

March 4, 2020

Via E-Mail

Zoning Board of Adjustment
Borough of Woodcliff Lake
188 Pascack Road
Woodcliff Lake, New Jersey 07677

Attn.: Ms. Christina Hembree – Chairwoman

Re: **Variance Application – Completeness Review**
Applicant: Jonathan Blonde
6 Springhouse Road (Block 1104, Lot 1)
Borough of Woodcliff Lake, Bergen County, New Jersey
NEA File No.: WDLASPL20.016

Dear Chairwoman Hembree and Board Members:

Neglia Engineering Associates (“NEA”) has received and reviewed the following documents, submitted in support of the above-referenced application:

- A cover letter from Jennifer Berardo, of Price, Meese, Shulman & D’Arminio, P.C., dated January 3, 2019, received by this office on February 14, 2020;
- Borough of Woodcliff Lake Zoning Board of Adjustment Application, dated September 23, 2019;
- A Zoning Denial, from the Office of the Zoning Enforcement Officer of Woodcliff Lake, Mark Berninger, regarding the proposed improvements to the subject property, dated January 23, 2020; and
- An unsigned and unsealed engineering plan, entitled “Topographical Survey to Show Proposed Garage,” prepared by Steven L. Koestner, P.E., P.L.S., of Koestner Associates, dated July 2, 2019, last revised October 21, 2019.

1. Property Description

The subject property is a single lot identified as Block 1104, Lot, per the Borough of Woodcliff Lake Tax Map Sheet No. 11. The subject property is further identified as 6 Springhouse Road, and is located on the western side of Springhouse Road, between the intersections with Indian Drive and Overlook Drive, with Indian Drive located in the rear of the dwelling. The subject property would be considered a “through” lot, with frontage on both Springhouse Road and Indian Drive. The property consists approximately 1.150 acres, and is located within the R-30 (Residential One-Family District – 30,000 Square Feet) Zone, per the Borough of Woodcliff Lake Zoning Map.

The existing site is currently developed with a two (2) story frame and brick dwelling, with an asphalt driveway connecting to the north and south sides of the dwelling. Driveway access is provided directly onto Overlook Drive (no driveway access is provided to Springhouse Road or Indian Drive). Additionally, the subject property also includes an open front porch, rear patios, retaining walls, as well as landscaped areas.



The Applicant proposes to construct a detached, two (2) car garage in the northwest corner of the site. The Applicant also proposes to construct a retaining wall around the proposed garage, minor stormwater improvements, and the removal of four to five trees. The Applicant has indicated on the submitted documents that variance relief is requested for a side yard setback.

2. Completeness Review

- 2.1. The Applicant indicates that signed and sealed copies of the above-referenced engineering plan have been provided to the Borough with submission. However, the plan provided to our office bears neither a seal nor a signature and is therefore unacceptable. The Applicant shall furnish signed and sealed copies of the submitted plan to the Borough.

Should the Applicant comply with the above deficiency, NEA would take no exception to deeming this application to be substantially complete.

We trust you will find the above in order. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Engineering Associates

Evan M. Jacobs, P.E., P.P.
For the Borough / Board Engineer
Borough of Woodcliff Lake

- Cc: Meg Smith – Zoning Board Secretary (via e-mail)
S. Robert Princiotto, Esq. – Zoning Board Attorney (via e-mail)
Jonathan Blonde – Owner/Applicant (via USPS, 6 Springhouse Road, Woodcliff Lake, N.J. 07677)
Jennifer Berardo – Applicant's Attorney (via USPS, Price, Meese, Shulman & D'Arminio, P.C., 50 Tice Boulevard, Suite 380, Woodcliff Lake, N.J. 07677)
Steven L. Koestner, P.E., P.L.S. – Applicant's Engineer (via USPS, Koestner Associates, 61 Hudson Street, Hackensack, N.J. 07601)

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