



COUNTY OF BERGEN
 DEPARTMENT OF PLANNING AND ENGINEERING
 Office of Development Review
 One Bergen County Plaza – 4th Floor • Hackensack, N.J. 07601
 Tel. (201) 336-6446 • Fax (201) 336-6449

James J. Tedesco III
 County Executive

Joseph A. Femia, P.E.
 Director/ County Engineer



Dkt # 1478-20
 cc: B. Casco Esq
 D. Lawlor AP
 M. Kelly PE
 Internal Dist.

September 2, 2020

Monarch Communities
 1359 Hooksett Road
 Hooksett, NH 03101

RE: Application #SP 8633
 Monarch Communities
 Sheet No.'s 4, 5, 7, 17 and 20 dated 7/17/20
 Block 82, Lots 1, 2-17, 26, 29 & 30
MAHWAH

To Whom It May Concern:

We regret to inform you that we cannot process your application until we have the following information (as required in the County Site Plan Review Ordinance):

1. The Applicant's design engineer must submit the County's Development Review Checklist and Low Impact Development Checklist.
2. Has the Applicant and his design team considered non-structural strategies and Green Infrastructure facilities in the design of the site? As per Section IX A.16. The Applicant is required to consider these. See Appendix G for recommendations.
3. Please provide a copy of the municipal engineer's latest design review.
4. The submitted Application Form says the application was filed with the Planning Board while the plan set has a title block for the Board of Adjustment. Please clarify in writing and correct as necessary. Provide date and status of review.
5. Sheet 4 - Indicate, by note, the existing impervious area, the proposed impervious area and the total **net** impervious area (**in square feet**).

CONTINUED ON NEXT PAGE

COUNTY OF BERGEN
Department of Planning & Engineering

Application #SP 8633
MAHWAH

September 2, 2020
Page 2

6. Provide two (2) signed and sealed copies of the property survey.
7. Sheet 5 - Indicate the lateral connections for all existing and / or proposed utility and sanitary sewer lines.
8. Sheets 4 and 17 - Indicate the surveyed centerline of the right-of-way of East Ramapo Avenue. The centerline shall be determined by all available field evidence. If there is no available evidence the applicant's agent should use existing survey information from other approved development applications to determine the location of the centerline.
9. Sheets 4 and 17 - Provide dimensions from the surveyed centerline of the right-of-way of East Ramapo Avenue to the existing curb line and the existing right-of-way line.
10. Sheets 4 and 17 - Indicate the surveyed centerline of the right-of-way of Franklin Turnpike. The centerline shall be determined by all available field evidence. If there is no available evidence the applicant's agent should use existing survey information from other approved development applications to determine the location of the centerline.
11. Sheets 4 and 17 - Provide dimensions from the surveyed centerline of the right-of-way of Franklin Turnpike to the existing curb line and the existing right-of-way line.
12. Sheets 4, 5 and 17 - Indicate the location and size of all trees, above-ground utilities, traffic control signs and other structures located within thirty (30) feet of the centerline of East Ramapo Avenue for a distance of one hundred (100) feet east and west of the proposed driveway.
13. Sheets 4, 5 and 17 - Indicate the location and size of all trees, above-ground utilities, traffic control signs and other structures located within thirty (35) feet of the centerline of Franklin Turnpike for a distance of one hundred (100) feet north and south of the proposed driveway.
14. Sheet 4 - Provide a sight distance triangle for a vehicle exiting onto East Ramapo Avenue. The position of the driver should be set at a point fifteen (15) feet behind the curb line. The driver's eye level should be set at a point three and a half (3.5) feet above the driveway pavement and the driver should be capable of seeing an object two (2) feet high placed in the center of all lanes. Dimension maximum clear sight distance.
15. Sheet 4 - Provide a sight distance triangle for a vehicle exiting onto Franklin Turnpike. The position of the driver should be set at a point fifteen (15) feet behind the curb line. The driver's eye level should be set at a point three and a half (3.5) feet above the driveway pavement and the driver should be capable of seeing an object two (2) feet high placed in the center of all lanes. Dimension maximum clear sight distance.

CONTINUED ON NEXT PAGE

16. Sheet 4 - Provide the following note: County sight distance criteria – The driver's position shall be fifteen (15) feet behind the curb line. The driver's eye level should be set at a point three and a half (3.5) feet above the driveway pavement and the driver should be capable of seeing an object two (2) feet high placed in the center of all lanes. Depicted sight distances reflect maximum clear sight distance.
17. Sheets 4, 5, 7 and 17 - The southern abutment for the railroad bridge over East Ramapo Avenue just west of the site needs to be depicted as it may interfere with the sight distance line looking west from the proposed driveway.
18. Sheets 4, 5, 7 and 17 – Fifteen (15) foot curb radii will be required on each driveway.
19. Sheets 4 and 17 - Indicate the width of the proposed driveways (measured along the property line) and curb cuts.
20. Provide a profile of the proposed Franklin Turnpike driveway for a distance of sixty (60) feet from the curb line. Provide top and bottom curb line elevations, right-of-way line elevation, road widening easement line elevation, sidewalk location with elevations for the front and back of the sidewalk. Indicate slope of the proposed driveway.
21. Revise the profile of the proposed East Ramapo Avenue driveway to include top and bottom curb line elevations, right-of-way line elevation, road widening easement line elevation, sidewalk location with elevations for the front and back of the sidewalk. Indicate slope of the proposed driveway.
22. Sheet 7 - Add flow direction arrows adjacent to each stormwater pipe
23. Sheet 7 – Depict all stormwater drainage facilities (inlets and manholes with grate [or rim] and invert elevations, and pipe type and sizes) in East Ramapo Avenue.
24. Sheet 7 - Label the Bio-retention Rain Garden as such.
25. Use Rainfall Frequency Data for Bergen County and not Morris County in the Stormwater Management Summary.
26. Sheet 7 - Relocate the notes obscuring the location and size of the proposed retention / detention basin on the Drainage Plan.

CONTINUED ON NEXT PAGE

27. Revise the Stormwater Management Summary (two [2] copies) to clearly show consideration of both the retention / detention system and the OCS. The Summary shall include all elements in the SPO including:
 - Superimposed plots of the pre- and post-development hydrographs for the 2, 10, 25 and 100-year storms;
 - a table comparing the pre- and post-development Q_p for the 2, 10, 25 and 100-year storms and percent reduction;
 - for the 25-year storm, Q_p post-development $<$ Q_p pre-development + 1 cfs for runoff entering County roadways and drainage facilities;
 - water quality controls;
 - groundwater recharge (if requesting an exemption [SPO IX, K, 3, b], provide mapping);
 - details for the detention structure including referenced tables;
 - All soil, SHWT, perc data etc. required by DEP BMP;
 - Provide DEP acceptance page for SingleTrap;
 - all computations and information required by the SPO.
28. The design shall comply with all applicable sections of the Site Plan Ordinance, County and state construction standards.
29. Use drainage details and construction standards approved by NJ DEP.
30. For any easements “to be abandoned” provide statement of agreement from easement grantee.
31. Add CI to sheet 6 of 21 and add elevations to contours. Provide two (2) copies.
32. Submit the Conservation Restriction (see Site Plan Ordinance page 89).
33. Please explain “flush area”.
34. Provide a construction sequence plan demonstrating how the infiltration area will be protected during construction to avoid compaction by heavy construction vehicles.

Revised plans (**four [4] copies**) incorporating the above shall be forwarded to this office for further review. ***Resubmission must include a cover letter indicating how each item is addressed. Plans submitted without a cover letter will not be reviewed.*** If all required information is received, the Site Plan Review Team will issue design recommendations, including but not limited to, road improvements, access / sight distance and drainage improvements. The reporting period will commence upon the receipt of these revised drawings.

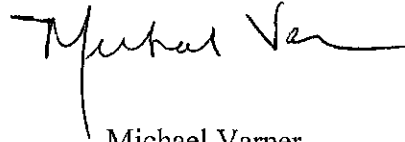
CONTINUED ON NEXT PAGE

COUNTY OF BERGEN
Department of Planning & Engineering

Application #SP 8633
MAHWAH

September 2, 2020
Page 5

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Varner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Varner
Principal Planner

c: Mahwah Board of Adjustment
Mahwah Construction Official
Beattie Law
Mahwah Town Center, LLC c/o Tomassella
Dynamic Engineering Consultants, PC
Site Plan Review Team