

INTEROFFICE CORRESPONDENCE
VILLAGE OF RIDGEWOOD
Department of Public Works
Division of Engineering

TO: Village of Ridgewood Zoning Board of Adjustment

FROM: Christopher J. Rutishauser, P.E., C.P.W.M, Village Engineer,



RE: **Poolscope Project**
264 West Ridgewood Avenue
Block 2404, Lot 1
File No. ZBA 23-55

SUB: **Review of Submitted Materials**

DATE: July 24, 2024

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I have prepared a review of the received materials for the proposed Poolscope Project. The site is currently occupied by a single family home at the corner of West Ridgewood Avenue and South Hillside Place.

The following materials were reviewed:

- A set of drawings, labelled 1 through 6, prepared by Angelo Onello III, P.E., 5 Beechnut Street, Hillsdale, New Jersey 07642 with a date of September 13, 2023, with several revisions and issued for variance on December 19, 2023.
- A copy of a property survey, unsigned and unsealed, prepared by Christopher J. Lantelme, P.E. & L.S., 101 West Street, Hillsdale, New Jersey 07642 with a date of June 27, 2022.

The following comments and observations are for the Board's consideration regarding this application.

Existing Site Conditions

- The existing parcel is a non-conforming lot according to the Village zoning for the R-110 district occupying a corner lot at West Ridgewood Avenue and South Hillside Place.

Proposed Pool

- The reviewed plans indicate pool excavation of 45 CY. How deep is this pool? Using an average depth of 6-feet, I calculate approximately 115 CY of excavation. Please clarify.
- The proposed plan appears to indicate a number of trees/shrubs are to be removed to construct the pool and its surrounding patios. Request that these trees/shrubs be clearly identified. A tree permit from the Village may be required. Mitigation measures for the trees removed do not appear to be indicated in the plans. Recommend that a Certified Tree Expert or Licensed

Arborist examine the trees proposed for removal for compliance with the Village's tree permit requirements, if applicable.

- The key map provided does not completely provide the surrounding area within 500-feet. {Chapter 190-67, I., (4)}.
- Please provide proper documentation demonstrating that no wetlands exist on the subject property. {Chapter 190-67, K.}.
- The proposed driveways will require curb and sidewalk permits from the Village's Engineering Division.
- The area of the proposed pool has several localized locations of slopes in excess of 15%.

Storm Water Management

- A storm water management plan shall be submitted for the proposed site in accordance with the requirements of Chapter 190-67, N.
- The applicant is advised that the Village recently updated its stormwater ordinance in accordance with the NJDEP requirements. I defer the applicant's attorney and the Board's attorney for review of which storm water ordinance is applicable to this project given the date it was filed (the new ordinance or the one that was in effect when the project was submitted to the Board).
- Recommend that the site grading be designed so as to retain as much as possible of storm water runoff onsite.
- Recommend that storm water inlets and trench drains in traffic areas be H-20 load rated.
- The Village recommends a minimum horizontal pipe diameter of 6-inches for storm drainage lines.
- For the seepage tank detail on Drawing No. 6, the Village requires 2.0-feet of cover on the tank top. The detail shows 6-inches minimum backfill. The detail does not give an invert for the seepage tank. The filter fabric to encase the clean crushed stone around the seepage tank is not specified. I recommend use of a minimum of Mirafi 140 NS fabric.

Soil Movement

- The proposed plan indicates a total of 180 Cubic Yards (CY) of soil movement. This may not be accurate. See above comment.
- During site excavation work, request that the contractor exercise care so as to not damage the roots systems of the trees/shrubs to remain.
- A Bergen County Soil Conservation District permit shall be required if the project is approved. Please submit a copy for the Board's records.

Miscellaneous

- For Drawing No. 1, General Plan Notes, please correct note No. 3 to read "Ridgewood" instead of "Allendale".
- The proposed retaining wall with the fence atop of it by the pool, will require a variance. The proposed pool security fence atop the existing brick retaining wall along the east side of the property will require a variance too. This brick wall transitions to lower elevations from north to south.