



# Memorandum

MEMO TO: Village of Ridgewood Planning Board

FROM: Maryann Bucci-Carter, PP, AICP

DATE: June 25, 2020

**Re: *Hopper Condominium Association  
c/o Thomas Buda, 41 Kira Lane  
Preliminary & Final Major Site Plan Approval  
Planning Review Letter # 1  
Block 4104, Lot 3  
Ridgewood Village, New Jersey  
Zone R-1A – Single Family Residential  
Our File: HVRP4104.01  
Application No.: ZBA-19-42***

As per your request, our office has reviewed the above referenced application. The following documents were reviewed for this application:

- Application form;
- Ridgewood soil permit application;
- Ridgewood site grading and stormwater control checklist;
- Subdivision Map of Cedar Hill Homes, Inc., revised to 8-14-53;
- Ridgewood tax map sheet 41.01;
- Major Subdivision Map of Hopper Ridge Inc., revised to 6-10-83;
- Landscape Plan for Hopper Ridge Townhouses, revised to 1-11-83;
- Crib Wall Location Plan, Sections and Details, revised to 88-83;
- Final Site Plan, Hopper Ridge Townhouses, revised to 5-4-90;
- Planning Board Resolution Approving Hopper Ridge Townhouse application dated 2-15-83;
- Planning Board Resolution Approving Final Sit Plan for Hopper Ridge Townhouses dated 1-16-90;
- 1985 Ridgewood Ordinance vacating a portion of Hopper Avenue;
- Completeness Memorandum by Bridget Bogart dated 7-25-17;
- Minutes of staff meetings prepared by Conklin Associates dated 9-12-17, 2-7-17 & 6-7-17;



Village of Ridgewood Planning Board of  
Adjustment Re: Hopper Condominium Association  
Retaining Wall Site Plan Review

June 25, 2020  
Our File No.: HVRP4104.01  
Page 2

- Geotechnical Engineering Report by Johnson Soils dated 1-8-20;
- BCSCD application and cover letter dated 5-21-20;
- BCPB Site Plan waiver request dated 5-21-20;
- Design Standards for the retaining wall replacement; and,
- Retaining Wall Replacement Plan by Conklin Associates revised to 2-28-20 consisting of 8 sheets.
- Outbound Survey, Block 4104, Lot 3.01, dated 2-16-20;

### **1. Summary of Application**

The applicant, Hopper Condominium Association Inc. is seeking preliminary and final major site plan approval to construct a split faced textured geogrid reinforced Keystone Compact segmental modular concrete block wall in front of three existing crib walls that are at the end of their useful life. The existing crib walls will remain and be supplemented by the new wall in front of the existing walls. As part of the project the existing retention ponds will be modified and restored.

### **2. Variances Required**

**§190-124 F(3)(c)(3):** A maximum wall height of 12' is permitted, approximately 13' proposed.

**§190-120H:** This section of the code regulates development within riparian zones. A variance is required as this type of development is not permitted in the riparian zones.

### **3. Variance Types**

"c" variances are being requested for this application. The proposed variances would fall into the category of a "c"(2) Bulk Variance. Applicant should provide testimony as to:

- i. Positive Criteria
  - a. Purpose of Municipal Land Use Law will be promoted by the proposed deviation; and
  - b. The benefits of the deviation substantially outweigh the detriments.
- ii. Negative Criteria
  - a. The proposed deviation will not result in a substantial detriment to the public welfare; and
  - b. The proposed deviation will not substantially impair the intent and purpose of the master plan and the zoning ordinance



Village of Ridgewood Planning Board of  
Adjustment Re: Hopper Condominium Association  
Retaining Wall Site Plan Review

June 25, 2020  
Our File No.: HVRP4104.01  
Page 3

### **3. Master Plan Compliance**

The existing townhouse use is consistent with the Master Plan. Retaining walls within developments is not addressed in the Master Plan.

### **4. Comments**

- a. The application is essentially a costly and complicated maintenance/repair project being undertaken by the homeowner's association. Once completed, the project will be exclusively used by and predominately only seen by the residents within the homeowner's association. Because of this it is reasonable to be largely deferential to the HOA regarding the aesthetics of the project.
- b. While the specific requirements of the Village's Riparian Zone Ordinance cannot be met, the applicant should testify to the Board's satisfaction how they are promoting the purpose and intent of the ordinance.
- c. A proposed landscape plan was not found. Given the myriad of approvals required for the project and the likelihood of field modifications once underway, it would seem reasonable to defer the landscape plan, to be approved by the Village Engineer, prior to final approvals.

Please do not hesitate to contact me at [mbcarter@RidegewoodNJ.net](mailto:mbcarter@RidegewoodNJ.net) if you have any questions.

Sincerely,  
**CME Associates**

Maryann Bucci-Carter, PP, AICP  
*Project Leader*