

CONKLIN ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
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Minutes of September 12, 2017 Meeting
Hopper Ridge Retaining Wall Replacement & Reconstruction (R&R)

- I. Location; Ridgewood Village Hall, Engineering Department Conference Room.
 - II. Attendees; Mr. Chris Rutishauser, PE, Village Engineer
Ms. Bridgette Bogart, Village Planner
Mr. Thomas Yotka, Construction Code Official
Ms. Paula Perez, Assistant Zoning Officer
Mr. Joel Schumer, Hopper Ridge Homeowners Association
David Rutherford, Esq.
Mr. Tibor Latincsics, PE, Conklin Associates
1. Scope and challenges for the replacement of the landscape timber crib walls was viewed by Tibor. The regulatory challenges are as daunting as the access and actual construction. As per prior correspondence, it is anticipated that Waivers and Variances shall be required for the most practical replacement wall. The most practical replacement wall is based on the premise of constructing a new geogrid modular block concrete wall in front of the existing wall.
 2. The application will be deemed an Amendment to the original Site Plan Approval. Application shall be classified a Major Site Plan. Waiver requests of the Major Site Plan checklist items not directly related to the retaining wall replacement are anticipated.
 3. Soil Movement primarily import shall exceed 3000 C.Y. This shall be deemed a Major Soil Movement application. CR advised that in presenting the Soil Movement the following are important items.
 - a. Truck routes.
 - b. Identification of typical daily truck traffic as opposed to the total truck traffic.
 4. Submission of copies of the original approved Site Plan would be helpful to the Planning Board. It is significant that the retaining wall is in the center of the site, remote and not visible from all neighbors. The distance of the retaining wall from the northern property line should be identified.

5. Tibor advised that the construction shall require a NJDEP LURP Individual Permit with Hardship Waiver due to riparian zone impacts. Hopper Ridge shall request that the NJDEP Riparian Zone standards supersede the Village Ordinance.
6. The surface area and stormwater management functions of the detention basin will be maintained.
7. For practical reasons a single retaining wall will be proposed instead of the current tiered wall. The aesthetic considerations and landscaping will be important in this regard. Bridgette Bogart advised that consistency and compliance with the original approved 1986 landscaping plan is important. All parties agreed to try to locate the original approved landscape plan. BB advised that there is a distinction between landscaping and riparian vegetation.
8. Due to the height of the wall it is anticipated that under 2017 standards some simple fall protection such as a spilt rail fence would be prudent. CR cautioned that if the fence is close to the top of the wall it is counted in the wall height limitation, which is 4' for a single wall and not to exceed 12' for tiered walls. Depending on the fence location a variance or waiver maybe required. Such a variance request would appear reasonable given the hidden location of the retaining walls.
9. Hopper Ridge Association wishes to solicit the opinion of the Planning Board prior to initiating the time consuming and expensive NJDEP review process.

Minutes compiled by Tibor Latincsics, PE