


TO: Village of Ridgewood Zoning Board of Adjustment
Jason Tuvel, Esq

FROM: John Barree, AICP, PP, LEED Green Associate 

CC: Christopher Rutishauser, PE, CPWM, Director of Public Works / Village Engineer
Bruce Whitaker, Esq, Board Attorney
Jane Wondergem, Board Secretary

RE: ZBA 23-30 Stockport Bergen, LLC
560 Route 17
Block 4704, Lot 6.01
Preliminary and Final Site Plan – Resolution Compliance

DATE: April 10, 2024

The following materials were submitted by the applicant and provided to this office for review to demonstrate compliance with the Board's resolution of approval dated November 28, 2023:

- Proposed site plan prepared by William R. Boyce, LA, consisting of one (1) sheet, dated May 2, 2023 and revised through February 21, 2024.
- Lighting plan prepared by Acuity Design Services, consisting of one (1) sheet, dated February 26, 2024.

The applicant has provided a planting plan that includes substantial green giant arborvitae to be planted at 10-12 feet in height along several areas immediately adjacent to the neighboring properties and at 6-7 feet and 7-8 feet elsewhere on the property. A total of 32 plantings are proposed. The design is satisfactory from a planning perspective and meets the intent of the Board's resolution in my professional opinion.

The applicant has also provided a lighting plan that incorporates lights to be mounted at 14 feet in height with house side shields around the perimeter of the property. The lighting plan is consistent with the stipulations the applicant made on the record including notes about hours of operation and overnight security lighting. After the lighting is installed and operational, an inspection by the Village to confirm that it is consistent with the Board's approval may be beneficial.

The applicant has met the conditions set forth in the Board's resolution of approval from a planning perspective. I defer to the Village Engineer for any further comment, but recommend that the project be allowed to proceed as designed and approved.