

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

May 21, 2020

Mr. Michael Varner
Bergen County Planning Board
One Bergen County Plaza
Hackensack, NJ 07601-70006

**Re: Lot 3, Block 4104
Ridgewood, NJ
Hopper Condominium Association, Inc.**

Dear Michael,

Enclosed is an Application for Site Plan waiver for Lot 3, Block 4101 in Ridgewood, NJ.

Please find the following forms, plans, and documents:

- 1) Four (4) copies of the Application for Site Plan Approval form.
- 2) \$250.00 Waiver Application Fee.
- 3) One Copy of plan titled "Retaining Wall Replacement, Lot 3, Block 4104, Village of Ridgewood, Bergen County, NJ, dated 12/17/19".

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.

RDGW-B4104-L3-Varner

- 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 \$50,00.00-\$100,000.00.

This project is a retaining wall replacement project. As the Village of Ridgewood will classify it as a "Amended Site Plan", that may trigger BCPB jurisdiction. Clearly no county facilities are impacted. A waiver is requested.

I am available at 201-327-0443 or tibor@conklinassociates.com to answer any questions. Thank you for your assistance.

Very truly yours,

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

cc: Hopper Condominium Associates
David L. Rutherford, Esq.

SITE PLAN

James Tedesco III
County Executive



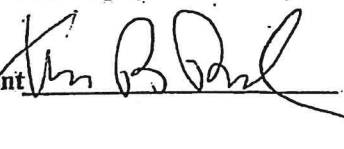
Application # SP

COUNTY OF BERGEN
Department of Planning & Engineering
One Bergen County Plaza, Hackensack N.J. 07601-7000 (201) 336-6446

APPLICATION FOR SITE PLAN APPROVAL

The undersigned hereby applies for approval of the accompanying site development plan. Four (4) copies of this Application accompanied by the Initial Investigation Fee and four (4) copies of the plan conforming to the minimum requirements as outlined in Section III, Site Plan Details, of the County of Bergen Site Plan Review Resolution. Permission is given to walk the property for review purposes. We acknowledge that the reporting period set forth in N.J.S.A. 40:27-6.7 shall not begin to run until this application and accompanying plans are COMPLETE IN ALL RESPECTS. We acknowledge and agree that if this application is not completed within one year of the date of filing, it will be subject to administrative dismissal without prejudice. The copies of the plan submitted for review should be FOLDED, not rolled.

(1) Municipality **Ridgewood**

(2)**Signature of Applicant/Agent 

(3) Project Name: **Hopper Condominium Association** (4) Full Project Description:

(5) Location (Street address & nearest intersecting street) **41 Kira Lane**

(6) County Facilities Affected

(7) Block(s) **4104**

(8) Lot(s) **3**

(9) Plot Area (ACRES)

(10) Proposed Use

(11) if residential indicate number of Dwelling Units

(12) Number of Parking Spaces Existing

New

Total

(13) Tot. Area of Bldg. (All Floors) Existing

Sq. Ft.

New

Sq. Ft.

Total

Sq.Ft.

(14) Impervious Area Existing

Sq. Ft.

New

Sq. Ft.

Total

Sq.Ft.

(15) This plan has also been filed with the following municipal agencies:

Planning Bd. (Date)

Bd. Of Adjustment (Date)

Const. Official (Date)

Status

Name, Address and Telephone Number of

(16) Applicant **Hopper Condominium Associates, Inc., 41 Kira Lane, Ridgewood, NJ 07450**

(17) Attorney

(18) Property Owner **Hopper Condominium Associates, Inc., 41 Kira Lane, Ridgewood, NJ 07450**

(19) Plan Preparer **Tibor Latincsics, P.E., P.P., Conklin Associates, 29 Church Street, Ramsey, NJ 07446, 201-327-0443**

(20) Contract Purchaser

****ALL FIELDS MUST BE FILLED OUT. INCOMPLETE FORMS WILL BE RETURNED**

PLEASE SEE FEE SCHEDULE FOR FEES

FOR OFFICIAL USE ONLY

RECEIVED

Application/Fee Reproducible Plan

Processing Fee

Deed

Performance Guarantee Soil

Other

Date

Approved Plan Received by:

(Please print)

(Signature)

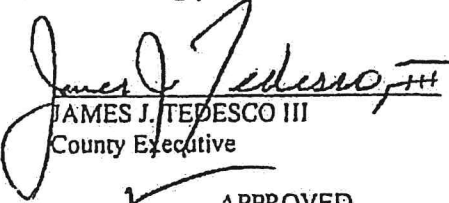
SECTION I. The following fee schedule shall be adopted as the *Site Plan Review Fee Schedule of the County of Bergen*:

Initial Filing Fee	\$1,500.00
Public Advocate Fee	\$250.00
Processing Fee/per stall	\$20.00
Final Approval Fee	\$250.00
Inspection Fee - 6% of Performance Guarantee	(min.) \$350.00
Reprocessing Fee (Revised Joint Report)	\$300.00
Permit to Connect to County Storm Drain - per connection	\$600.00
Extension Fee - Appl. Must be approved within (1) calendar year of filing date, or Applicant will be required to submit a written extension request along with extension fee.	\$300.00
Waiver Fee - per waiver applied for	\$150.00
Exemption Fee - one (1) copy of plan & completed County application	\$250.00
Violation Fee Initial (Additional \$100/week from date of written notification until application receives final approval)	\$125.00
Outdoor Dining Encroachment Fee - per seat, based on seating plan	\$100.00
Residential Driveway - Road Access Permit Fee For review of a proposed driveway on a County road not subject to Site Plan Approval or Exemption	\$500.00
Cellular Towers - Processing Fee Per Antenna (max \$750.00, per Ord. 03-48, 12/17/03)	\$250.00

SECTION II. This Ordinance shall become effective upon adoption and publication as required by law and upon approval of the Bergen County Executive.

SECTION III. All prior Ordinances or Resolutions or portions thereof of the Bergen County Board of Chosen Freeholders inconsistent herewith, be and are hereby repealed.

SECTION IV. If any clause, section or provision of this Ordinance is declared invalid by a Court of competent jurisdiction, such position shall be deemed a separate distinct and independent provision and shall not affect the validity of the remaining portion hereof.


 JAMES J. TEDESCO III
 County Executive

☒ APPROVED

☐ REJECTED