

CONKLIN ASSOCIATES
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Mr. Michael Cafarelli
Planning Board
Village of Ridgewood
141 N. Maple Avenue
Ridgewood, NJ 07451

July 20, 2017

Dear Mr. Cafarelli,

In preparation for an Informal Review Concept Presentation before the Planning Board on Tuesday, August 1, 2017, please find the following documents and plans;

- 1) Informal Review Application Form signed by Tom Buda of the Hopper Condominium Association (HCA).
 - 2) \$ 200.00 Application Fee.
 - 3) \$ 800.00 Escrow Fee.
- Sixteen copies of the following;

- 4) Preliminary Site Plan for the Retaining Wall Reconstruction.
- 5) Six color photographs of the three walls.
- 6) Minutes of the February 7, 2017 meeting with the Ridgewood Engineering Department.
- 7) Minutes of the June 7, 2017 meeting with the NJDEP.

The 36 Unit Hopper Ridge Townhomes located on 10.3 acres at the end of Durar Avenue dates to the mid 1980's. A major feature of the site are the on-stream detention basins through which a headwater tributary of Ho-Ho-Kus Brook flows. The 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 single textured faced geogrid reinforced modular concrete block wall located in front of the existing walls is proposed as the most cost effective and aesthetic solution to the challenge. The project challenges include;

- A) Difficult construction.
- B) Difficult access.
- C) Adjacent to manmade detention ponds and a tributary of the Ho-Ho-Kush Brook.
- D) NJDEP standards including Riparian Zone Vegetation and a Hardship Waiver.
- E) In-place replacement would require exaction into the bank.
- F) Private Sanitary sewer to the rear of the existing wall!
- G) Coordination of Local & NJDEP Approvals.
- H) Significant expense. Bottom end expense is in the range of \$ 400,000. Additional expense would be in increments of \$ 100,000.00

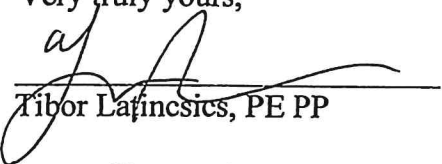
Replacement of the Three Walls is a Need not a Want.
The Walls are between a Rock and a Hard Place, specifically the Detention Ponds and the
Private Asbestos Concrete Sewer Pipe

Specific matters the HCA wishes to review with the Planning Board beyond the project challenges include the following;

- 1) Clarification of the Planning Board jurisdiction. We presume this may require an Amended Site Plan Approval.
- 2) The gross soil movement is in excess of 3000 CY meeting the classification of a Major Soil Permit, thus referred to the Planning Board under 246-10.
- 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 and reconciled with the NJDEP LURP Individual Permit with Hardship Waiver.
- 4) For constriction and efficiency purposes, the two tier walls are proposed to be replaced with single walls. This may require a wall to be slightly higher than 12' in one location triggering a variance of 190-124 F (3) (c) (3) which limits walls to a 12' height.

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, crb26live.com. Thank you for your assistance.

Very truly yours,



Tibor Lafincics, PE PP

cc: Hopper Condominium Association
Mr. Chris Rutishauser, PE
Mr. Thomas Yotka