony was that it was not a car dealership it was an internet and appointment brokerage. Mr. Dixon stated since then, in the past nine years, his sons are in the business now and it has grown since he was here in 1999 and clearly this is not a permitted use in this zone and we have no choice but to return to the Board of Adjustment for a use variance, and I think quite honestly should be site plan approval also, because there are site issues that have to be addressed. The Mayor stated there was never a site plan done, and it has to be, also if the application does not prevail in front of the board of adjustment, I think the testimony is going to be that he can't operate the way the original change of use was granted, obviously because he hasn't been able to live under in nine years, what happens then? Then I think all we can do is go back to what we had before, which was four cars out there as per the license requirement and not operate in the fashion we have for the last seven years stated Mr. Dixon. Mr. Dixon also stated we have to limit our operations only to that. Chairman Loesner stated the Resolution and the minutes are very specific and clear.

Mr. Dixon stated what the letter was from Mr. Brundt was specifics as to what the nature of the alleged violation was and that was the letter of response from him. The letter reads the nature of the violation was there were too many vehicles, you are only allowed nine vehicles on site and Mr. Dixon stated he thought that was okay. It is obvious stated Mr. Dixon that the Resolution clearly states five vehicles for display. Mr. Dixon asked when the Master Plan would be adopted changing this zone to commercial? The Mayor stated he did not know, but hopefully it would be this year. Mr. Dixon stated that he would speak to Ms. Roetman about the court hearings and they will be submitting the application as soon as possible.

ADJOURNMENT:

Thereupon Councilman Joseph Falkoski set forth the motion seconded by Glenn Venza to adjourn the meeting:

ALL IN FAVOR

**Meeting adjourned at 8:30 p.m.
Respectfully submitted by:**

**Linda Roetman
Board Secretary**

APPLICATION No. _____

BOROUGH OF RIVERDALE Planning Board APPLICATION

Date Received _____
Date Fee Paid _____
Date Completed _____

APPLICANT HEREBY APPLIES FOR.

Subdivision	Site Plan	
Minor _____	Minor _____	Conditional Use _____
Major _____	Major _____	Appeal of Decision of Zoning Officer _____
Preliminary _____	Preliminary <input checked="" type="checkbox"/>	Use Variance _____
Final _____	Final <input checked="" type="checkbox"/>	Dimensional Variance(s) _____
	Amended _____	Request for Interpretation _____
		Certificate of Non-conformity _____

1. Location of Property

Street Address: 4 South Corporate Drive Block: 30 Lot: 1.03 Zone: I-3

2. Applicant RER Supply, LLC (Partner)

Name: RER Riverdale Realty LLC (New Person) Telephone: 973-831-5807

Address: 20 Cotliss Road, Suite 10 Fax: 973-831-5808

Relationship to Property Owner: Contract for Sale

3. Property Owner (if different from Applicant)

Name: Salomone Family Holdings, LLC Telephone: _____

Address: 70 Demarest Drive, Wayne, NJ 07470 Fax: _____

4. If application is Corporation, give the names and addresses of owners of 10% or more of stock. If a partnership, give names and addresses of partners.

Andrew Flockhart

5. Attorney

Name: Walter E. Hanley III, Esq. Telephone: 973-686-1000

Fuhro, Hanley & Beukas, L.L.P.
Address: 36 Mountain View Blvd., Wayne, NJ 07470 Fax: 973-696-8898

**Borough of Riverdale
Planning Board Application**

6 Applicant requests approval for:

Construction of Building and Top Soiling Storage Area
Alteration to _____
Conversion from _____ to _____
 Use as Bulk Landscape Supply and Manufacturing & Transfer Factory

7 New Building 4,500 SF, 1-story Repairs _____ Other _____

8 Frame _____ Brick _____ Concrete _____ Steel X Other _____

9 Building Data:

a. Outside ground level dimensions 50' by 90'
b. Number of stories 1 Height 25'
c. Gross Square Feet 4,500 SF
d. Percentage of Lot coverage 2.8%
e. List all objects or structures to project above roof line None
f. Setbacks: Front 56.8 Rear 88.3 Each side 50, 312

10. Site Data:

a. Present Use of Property (included all uses i.e., two-family office, retail etc): _____
b. Size of Lot 3.67 Acres
c. Proposed size of Lot(s), if subdivision involved Same
d. Proposed Tax Map numbers for new lots: 1 N/A 2 _____ 3 _____ 4 _____ 5 _____
e. Setback of all buildings on adjacent lots: 1 N/A 2 _____ 3 _____ 4 _____

11. Has the Construction Code Official or Zoning Officer examined this application and refused to issue the appropriate permit(s)? If yes, attach copy of Letter of Denial. Yes, 10/24/2006

12. Is this property, which is the subject of this application, presently involved in any court proceedings or an appeal of a previous application? No If yes, indicate on a separate rider the nature of the court proceedings, the court before which they are pending, and the relief requested.

13. Has there been any previous applications concerning this property? Yes If yes, indicate on a separate rider the nature of the previous application, the date of its filing, the date of its decision, its application number, the specific relief requested and the ultimate decision.

Building Plans denied on 05/02/2006.

**Borough of Riverdale
Planning Board Application**

14. Are variances requested? Yes How many? 2

15. Section of Ordinance which Proposal Violates & Description of Violation:

<u>Front Yard Variance</u>	<u>168-15 E(f)</u>
<u>Non-Permitted Use</u>	<u>168-15 G(4)</u>

16. Set forth in detail why the strict enforcement of the provisions of the Zoning Ordinance or the Municipal Land Use Law would result in practical difficulties or unnecessary hardship.

Applicant operates a business which requires outside storage.

17. Set forth what exceptional circumstances or conditions exist which affect the property in question which do not affect other properties in the same zone:

Site is severely limited by flood hazard area.
Applicant use of site is well suited for site.

18. Set forth all other matters relevant to this application which you feel the Board should consider in rendering this decision:

Applicant has operated his business in Riverdale for many years
and has no violations.

19. Describe proposed operation, products and machinery: Mixing and storing top soil and mulch. See letter dated October 18, 2006 attached.

20. Municipal Water: X Municipal Sewer: No Municipal Damage: Yes
Other: _____ Other: _____ Other: _____

21. Licensed Engineer or Architect must prepare Site Plan and/or Subdivision Maps:

Name: John McMonagle, PE Address: 185 Spring Street, Suite 3
Newton, New Jersey 07860

**Borough of Riverdale
Planning Board Application**

Question Numbers 22 through 25 to be filled out for SUBDIVISION applications only

22. Number of lots proposed 1 Area of entire tract _____

23. Development plans:

- a. Sell lot(s) only N/A
- b. Construction of house(s) for sale _____
- c. Other _____

24. Deed restrictions that apply or are contemplated
N/A

25. List proposed improvements and utilities and intentions to install; or post performance guarantee prior to final approval

Improvement	Intention
N/A	

The following section is for CONDITIONAL USE applications only

26. Conditional use: (See letter dated October 18, 2006 attached)
- a. Describe the proposed use Outdoor storage of top soil and mulch
 - b. List reasons for granting approval Site is very well suited for this use.

The following section is only for properties located in a FLOOD PLAIN

27. Flood Plain Data:
- a. Property located in a floodway? Partially In a flood fringe? Partially
 - b. Proposed use is permitted? yes Restricted? _____ Prohibited? _____
 - c. List reasons for granting permit No fill will be placed in floodway.
 - d. Has NJ DEP approval been sought? Yes Date 03/26/2007

**Borough of Riverdale
Planning Board Application**

Tax Information

28. All taxes, sewer use fees, water and electric fees on the property in question have been paid through the 2nd quarter of 20 07. (Certification by the Butler Tax Collector required.)
29. I hereby certify that all of the facts contained in this application are true to the best of my knowledge or belief. I realize that I may be subject to prosecution if any information contained herein is willfully or deliberately false.

Applicant's Signature [Signature] Date: 6/26/07
Owner's Signature [Signature] Date: 6/26/07
Salomone Family Holding LLC

Do not write below this line For Borough use only.

Classified: Major: _____ Minor: _____ Not Classified: _____

Reports Received:

Health Officer: _____	Police: _____	Date of Public Hearing: _____
Borough Engineer: _____	Fire: _____	Date of Public Hearing: _____
Borough Planner: _____	Water: _____	Date of Public Hearing: _____
County Planning Bd: _____	Electric: _____	Date of Public Hearing: _____
Zoning Officer: _____		

Action of Planning Board: _____

Action of Morris County Planning Board: Approved: _____ Disapproved: _____

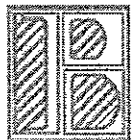
Reason or Comments: _____

Planning Board Chairman Date Planning Board Secretary Date

Stamped Approved As:

Minor _____ Major: _____ Major-Final: _____

Stamped Disapproved: _____



BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

PRINCIPALS:

Joseph H. Burgis PP, AICP

Brigitte Bogart PP, AICP

Edward Snieckus PP, CLA, ASLA

Community Planning
Land Development and Design
Landscape Architecture

MEMORANDUM

To: Borough of Riverdale Zoning and Planning Board
From: Donna Holmqvist, AICP, PP
Re: RER Supply LLC
Date: August 13, 2007
BA#: 1985.06

Introduction

The applicant, RER Supply LLC, has submitted a plan to utilize a 3.6 acre parcel for the storage and processing of landscape material. The site is located at the southerly terminus of South Corporate Drive in the southeast portion of the borough. It is located in the I-3 Industrial Park zone. The submission consists of four (4) sheets prepared by John McMonagle, PE, with various dates and last revised June 16, 2007, and one (1) sheet prepared by MianECKI Consulting Engineers, dated January 25, 2007. The site is identified as Block 30 Lot 1 03 on municipal tax records.

Review Comments

1. **Submission Details.** The following information should be provided by the applicant:
 - a. Scale of architectural elevations
 - b. Sign details
 - c. Fence setback
 - d. Chapter 145 regulates the disturbance of steep slopes. Based on the information provided, there appear to be steep slopes on the site which will be modified under the proposal. The applicant must provide the required analysis to enable a determination as to whether the plan meets the standards for limitations on disturbance.

2. **Property Description.** The site occupies 3.6 acres and is located at the southerly terminus of South Corporate Drive, a cul de sac serving industrial land uses. The parcel is situated approximately 364 ft south of Riverdale Road and is vacant. The property is generally rectangular in shape and its dimensions include about 190 ft. of frontage on South Corporate Drive and a maximum depth of more than 400 ft.

Topographic information indicates there are steep slopes on the property. Wetlands occupy the site. The western portion of the site adjoins railroad property.

3. **Proposed Development.** The applicant proposes to utilize the site for the receipt, processing, storing and transfer of vegetative waste. The materials to be located on-site include wood, wood chips, branches, brush, logs, leaves, grass, sand, stone, gravel, rock, pavers wall stone, mulch and soil. The plan calls for construction of a 4,500 sf maintenance building in the north portion of the site. A two way driveway will provide site ingress and egress via Corporate Drive. On site circulation will flow counterclockwise on the property. The plan indicates circulation aisles will be only 12 ft. wide and there are 10 parking spaces proposed.

Three separate storage and processing areas are shown on the plan. The central portion of the site will contain a storage area for landscape material and another area for top soil storage and processing. In the western portion of the site, there will be an area designated for bush, logs and leaves. The area is also labeled as a receiving and processing area.

A stormwater basin will be constructed in the southern portion of the site. Drainage structures will be connected to adjoining properties.

The plan indicates landscaping is proposed in the vicinity of South Corporate Drive. Landscaping will be coordinated with a berm overlapping the adjoining property to the east.

Minimal on-site lighting is proposed. No signage is indicated.

4. Zoning. The site is in the I-3 Industrial Park zone.

- a. Proposed Use. The zone permits the uses allowed in the I Industrial District. A review of the permitted uses indicates the code allows manufacturing with “processes within completely enclosed buildings.” The proposed outdoor storage and processing of landscape material is not a permitted use in the zone and a use variance is required.
- b. Area and Bulk Standards. The table below compares the zone standards to the dimensions proposed by the applicant:

Requirement	I-3	Proposed
Min. Lot Area (ac)	3	3.7
Min Lot Frontage (ft)	250	250
Min. Lot Width (ft)	250	380
Min. Lot Depth (ft)	500	360 *
Front Yard (ft)	75	56.8 *
Side Yard (ft)	40	24.3 *
Rear Yard (ft)	75	93.6
Max Bldg Cov (%)	50	2.8
Max Imp Cov (%)	90	28.4
Max Bldg Ht (st/ft)	2/40	2/30

* Non-conforming dimension. Variance required

As noted above, the parcels does not comply with the minimum required lot depth. The zoning table on the submittal indicates the dimension meets the 500 ft requirement but it is less. The applicant should confirm the lot frontage dimension since it is not listed on the zoning table on the plan. The proposed building does not comply with the required front yard and side yard setbacks for the zone district.

- c. Additional Zoning Requirements. The following additional zoning requirements are relevant to the application:
 - 1) §168-15G4 requires that there shall be no outside storage of waste or similar material. The plan calls for outdoor storage and processing of landscape materials and requires a variance
 - 2) §168-15G5 sets forth performance standards for uses in the district pertaining to odor, noise, explosion and fire hazard. The applicant must present testimony on these elements of the plan for the board’s review

- 3) §168-15G7 requires that all portions of the site not used for buildings and paved surface shall be landscaped. The plan calls for portions of the site to be used for the stockpile of materials and processing. A variance is required.
- 4) §168-15I requires an environmental impact assessment for the project, but none has been provided.
- 5) §168-15J requires steps to minimize environmental damage. The submission does not contain a description of such steps.
- 6) §168-15K requires that no use or business activity shall be conducted “except in an enclosed building or structure.” The plan calls for outdoor activities on-site and requires a variance
- 7) §168-22 requires industrial use to have one space per 200 sf. The submission notes a ratio of 1 per 300 sf, but we are unclear where this standard is taken from. Based on 4,500 sf for the maintenance building, 23 spaces are required but only 10 are provided.
- 8) §168-22C requires parking spaces to be 9 x 18. The plan appears to show 9 x 18 although the dimensions are not noted.
- 9) §168-25G regulates signs in the I-3 district. The applicant has not provided sign details and compliance cannot be determined.
- 10) §168-27B regulates fences and walls and stipulates that no fence or wall shall be over 3 ft in side or rear yards. Also, fences may not be greater than 4 ft in rear yards. The plan calls for a 6 ft high fence, but the location is not completely clear. It appears to be in the front yard and violates the height provision.
- 11) Chapter 145 regulates the disturbance of steep slopes. The site contains steep slopes but none of the information required by code has been provided.

cc: John McMonagle, PE
John Barbarula, Esq.
Paul Darmofalski, PE, PP

Darmofalski Engineering Associates, Inc.

RER Topsoil LLC
Lot 1.03, Block 30, Riverdale
Drainage

08/14/07

We have reviewed the John MC Monagle Drainage Report and drawings for the proposed composting site and maintenance building at the end of South Corporate Road in Riverdale. The following are our comments:

1. There are no plans that delineate the existing or proposed sub-drainage areas or the flow path for the times of concentration. The existing contours would seem to indicate that the existing flow path is about double the 300-feet assumed on page 8. Additionally, the length of sheet flow is excessive and the statement that the existing surface is a fallow field are questionable since the site is described later as covered with brush and small trees.
2. On page 11, etc., the 2-year rainfall is given as 3.00-inches. This should be 3.5-inches per page 4 and should be used to compute the time of concentration. It is noted that none of the calculations use the proper rainfall intensities.
3. The grading and details shown on the drawings are not sufficiently clear to determine exactly what the proposed drainage patterns are. Calculations for Subcatchment 97S (e.g. page 19), which supposedly includes the roof of the building and the paved parking area, do not make sense. First the flow length for the roof is given as 50-feet with a slope of 0.0200, while the distance from the roof's peak to its eave is only 25-feet. The slope of the roof is not given, but it scales to be approximately 0.090 ft/ft. Since no gutters are shown it is unknown how the water from the north half of the roof is conveyed to the drainage system. The calculations show the pavement to have a flow length of 50-feet with a slope of 0.0200, while the drawings would indicate the flow length to be in excess of 160-feet and with a slope of 0.011.
4. Contours near the east and west ends of the southerly service road show vertical drops. Correcting these will change the configuration of some of the swales. In as much as the sizes and inverts were not shown it is not known if these are adequate. There are no calculations included for these.
5. No calculations are included for Settling Pond 102P or for any of the drainage culverts or ditches.
6. The calculations for the Detention Basin, 103P show the total contributory drainage area to be 1.435 ac. while the total drainage area given is said to be 2.14 ac. What happened to the rest?
7. The calculations indicate for Pond 103P surface areas and volumes that are inconsistent with those shown on the drawings. The calculation on page 31 gives the volume of 17,710 cu. ft. (656 cu. yds.), while the drawing indicates a volume of 360 cu. yds. On page 4 of the Stormwater Management Plan the volumes for 102P and 103P were originally given as 470 and 500 cu. yds. respectively, but on a second copy of this page these numbers were crossed out and 630 and 470 cu

yds. were inserted. In any case the basin shown on the drawings does not provide adequate storage capacity considering internal slopes of 1v:3h.

8. The calculations indicate that the bottom elevation of 103P to be 183.4, while the drawings indicate 184.3. No emergency overflow was provided; accordingly the top elevation of the berm can not be verified. The top width of the berm can not be less than 6-feet. It scales 3-feet. In addition access must be provided to the bottom of the basin for cleaning and maintenance.
9. The block walls around 102P (whichever type is used) are not watertight. In addition to the 6-foot wide berm that is required the material backing the walls must be reasonably impervious. Access to the bottom is also required.
10. Fences must be provided around both basins.

The Drainage Report must be completely redone and the drawings completed and corrected before the off-site flow requirements or the Stormwater Management Plan can be evaluated.

PHT SEWER BIDS

8/15/07

STACY CONTRACTING
CLIFTON, NJ

929,893.00

MONTANA

Lodi, NJ

1,189,038.00

MARVEE

VERONA, NJ

824,985.00