

CONKLIN ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 282
29 CHURCH STREET, RAMSEY, NJ 07446

May 21, 2020

Mr. Jane Wondergem
Planning Board Administrator
Village of Ridgewood
141 N. Maple Avenue
Ridgewood, NJ 07451

RECEIVED
MAY 20 2020
RIDGEWOOD
PLANNING BOARD

Re: Retaining Wall Reconstruction
Hopper Condominium Association, Inc.
Block 4104, Lot 3

Dear Mrs. Wondergem,

The 36 Unit Hopper Ridge Townhomes located on 10.3 acres at the end of Durar Avenue date to the late 1980's. The site is located in the R-1A Zone wherein single-family attached residences are a permitted use. A major feature of the site are the three on-stream detention basins which flow through a headwater tributary of the Ho-Ho-Kus Brook. The center townhomes are clustered around and above the detention ponds atop dated landscape tie crib walls. These large crib walls are nearing the end of their useful life and need to be replaced. A split faced textured geogrid reinforced Keystone Compact segmental modular concrete block wall located in front of the three existing walls is proposed as the recommended and aesthetic solution to the replacement need.

Replacement of the Three Walls is a Need not a Want
"The Walls are between a Rock and a Hard Place"

Specifically the on stream Detention Ponds and the Private Asbestos Concrete Sewer Pipe

The project challenges include:

- A) Difficult construction.
- B) Difficult access.
- C) Adjacent to three manmade detention ponds and a tributary of the Ho-Ho-Kus Brook.
- D) NJDEP standards including Riparian Zone Vegetation Disturbance.
- E) In-place replacement would require excavation into the bank.
- F) Private Sanitary sewer to the rear of the existing wall!
- G) Patios and decks overlap the existing crib wall.
- H) Coordination of Village, SCD & NJDEP Approvals.
- I) Coordination of the reclamation, restoration and enhancement of the ponds with the Bergen County Mosquito Commission if the opportunity presents itself.
- J) Significant expense. Bottom end expense is in the range of \$ 400,000+. Additional expense would be in increments of \$50,000.00-\$100,000.00.

This is a Major Site Plan Application for Amended Site Plan Approval to replace the dated landscape tie crib walls with a modern improved aesthetic alternative in a slightly modified location.

Please find the following documents and plans:

- 1) Village of Ridgewood-Application for Development
- 2) 190-73 Preliminary Major Site Plan Checklist. Note that waivers are requested of cost generative checklist items, which are not directly related to the retaining wall replacement.
- 3) 190-74 Preliminary Major Site Plan Checklist. Note that waivers are requested of cost generative checklist items, which are not directly related to the retaining wall replacement.
- 4) Major Soil Movement Application.
- 5) 2020 Site Grading and Stormwater Control Plan Checklist.
- 6) Tree Removal Application Form.
- 7) \$500.00 application fee based on 10,000 SF of disturbance.
- 8) \$300.00 fee for the 916.5 SF of the footprint of the walls.
- 9) \$3200.00 Escrow Fee.
- 10) \$150.00 Variance Fee for height of wall.
- 11) \$600.00 Variance Escrow.
- 12) Minor Soil Movement Fee of \$708.70 for a gross soil movement of 1,393 CY.

Three copies of the following:

- 1) Color photographs of the three walls.
- 2) Seven (8) sheet Retaining Wall Replacement Plans by Conklin Associates, dated 12/17/19, last revised 12/28/20
- 3) Outbound Survey, Lot 3.01-Block 4101, Durar Avenue, Village of Ridgewood, Bergen County, New Jersey for Hopper Ridge Condominium Association, dated 2/16/20.
- 4) Final Site Plan for the Hopper Ridge Townhomes by Andrew Marshall, PE and Barry Poskanzer, AIA, date 8-21-86, last revised 5/8/90.
- 5) Crib Wall Location Plan, Sections and Details, dated 6/6/1983 by Barry Poskanzer, AIA
- 6) Original Hopper Ridge Landscaping Plan.
- 7) Major Subdivision, Hopper Ridge Inc., Filed Map 8131, dated June 15, 1983.
- 8) Cedar Hill Homes, Inc, Filed Map 4610.
- 9) Village of Ridgewood Tax Map Sheet 41.01.
- 10) Hopper Ridge, Inc Variance, Final Subdivision and Preliminary Site Plan Approval Resolution, dated February 15, 1983 by the Ridgewood Planning Board.
- 11) Final Site Plan Resolution Approval, Hopper Ridge, Inc, dated January 16, 1990.
- 12) Village of Ridgewood Ordinance No. 1885 vacating portions of Durar & Hopper Avenue.
- 13) Design Standards, Retaining Walls Replacement, Hopper Ridge Townhomes.
- 14) Johnson Soils Geotechnical Engineering Report, dated January 8, 2020.
- 15) Design calculations for the maximum wall height section for each of the three (3) geogrid reinforced Keystone Compac III segmental concrete block walls.
- 16) July 20, 2017 correspondence to the Planning Board.
- 17) July 25, 2017 Completeness Memorandum by Ms. Brigitte Bogart, PP, Village Planner.

- 18) Minutes of the September 12, 2017 meeting with the Ridgewood Village Professionals
- 19) Minutes of the February 7, 2017 meeting with the Ridgewood Engineering Department.
- 20) Minutes of the June 7, 2017 meeting with the NJDEP.
- 21) Certified Property Owners List within 200' to be updated).
- 22) Soil Movement Quantity Summary.
- 23) Steam Stat Report of the Ho-Ho-Kus Brook.
- 24) Stage Storage Summary of the Hopper Ridge On-Stream Detention Basins.
- 25) Site Plan Waiver Application to the Bergen County Planning Board.
- 26) Application to the Bergen County Soil Conservation District.

Specific Approvals being requested include;

- 1) Amended Site Plan Approval to replace the function of the dated landscape tie crib walls with split face Geogrid Reinforced "Pecan" Keystone Compac Segmental Concrete Block Retaining Walls in front of the existing walls.
- 2) The gross soil movement of 1,393 CY meeting the classification of a Minor Soil Permit.
- 3) The relocation and construction of the walls shall require a variance/waiver of the Village Riparian Zone ordinance at 190-120 H. These waivers and variances need to be coordinated with the NJDEP LURP Individual Permits.
- 4) For construction and efficiency purposes, the two tier walls are proposed to be replaced with single walls. This requires a wall to be slightly higher than 12' triggering a variance of 190-124 F (3) (c) (3) which limits walls to a 12' height.
- 5) Waiver of cost generative Site Plan Checklist items not directly related to the retaining wall replacement.
- 6) Any other Approvals, Waivers and Variances the Board deems necessary.

I trust the above summary is helpful. I can be reached at tibor@conklinassociates.com or 201-327-0443. The contact for HCA is Mr. Thomas Buda, 41 Kira Lane, Ridgewood, NJ 07450, crb26@live.com. Thank you for your assistance.

Very truly yours,

Tibor Latincsics, P.E., P.P.

cc: Hopper Condominium Association. Inc
David Rutherford, Esq.
Chris Rutishauser, PE