

April 9, 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 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;
- 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
- Signed and sealed 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. Zoning Analysis Review

Below is a summary of the zoning and bulk requirements for the R-30 Residential One-Family District Zone, and the review for compliance therewith, for the subject property:

Zoning Analysis Table for Block 1104, Lot 1 (R-30 One Family Residential Zone)				
Description	Required	Existing	Proposed	Complies
Min. Lot Area (SF)	30,000	50,105	50,105 (No Change)	Yes
Min. Front Yard Setback (ft)	50	106.91	106.91 (No Change)	Yes
Min. Side Yard Setback – One (ft)	20	27.71	13.00	No [V]
Min. Side Yard Setback – Both (ft)	60	88.08	73.37	Yes
Min. Rear Yard Setback (ft)	50	99.40	99.40 (No Change)	Yes
Min. Lot Frontage (ft)	150	197.19	197.19 (No Change)	Yes
Min. Lot Depth (ft)	150	231.43	231.43 (No Change)	Yes
Max. Building Coverage (%)	15%	5.6%	6.73%	Yes
Max. Lot Coverage (%)	30%	28.76%	29.44%	Yes
Max. Building Height	2 ½ stories	2 stories	2 stories	Yes
	30 ft	26 ft	26 ft	Yes
<i>[V] denotes Variance Required</i>				

3. Variances & Deviations

The following variances and/or deviations related to the aforementioned Site Plan submission have been requested in conjunction with this application in addition to those identified in the above zoning table:

- 3.1 Minimum Side Yard Setback - One: As indicated in the table above, the Applicant proposes to construct a detached garage thirteen (13) feet from the northerly property line, which does not comply with the side yard setback requirement of 20 feet for the R-30 district. As such, a variance for the side yard setback is required.
- 3.2 The Applicant has proposed improvements upon the subject property which will require the granting of variances, summarized in the Zoning Analysis Table, above. N.J.S.A. 40:55D-70c sets forth the criteria for a Board to grant variance from bulk requirements of the zoning ordinance. Two types of “c” variances can be granted:
 - (c)1: In cases of hardship, such as “exceptional narrowness, shallowness or shape of specific piece of property,” or by reason of exceptional or unique topographic conditions, physical features, or an exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.
 - (c)2: Where the purposes of zoning would be advanced and the benefits derived by the variance would outweigh any detriments.

The Applicant must also satisfy the negative criteria of the statute for the granting of a “c” variance, wherein a variance can be granted only “without substantial detriment to the public good” and where it “will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.” As such, the Applicant shall provide testimony in support of the variances identified above.



4. Site Engineering Review Comments

- 4.1. The Applicant's professionals shall provide testimony addressing the design standards identified within the Borough Code as they relate to the proposed improvements.
- 4.2. The Applicant's professionals shall provide testimony in support of all required variance and waiver relief.
- 4.3. The Applicant shall provide testimony confirming that no additional easements, covenants, or deed restrictions exist on this property, beyond that which is shown on the plans.
- 4.4. 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 said certification provided to the Borough of Woodcliff Lake and NEA prior to the import of any material. Recycled material or demolished materials are not permitted for the purposes of backfilling a vacated excavation area. The engineering plan set shall be revised to include notation indicating the same.
- 4.5. The Applicant shall revise the plans to indicate that the all disturbed work areas are stabilized. The Applicant shall topsoil, seed, hay, and straw mulch to ensure lawn growth, where appropriate.

5. Grading, Drainage, and Utility Comments

- 5.1. The Applicant shall provide stormwater calculations, prepared by a New Jersey Professional Engineer, to demonstrate that the proposed chamber has adequate capacity to store/infiltrate a volume equal to a two (2) inch rainfall over the net increase in impervious area.
- 5.2. The Applicant proposes to construct a retaining wall of over 4 feet in height, including buried depth. As such, the Applicant shall provide structural stability calculations for the proposed terrace retaining wall, signed and sealed by a licensed professional engineer in the State of New Jersey. Furthermore, upon completion of the construction of this terraced wall, the Applicant shall provide a wall stability certification, signed and sealed by a licensed professional engineer in the State of New Jersey, indicating that the wall was built in accordance with the approved plans and calculations, and that the wall will support the intended load, given the site and soil conditions. Additionally, the Applicant shall revise the plans to indicate how the proposed retaining wall drainage is connected to the proposed stormwater conveyance systems. The Applicant shall provide such, along with a project-specific retaining wall construction detail, prior to construction. Additionally, NEA strongly recommends the Applicant provide a means of fall protection atop the proposed wall.
- 5.3. The Applicant shall revise the engineering plan set to indicate the locations of all proposed roof leaders for the garage. The Applicant shall clearly indicate the connection to the proposed stormwater conveyance system improvements, and provide hydraulic information, including, but not limited to, pipe diameter, material, invert, length, and slope.
- 5.4. The Applicant shall confirm if any utilities are proposed for the the garage. If such is proposed, the same shall be indicated on the engineering plans.

6. Landscaping and Lighting Comments

- 6.1. The Applicant proposes to remove four (4) trees to construct the garage and retaining wall. The Applicant shall verify that the construction of the wall (including geogrid) will not require additional trees to be removed. The Applicant shall revise the plans accordingly and submit the same to the Shade Tree Committee of Woodcliff Lake for review.

7. Final Comments

- 7.1. The Applicant shall obtain any and all approvals required by outside agencies, including but not limited to NJDOT, NJDEP, Bergen County Utilities Authority (BCUA), Bergen County, and Bergen County Soil



Conservation District, as well as the Borough of Woodcliff Lake Police Department, Fire Department, Emergency Management 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 to the Board upon receipt.

- 7.2. The Applicant is required to notify NEA twenty-four (24) hours prior to the start of any construction.
- 7.3. No building permits should be issued until approved final plans have been signed and received, and the Applicant has posted sufficient escrows to the Borough.
- 7.4. The above comments are based on a review of materials submitted and testimony provided to date. NEA reserves the right to provide new or updated comments as additional information becomes available.
- 7.5. Revised reports, plans and exhibits which are to be considered at the hearing, shall be submitted to the Board ten days prior to the scheduled hearing.

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

EMJ/kt

Cc: Meg Smith – Board Secretary (via e-mail)
S. Robert Princiotta, Esq. – Board Attorney (via e-mail)
Mark Berninger – Woodcliff Lake Construction Code / Zoning Official (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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