



RECEIVED MAR 17 2020

COUNTY OF BERGEN
DEPARTMENT OF PLANNING AND ENGINEERING
One Bergen County Plaza • 4th Floor. • Hackensack, N.J. 07601-7076
Tel. (201) 336-6446 • Fax (201) 336-6449

James J. Tedesco, III
County Executive

Joseph A. Femia
Director/County Engineer

Feb 12, 2020

657 Ridgewood, LLC
98 Main Street, 2nd Floor
Madison, NJ 07940-1813

Re: Application: SP 8467R1
657 Ridgewood, LLC
Block 4703; Lot 14
657 Ridgewood, LLC Proposed Fueling Station & Quick Service Restaurant w/Drive-thru Service Block
4703, Lot 14 657 Franklin Turnpike Village of Ridgewood, Bergen County, New Jersey Sheet No. 1
of 1 Amended Sign Variance Plan dated 7/8/19 and last revised 10/30/19
Ridgewood

Dear Applicant:

The above application was reviewed by the Bergen County Planning Board's Subdivision and Site Plan Review Committee at their Feb 11, 2020 meeting and was granted *conditional* approval as set forth on the enclosed Joint Report.

You should now submit your reproducible (mylar) drawing to the planner assigned to your application. When all of the requirements set forth in this letter are completed, the County will sign the mylar and release it to you for filing with the Municipal Construction Official (so that you can obtain a Building Permit). If the Joint Report is for a subdivision you must also file the mylar with the Bergen County Clerk within the time period prescribed by State Statute in order to perfect your subdivision.

PLEASE NOTE THAT CONSTRUCTION SHOULD NOT COMMENCE UNTIL FINAL COUNTY AND MUNICIPAL APPROVAL HAVE BEEN OBTAINED

In order to obtain final approval you must complete and submit all required items set forth below to:

Attn: Lori Haggerty, Recording Secretary
County Counsel, 5th Floor,
One Bergen County Plaza
Hackensack, NJ 07601
201-336-6177
LHaggerty@co.bergen.nj.us

Checks: It is your responsibility to submit checks, as set forth in Section "B" of the Joint Report, payable to the County of Bergen, (**do not combine fees**) including but not necessarily limited to:

- Processing Fee.
- Final Approval Fee.
- Inspection Fee.

Performance Guarantee: If Section "C" of the Joint Report requires a Performance Guarantee, you can submit one of three authorized forms: (1) a surety bond issued by a surety company; (2) a two-year unconditional letter of credit issued by a financial institution; or (3) a *certified* or *bank check* payable to the County of Bergen. Please note that pursuant to State Statute (N.J.S.A. 40:55D-53a and 40:55D-53b) the Department of Community Affairs, Division of Local Government Services has approved standardized forms for performance surety bonds, maintenance surety bonds and irrevocable standby letters of credit. These forms are located in N.J. Zoning and Land Use Administration by Cox as Appendix Form Nos. 25, 25A, 25B and 25C. The County is required to accept the State's forms. Any other form of a guarantee must be approved by the County Counsel's office.

Developer's Agreement: Three duplicate originals of the Developer's Agreement between the County of Bergen and you will be forwarded under separate cover from the Office of County Counsel to your attorney. Please execute the Developer's Agreement and return it to County Counsel (attn.: Lori Haggerty) in accordance with the Memorandum of Instructions.

Deed(s) of Easement or Dedication: If the Joint Report requires a deed, please complete the appropriate forms and return to County Counsel (attn: Lori Haggerty). Each deed shall contain a metes and bounds description describing the additional property being conveyed to the County along with a parcel map. When submitting the deed please also send a copy of the metes and bounds description along with the parcel map to the planner assigned to your application. If you have additional questions regarding deed language please contact Lori Haggerty.

The County Executive or County Administrator will execute the Developer's Agreement *after* receipt of all of the required checks, the performance guarantee, the proposed deed(s) of easement and the Developer's Agreement executed by you as the Applicant. Thereafter a fully executed Developer's Agreement will be forwarded to you. If the mylar has also been submitted, your approval will then be marked as "final."

Questions: For general questions, including but not limited to the status of your approval, the technical details of your application (i.e. contents of the Joint Report, your plan, metes and bounds descriptions for deeds of easement, etc.) please contact the planner assigned to your application.

Be advised that your project will not be deemed complete until you have contacted the county inspector at (201) 336-6815 so that he may conduct a final inspection. Only after the County has received a satisfactory inspection report from the inspector can your performance guarantee/cash be released. **YOUR PERFORMANCE OBLIGATION WILL NOT BE RELEASED UNTIL YOU SCHEDULE A FINAL INSPECTION.** If the inspection involves survey monuments, you must supply him with the GPS coordinates *before* he does a field inspection of the monuments.

In the event that none of the above persons are able to resolve your question, Lori Haggerty will forward the issue to the County Counsel for resolution.

In closing, please note that all communications should reference the Application's SP or SD number as well as the project's name.

Sincerely,



Eric V. Timsak, P.P.
Supervising Planner

Encl.

C: Ridgewood Planning Board; Board Engineer; Construction Official (w/ Joint Report)
Dynamic Engineering Consultants, PC (w/ Joint Report)
K & L Gates, LLP (w/ Joint Report)
Lori Haggerty



COUNTY OF BERGEN

Department of Planning & Engineering

One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601-7076 (201) 336-6446

This Joint Report has been prepared by the Department of Planning & Engineering on behalf of the Bergen County Planning Board indicating the Requirements and Conditions for Final Approval of the following-named Application.

THIS REPORT DOES NOT REPRESENT APPROVAL

SP 8467R1 - RIDGEWOOD

Page 1 of 2

A: GENERAL INFORMATION:

1. Title: 657 Ridgewood, LLC Proposed Fueling Station & Quick Service Restaurant w/Drive-thru Service - Block 4703, Lot 14 657 Franklin Turnpike Village of Ridgewood, Bergen County, New Jersey Sheet No. 1 of 1 Amended Sign Variance Plan dated 7/8/19 and last revised 10/30/19
2. Municipality: RIDGEWOOD County Road Affected: FRANKLIN TURNPIKE
3. Location: 657 Franklin Turnpike
4. Project Data:

Plot Area (Acres):	0.58	Block #:	4703	Lot #:	14
Proposed Use:	Commercial	No of Dwelling Units:	0		
Parking Stalls:	Existing: 10	Proposed: 2	Total: 12		
Building Area (sq.ft):	Existing: 1,700	Proposed: 0	Total: 1,700		
Impervious Area (sq.ft):	Existing: 20,529	Proposed: 0	Total: 20,529		
5. Notes: None
6. Project Description:

The Applicant proposes a minor site improvement. A new business sign will be added to the plan.
7. Applicant: 657 Ridgewood, LLC Phone: (973) 615-2032
98 Main Street, 2nd Floor, Madison, NJ 07940-1813
8. Attorney: K & L Gates, LLP Phone: (973) 848-4016
Attn: John M. Marmora, Esq., 1 Newark Center, 10th Floor,
Newark, NJ 07102-5237
9. Owner: Same as Applicant Phone:
10. Preparer: Dynamic Engineering Consultants, PC Phone: (732) 974-0198
Attn: James E. Henry, PE, PP, 1904 Main Street, Lake Como,
NJ 07719-2953
11. Purchaser: None Phone:

B. REQUIREMENTS AND CONDITIONS FOR APPROVAL:

1. This Joint Report supersedes Joint Report 8467, dated 1/16/2018, to reflect the addition of a business sign in the county road widening easement and the addition of two (2) additional parking stalls. All other requirements and conditions of the prior Joint Report, not modified by this Joint Report, shall remain in full force and effect.
2. A check in the amount of \$300.00 (made payable to the County of Bergen) shall be forwarded to the Department of Planning and Engineering, Division of Land Use, to cover the Reprocessing Fee.
3. A check in the amount of \$40.00 (made payable to the County of Bergen) be forwarded to the Department of Planning and Engineering, Division of Development Review, to cover the Processing Fee.



245 Main Street, Suite 204
Chester, NJ 07930
Ph: (908) 879-9229
Fax: (908) 879-0222



4. A check in the amount of \$250.00 (made payable to the County of Bergen) be forwarded to the Department of Planning and Engineering, Division of Development Review, to cover the Final Approval Fee.
5. The proposed freestanding business sign shall maintain the depicted minimum eight (8') foot clearance from the ground.
6. The Applicant / Property Owner shall be responsible to maintain sight lines, along the Franklin Turnpike frontage. This includes the removal of any identified obstructions (e.g. trees, limbs, branches, walls and ground brush) within the county right-of-way / existing road widening easement area.
7. If/when required by the County, in writing, the Property Owner shall be required to remove the freestanding sign from the county road widening easement at the owner's sole cost and expense.
8. The sheet(s) referenced in Section A-1 above, incorporating any revisions required by this report, shall be submitted to this office in reproducible format (mylar, vellum, sepia) for signature and sealing.

C. ADA REQUIREMENTS:

None

D. PERFORMANCE GUARANTEE:

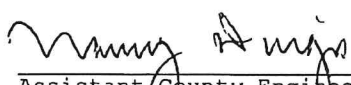
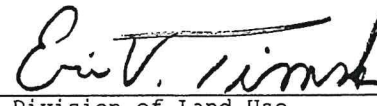

See Joint Report #SP 8467

E. COMMENTS:

1. Road widening and/or Easement requirements are imposed pursuant to County road width standards contained in Resolution #10-75 which was adopted in accordance with the Master Plan.

F. RECOMMENDATIONS:

None

	P.E. 	P.P. 
Assistant County Engineer	Division of Land Use	
DATE 2-6-2020	DATE	DATE 2/6/20
		TWC 1/29/20
		1/29/20
		TWC 1/29/2020

BERGEN COUNTY DEPARTMENT OF PLANNING & ENGINEERING

JOINT REPORT ADDENDUM

In accordance with N.J.S.A. 40A:11-18 only manufactured products of the United States, wherever available, shall be used to work to be performed, as noted in Section D of the attached Joint Report, in the County right-of-way or other property belonging to the County.

Curb Specifications

Curb shall be Bergen County standard 8"x9"x20" with an 8" vertical face, or as required in the attached Joint Report. Curb shall be shaped and with joints as noted on standard detail drawing. Curb grades shall be set so that the new pavement widening shall be a 2% cross slope from the edge of the existing pavement to the new curb line.

Concrete shall be Class B air entrained. Cement shall be Type II or as approved by the County Engineer.

Road Specifications

Minimum specifications for pavement to be installed on the subject County road(s) are as follows:

- (1) Sub-grade shall be shaped and compacted and when finished, it shall conform to the required grade and contour; then
- (2) Eight (8") inches of dense graded aggregate base course; then
- (3) Six (6") inches of superpave hot mix asphalt base course 19M64 in 2-3" lifts; then
- (4) Two (2") inches of hot mix asphalt surface course 12.5M64.

All as specified in Section 401 of the 2007 N.J.D.O.T. Standard Specifications.

The geometric shape of the newly installed pavement shall have a 2% slope from the edge of the existing pavement to the new curb line or proposed edge of pavement and shall conform to proper design as approved by the County Engineer.

Inspection

YOU ARE TO NOTIFY THE BERGEN COUNTY INSPECTOR (Gary Hemmer @201-336-6815) AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AFFECTING COUNTY ROAD FACILITIES SO THAT THEY MAY HAVE AN INSPECTOR ON THE JOB DURING THE COURSE OF THE WORK.

If they are not so notified and the work is completed without their inspection, certification by the Project Engineer as to the specifications used in construction will be required. You will be charged for any testing required by the County to confirm compliance with County specifications. Non-compliance with these specifications may result in complete rejection of work completed and a delay in the release of any performance guarantee.

No work affecting County roads shall be done on Saturdays, or holidays without prior permission from the Bergen County Operations Division. Also, be advised that the opening of County roads for utility installation, whether these roads are bonded under this real estate development or not, will not be permitted during the period of November 15 to March 15, inclusive in accordance with Sections 13 & 14 of the Application for Road Opening Permit.

Other

The County reserves the right to impose such traffic regulations and controls as may, from time to time be necessary to assure the efficient and safe movement of traffic on the County road.

Any revisions to work required in the County's right-of-way shall be submitted to the Department of Planning and Engineering for review and approval.

**COUNTY OF BERGEN, STATE OF NEW JERSEY
DESCRIPTION OF GPS COORDINATED MONUMENTS**

SURVEYOR NJ.LIC#
(Print Name & License #)

DATE

(Signature & Seal of P.L.S.)

MUNICIPALITY

MUNICIPALITY

MONUMENT NO. BLOCK AND LOT

MONUMENT NO. BLOCK AND LOT

ROAD

ROAD

LOCATION

LOCATION

TYPE

TYPE

SET IN

GROUND

SET IN

GROUND

REMARKS

REMARKS

DATE SET

LAST RECOVERED

DATE SET

LAST RECOVERED

ELEVATION

DATUM NAVD 88

ELEVATION

DATUM NAVD 88

X-COORD. (EAST)

DATUM NAD 83

X-COORD. (EAST)

DATUM NAD 83

Y-COORD. (NORTH)

Y-COORD. (NORTH)

DISTANCE FROM MONUMENT

TO MONUMENT

IS

GRID BEARING

INCLUDE APPLICABLE INFORMATION:

* APPLICATION NUMBER FOR SITE PLANS AND/OR SUBDIVISIONS.

* COUNTY IMPROVEMENT JOB NUMBERS.

* INCLUDE ORIGIN OF GPS MONUMENTS.

LOCATION AND TIE SKETCH

MON. _____

LOCATION AND TIE SKETCH

MON. _____

Dec. 12, 2008

JL:mk