

Regular Public Meeting of the Englewood Cliffs Planning Board
Minutes
January 8, 2015

The Regular Meeting of the Englewood Cliffs Planning Board was called to order by Chairman Fehre at 7:30 PM.

Present at Roll Call:

Mr. Fehre
Mr. Dooly
Mr. Trovato
Mr. Kilmartin
Mr. Kiky Kim, 1st Alternate
Mr. Duffy, 2nd Alternate
Mr. Surace, 3rd Alternate
Mr. Sean Kim, 4th Alternate

Absent:

Mrs. Rosenberg
Mr. Chinman
Mr. Kilmartin
Mr. Nikow
Mayor Parisi
Councilman Aversa

Also Present:

Bernard Mirandi, PE, of Boswell Engineering, the Borough's consulting engineer
Kate Walsh, Esq., of Kates Nussman Rapone Ellis & Farhi, the Board's attorneys.

Public notice of this meeting has been given in compliance with the Open Public Meeting Law by advertisement in The Record, The Star Ledger, and posting of notice on the municipal building bulletin board at 482 Hudson Terrace.

Minutes for November 13, 2014 and December 11, 2014

Flag Salute led by: Mr. Duffy

Old Business:

Application #244K - Height Variance
Haren Parikh
45 John Street – Block 507 – Lot 21
Approved – Resolution

Ms. Walsh, Board Attorney, read the resolution which is incorporated herein as though fully stated and made a part hereof. The Chairman asked for a motion to approve. Motion was made by Mr. Surace, seconded by Mr. S. Kim. Chairman asked for roll-call vote of the members that were eligible to vote: E. Fehre, K. Kim, V. Surace and S. Kim, they each voted to adopt this Resolution; it was unanimous.

New Business:

Application #243K - Site Plan Approval with Variance
Duke Evan – 32 Sylvan Avenue – Block 205 – Lot 2

Chairman Fehre announce that this application will be carried to the February 12, 2015 meeting without re-advertising.

**Application #245K - Residential Variance – Lot Coverage
Vincent Maimone – 197 Pershing Road – Block 701 – Lot 25**

Mr. Marc Ramundo, Esq., 416 E. Central Blvd., Palisades Park, NJ representing Mr. Maimone of 197 Pershing Road, Englewood Cliffs, Block 701 Lot 25 in a RA zone single family residence stated that they are requesting variances which will permit a pool to be installed and a rear raised terrace structure. The reason for the variances are as follows in the RA zone oversized parcels coverage is 24-25% as the maximum area coverage for 4,400 sq. ft. by adding the rear terrace of 2400 sq. ft. which yields 5,066 sq. ft. brings us about 666 sq. ft. over which is about 3.42%.

Mr. Weisman, 686 Godwin Ave., Midland Park, NJ, is the applicants engineer. Mr. Weisman described that the pool they would like to install would be 15'x30'. We are requesting a variance for building coverage of 3.42% over the allowable 25%. All other elements of the application the applicant complies with. Front yard, rear yard, and total lot coverage. The nature of the variance is for building coverage so that a pool can be constructed. The A/C units which were mentioned in the side yard setback have been there for many years prior to ownership of the property. Boswell Engineering's letter regarding drainage and other items the applicant stated that he is willing to comply with all of them. Mr. Weisman stated that they are aware that the patio in the rear around the pool cannot be above 6" in grade and will comply so that it will not be part of the building coverage. Again, basically the application is for building coverage and the last few items on the letter such as the paver driveway request that they change the pavers from impervious to pervious pavers for drainage and to redo all the curbing as per DPW approval.

Chairman Fehre questioned that this house has been there for some time and what is the nature of the raised terrace. Is it part of your lot coverage? Mr. Weisman stated yes it is and that the only variance is for the building coverage and this terrace is part of it since it is 6" above grade so it is being included in the building coverage. Chairman Fehre questioned that when this was constructed you were over and that is not including the pool. Mr. Weisman stated yes. Chairman Fehre questioned if there was a variance granted for the raised deck. Mr. Weisman stated not to his knowledge I got involved with this project after it was constructed to do the plans for the pool and it came to my attention when the plans were submitted for the pool permit.

Chairman Fehre questioned how high the terrace is off the ground. Mr. Weisman stated 7-8' above grade. It varies on the east side it is like 5' high and on the westerly side it is between 7-8 feet high.

Mr. S. Kim questioned if there will be a pool deck around the pool. Mr. Weisman stated yes part of the raised deck will have steps down to the lower level where the pool will be.

Chairman Fehre questioned what is your percent of impervious coverage by adding the pool. Mr. Weisman stated it will be 46.43% of total impervious coverage where presently we are at 40.32% and where 51% is permitted.

Chairman Fehre questioned that everything with the pool will be in compliance it is just the raised terrace that is not in compliance? Mr. Weisman stated yes.

Chairman Fehre stated that you would think that a variance would have been required when the terrace was built. Was there an application in front of the board for this? Mr. Ramundo stated that there was no variance applied for at that time and that the applicant didn't file for any permits or variance at the time of construction. That is why he is seeking a variance at this time. He had just moved into the neighborhood from New York and is in the construction business in New York and did the work and is now sorry and wants to make it right.

Mr. Mirandi stated that he highlighted that on his letter page 2 item #6 that we did some investigation with the building department and there were no permits issued for it. Mr. Mirandi

also stated that if the board approves this that the building official should obtain information and check the structure's construction.

Chairman Fehre questioned what type of structure it is. Mr. Weisman stated it is made of poured concrete. Mr. Mirandi stated it is a stone exterior with precast pillars, capstone railings and it is a significant concrete structure that is about 7-8' above grade.

Mr. Weisman stated there is no space under the structure that it is filled with compact fill.

Mayor Parisi stated that the terrace was built about 5 years ago without permits and that now they are seeking a variance for the terrace so that they can go ahead with the pool. The damage is done he now just wants to correct it properly with the ordinance.

Chairman Fehre questioned that there will be no increase run off from the property and Mr. Mirandi stated yes he feel that with the installation of seepage pits and or a rain garden and the other items that the applicant is willing to comply with it will be ok.

Chairman Fehre stated that you will be putting in a seepage system, changing the driveway from pervious paver to impervious pavers, a stone trench around the terrace to the seepage system, all roof drains will go into the seepage system as well.

Mr. S. Kim questioned the location of the pool equipment being almost 80 feet from the pool being too far. Mr. Weisman had noticed that as well and stated they can move it and that the set back rule is 5' so they will look into it and get approval from the Construction Official.

Chairman Fehre asked for a motion to open to public. Councilwoman Oh made a motion, seconded by Mayor Parisi, and carried unanimously by voice vote.

There were not public comments.

Chairman Fehre asked for a motion to close the public portion. Mr. Surace made a motion, seconded by Mr. K. Kim, and carried unanimously by voice vote.

Mayor Parisi made a motion to approve the application with the following conditions:

1. Seepage Pit System
2. Changing of impervious paver to pervious pavers on the total driveway
3. Install a stone trench around the raise terrace structure
4. All roof drains to go into the seepage system
5. Pool equipment location to be approved by Construction Official
6. All/any other items on Boswell Engineering's letter dated January 8, 2014 (corrected copy) to comply with.

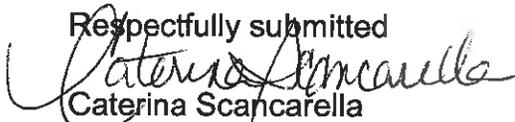
The motion was seconded by Mr. Surace. This motion was approved by roll call. 7 Ayes (Mr. Fehre, Mr. Trovato, Mr. K. Kim, Mr. Surace, Mr. S. Kim, Councilwoman Oh, Mayor Parisi) No Nays, No Abstentions.

Chairman Fehre asked for a motion to open to public. Motion was made by Councilwoman Oh, seconded by Mr. Surace and carried unanimously by voice vote.

There were no comments.

Chairman Fehre asked for a motion to close the public portion, and adjourn the meeting at 8:27 pm. Motion was made by Mayor Parisi, seconded by Councilwoman Oh and carried unanimously by voice vote.

Respectfully submitted



Caterina Scancarrella

Planning Board Administrative Secretary

ENGLEWOOD CLIFFS PLANNING BOARD
REGULAR MEETING – January 8, 2015 7:30 PM

10 Kahn Terrace, Englewood Cliffs, NJ

CALL TO ORDER

The meeting of the Englewood Cliffs Planning Board will come to order this (date). The time is (time).

"OPEN PUBLIC MEETINGS ACT" STATEMENT

Public notice of this meeting has been given in compliance with the Open Public Meeting Law by advertisement in The Record, Star Ledger, and posting of notice on the municipal building bulletin board at 482 Hudson Terrace, Englewood Cliffs.

ROLL CALL

FLAG SALUTE LED BY:

APPROVAL OF MINUTES: November 13, 2015 & December 11, 2015

OLD BUSINESS:

Application #244K - Height Variance D-6
Haren Parikh - 45 John Street – Block 507 – Lot 21
Approved – Resolution

NEW BUSINESS:

Application #243K - Site Plan Approval with Variance
Duke Evans – 32 Sylvan Avenue – Block 205 - Lot 2

Application #245K - Residential Variance – Lot Coverage
Vincent Maimone – 197 Pershing Road – Block 701 - Lot 25

COMMITTEE REPORTS

Master Plan Committee
Subdivision Committee
Site Plan Committee

PUBLIC COMMENTS OTHER THAN HEARING ON THIS AGENDA

ADJOURNMENT

ORIGINAL

PLANNING BOARD

BOROUGH OF ENGLEWOOD CLIFFS

IN THE MATTER OF THE APPLICATION OF :
HAREN PARIKH FOR A RESIDENTIAL : MEMORIALIZATION RESOLUTION
VARIANCE RELATING TO BLOCK 507, : APPLICATION NO. 244K
LOT 21, 45 JOHN STREET :

WHEREAS, HAREN PARIKH of 499 Catherine Street, Fort Lee, NJ applied on or about October 24, 2014 to the Planning Board of the Borough of Englewood Cliffs for a height variance precipitated by the proposed construction of a 2½ story, single-family dwelling on a lot presently unimproved; in the R-B Residential Single-Family Zoning District; and

WHEREAS, a public hearing was conducted on December 11, 2014, upon proper notice certified by applicant's proof of service to property owners within a 200-foot radius of the subject property and proof of publication in an official newspaper of the Borough; and

WHEREAS, Saverio V. Celeste, Esq., 1624 Center Avenue, P.O. Box 845, Fort Lee, NJ 07024 represented the applicant; and

WHEREAS, interdepartmental communication and advisory reports of Municipal Departments of agencies were received as follows:

- **Certification dated 10-21-14 of Mr. Celeste that taxes have been paid through the 3rd quarter, 2014;**
- **Engineering review letter from the Board's consulting engineer Bernard N. Mirandi, P.E., of Boswell McClave Engineering, 330 Philips Avenue, South Hackensack, NJ 07606 dated December 9, 2014 and e-mail of Bernard N. Mirandi, P.E. to Interested parties, dated November 21, 2014; and**
- **Denial of Application letter of Paul Renaud, Zoning Officer, dated October 15, 2014, denying the zoning permit application for reasons stated therein; and**

ALAN NUSSEMAN RAPONE
ELLIS & FARHI, LLP
ATTORNEYS-AT-LAW
190 MOORE STREET
SUITE 306
HACKENSACK, N.J.
07601-7407

WHEREAS, admitted into evidence were the following documentary exhibits:

Exhibit A-1 – Colorized Site Plan prepared by Mark S. Martins, P.E. & L.S., Mark Martins Engineering, LLC, 55 Walnut Street, Norwood, NJ 07649, dated September 25, 2014, with latest revision October 23, 2014;

Exhibit A-2 – Architectural Plans prepared by Robert E. Zampolin, A.I.A., of Zampolin & Associates, 187 Fairview Avenue, Westwood, NJ 07675, dated September 30, 2014, consisting of 8 sheets, as follows:

- **Drawing No. T1** – Cover Sheet;
- **Drawing No. A1** – Foundation Plan;
- **Drawing No. A1.1** – Optional Basement Floor Plan;
- **Drawing No. A2** – First Floor Plan;
- **Drawing No. A3** – Second Floor Plan;
- **Drawing No. A4** – Roof Plan;
- **Drawing No. A5** – Front & Right Side Elevations; and
- **Drawing No. A6** – Rear & Left Side Elevations;

Exhibit A-3 –Photoboard prepared by David Spatz, P.P., 60 Friend Terrace, Harrington Park, NJ 07640; and

Exhibit A-4 – Johnson Soil Report, dated September 16, 2014; and

WHEREAS, admitted into evidence without exhibits references were the following:

- Application, dated October 24, 2014;
- Soil Erosion Plan/Details, Mark S. Martins, P.E. & L.S., dated September 25, 2014 with latest revision October 23, 2014;
- Impact and Evaluation Statement prepared by Saverio V. Cereste, Esq., undated; and
- Two photographs of the subject property; and

WHEREAS, testimony in support of the application was given by Mark S. Martins, P.E. & L.S.; Robert E. Zampolin, A.I.A.; and David Spatz, P.P.; and no member of the public questioned the witnesses or commented on the application; and

WHEREAS, the Planning Board did consider the testimony and evidence presented, the following are the findings of fact and conclusions of the Board:

ATES NUSSMAN RAPONE
ELLIS & FARHI, LLP
ATTORNEYS-AT-LAW
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1. Applicant is proposing to construct a single family dwelling on property known as 45 John Street, Englewood Cliffs, New Jersey. The house will be occupied by the applicant, his wife and two (2) children.

2. The property is located in the R-B Residential Single Family Zone District. It consists of 15,293.2 sq. ft. of lot area. The minimum lot area required for this Zone District is 7,000 sq. ft. and thus the lot is twice the size of the minimum requirement.

3. A height variance is implicated (the only zoning deficiency), as measured at the mean curb and the average grade. Originally, the proposed height exceeded ten percent (10%) of the permitted height requirement, as follows:

Max. Bldg. Height – Grade:	30 ft. allowed	33.22 ft. proposed
Max. Bldg. Height – Curb:	32 ft. allowed	39.43 ft. proposed

As such, it would have required a "use" variance under N.J.S.A. 40:55D-70d(6) for both methodologies of measurement.

5. At the Board's urging, applicant agreed to revise ceiling heights on multiple floors, resulting the following revision:

Max. Bldg. Height – Grade:	30 ft. allowed	30.22 ft. proposed
Max. Bldg. Height – Curb:	32 ft. allowed	35.35 ft. proposed

The revision removes the d(6) height variance for height measured by finished grade and substitutes a dimensional variance under N.J.S.A. 40:55D-70c(1). A d(6) "use variance remains for height measured at the mean curb level, but the 10% benchmark is now exceeded by 0.15 feet instead of 4.25 feet.

6. The excessive height in this instance is a consequence of a severe property grade, sloping from north to south, or from the rear of the premises to the front of the property, at a

grade differential of approximately six (6) to eight (8) feet. This is topographical "hardship" in the truest sense. In dicta, considering relief from height restrictions as a "c" variance, the Supreme Court in Davis Enterprises v. Karpf, 105 N.J. 476, 493 (1987), noted that the unusual topography of a lot could warrant a "use" variance from height restrictions.

Thus, a lot with unusual topography may provide a basis for a variance from restrictions as to maximum height. A narrow lot may in some instances justify a sideyard variance. The existence of a nonconforming structure may justify a variance from maximum land-coverage requirements. The availability of public parking on adjacent property may be a factor that would support a variance from parking requirements. In each of these examples, the claimed hardship need not result in the inability to make any use of the property. Typically, the contention is that the strict enforcement of the zoning ordinance, in view of that property's unique characteristics, imposes a hardship that may inhibit *the extent* to which the property can be used.

7. A dimensional variance pursuant to N.J.S.A. 40:55D-70c(1) (hereafter referred to as a "c" variance) asks the core question of whether there has been a showing of (1) peculiar and exceptional practical difficulties to, or (2) exceptional and undue hardship upon, the applicant arising out of (a) the exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

8. "Hardship" also can be a determining factor in a d(6) "use" variance for excessive height, and the Board concluded that it does here. In Medici v. BPR Co., 107 N.J. 1 (1987), it was held economic inutility can constitute a "special reason" to support a use variance. Applicant asserts, through its planner, Mr. Spatz, that the topographic slope defeats what

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would be the only permitted use of the property, as a single-family home. In Grasso v. Borough of Spring Lake Heights, 375 N.J.Super. 41 (App.Div. 2004), it was held that applicants for d(6) variances based on hardship must show that the property for which the variance is sought cannot reasonably accommodate a structure that conforms to, or only slightly exceeds, the height permitted by the ordinance. Applicant's original submission was too high. As reduced in accordance with the Board's recommendation, the lot can accommodate the slight excesses in height.

9. We repeat that the lot is oversized, and all other minimum dimensional criteria are exceeded. As to the negative criteria of the statute, there is no perceived adverse effect on surrounding properties, much less a "substantial" adverse effect on the zone plan. The proposed dwelling will not impact on the neighborhood and will be consistent with the neighborhood scheme.

10. We note finally that a variance would obviate the need for substantial excavation of the site, thereby conserving natural resources and preventing degradation of the environment, consistent with N.J.S.A. 40:55D-2(j); and that conserving property values in the neighborhood remains a purpose of land use regulation, even though that goal is not expressly stated in N.J.S.A. 40:55D-2. See Home Builders League of S. Jersey, Inc. v. Township of Berlin, 81 N.J. 127, 144-45 (1979).

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Englewood Cliffs that the development application be approved, subject to the following conditions:

ATES NUSSMAN RAPONE
ELLIS & FARHI, LLP
ATTORNEYS-AT-LAW
190 MOORE STREET
SUITE 306
HACKENSACK, N.J.
07601-7407

CONDITIONS SPECIFIC TO THE APPLICATION

A. Applicant shall comply with any requirements of the Borough Engineer, Mr. Mirandi, as reflected in his review letter of December 9, 2014, and as site conditions may later dictate during the construction phase.

B. Applicant shall submit amended architectural plans revising the measured heights to 30.22 feet (Max. Bldg. Height – Grade) and 35.35 feet (Max. Bldg. Height – Curb); and shall furnish a landscape plan to the Environmental Commission for its approval. No building permit shall issue until satisfaction of these conditions.

GENERAL CONDITIONS

C. All representations made by applicant or its agents shall be deemed conditions of this approval and any misrepresentations by applicant contrary to the representations made before the Board shall be deemed a violation of this approval.

D. The action of the Planning Board in approving this application shall not relieve the applicant of responsibility for any damages caused by this project, nor does the Planning Board of the Borough of Englewood Cliffs, or its reviewing professionals and agencies, accept any responsibility for design of the proposed improvement or for any damages that may be caused by this development.

MOTION BY: MR. TROVATO

SECONDED BY: MR. SURACE

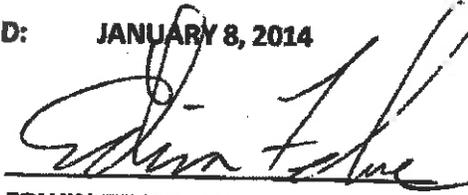
IN FAVOR: MR. TROVATO, MR. SURACE, MR. FEHRE, MR. DOOLEY, MR. DUFFY, MR. S. KIM and MR. K. KIM

OPPOSED: NONE

**KATES NUSSMAN RAPONE
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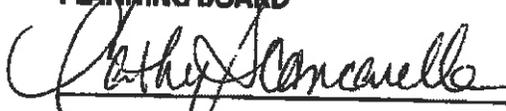
DATE APPLICATION APPROVED: DECEMBER 11, 2014

DATE RESOLUTION APPROVED: JANUARY 8, 2014



**EDWIN FEHRE, CHAIRMAN
PLANNING BOARD**

Attest:



**CATHY SCANCARELLA
PLANNING BOARD SECRETARY**

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ATTORNEYS-AT-LAW
190 MOORE STREET
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07601-7407



VIA FACSIMILE AND E-MAIL

January 8, 2015
(corrected copy)

Borough of Englewood Cliffs
482 Hudson Terrace
Englewood Cliffs, New Jersey 07632

Attention: Ms. Cathy Scancarella, Planning Board Secretary

Re: Plot Plan Review
Variance Application
197 Pershing Road
Block 701, Lot 25
Our File No. ECES-1345
Board Application Number 245K

Dear Ms. Scancarella:

Boswell McClave Engineering is in receipt of copies of the following document:

- a. Planning Board, Borough of Englewood Cliffs, Application with cover letter dated December 5, 2014 inclusive of Tax Collector's Certification of Taxes paid to date, Tax Assessor Certification of Property Owner List within 200 feet of the property and an Application Description.
- b. Plan (1 sheet) entitled, "Plot Plan, Soil Erosion and Sediment Control Plan, Lot 25, Block 701, 195 Pershing Road, situated in the Borough of Englewood Cliffs, Bergen County, New Jersey," as prepared by Robert J. Weissman, P.E. & L.S., dated 5/16/14, revised through 11/11/14.

Based on our review of the above referenced information and recent site inspection of May 22, 2014, we offer the following comments:

General

1. The Applicant/Owner in this matter is:
Mr. & Mrs. Vincent Maimone
197 Pershing Road
Englewood Cliffs, NJ 07632

The Applicant should notify the Board of any change in the above mentioned information.

2. Block 701, Lot 25 (the "Site") is an interior lot located on the northerly side of Pershing Road. Boswell McClave Engineering deems the application complete from an engineering perspective.

Land Use

3. The property is located, in the R-A Residential Single Family Zoning District. Single Family dwellings are considered a permitted use in this zoning district.
4. The R-A Zone requires a minimum lot width of 100 ft. and a minimum lot area of 10,000 S.F. The lot area is 17,823.5 S.F.

Variances and Waivers

5. The Applicant is requesting the following variances and the Board should request comments from the Board Attorney regarding the requirements for variances or waivers for the following:
 - a. Lot Coverage: In the R-A Zone Table 1 is utilized for oversized parcels. We interpolate the percent coverage between 24% to 25%. However, the maximum area coverage is 4,400 S.F. The existing and proposed coverage is 5,066 S.F. (2,400 S.F. for the raised terrace plus 2,666 S.F. for the dwelling and front steps). **A variance is required.**

We also note a potential additional variance:

- b. Side Yard Setback: Section 30-6.1 requires a 10 ft side yard setback. It appears that two of the existing AC condensing units are within the setback.
6. It is our understanding that the 2,400 S.F. raised terrace structure was constructed approximately 5 years ago without permits. Whether or not the Board acts favorably upon this application, the Construction Official may require additional information as to the construction and testing of the existing terrace structure.

Stormwater Management

7. Drainage calculations have not been submitted in support of the proposed stormwater management improvements. The Applicant shall provide copies of these certified calculations to the Borough in order to be distributed to this office for our review/comment.
8. Should the Planning Board look favorably upon this application, a soil log and percolation test shall be performed at the exact locations of the proposed seepage pits to substantiate the soils acceptance of such a system and to determine the elevation of groundwater and rock.

9. The installation of the stormwater management facility shall not be allowed to commence until this office has received and reviewed the aforementioned tests for acceptance. A note to this effect should be indicated on a revised plan.
10. The Applicant shall contact this office at least 48 hours prior to the installation of the seepage pits in order for this office to schedule the inspection of same. No Certificate of Approval shall be issued unless this office has inspected and accepted the drainage system. A note to this effect should be indicated on a revised plan.
11. The stormwater management design shall address full attenuation of the dwelling, terrace, driveway as well as the proposed pool/patio area for a 10 year 2 inch storm.
12. We suggest the use of pervious pavers for the existing driveway. A rain garden may also assist the on-site stormwater management design goals.
13. No drainage from this property shall affect adjacent properties both during and subsequent to construction. Should any adjacent property be affected by runoff from this property, the Owner shall be responsible to remedy the matter at the owner's own cost.
14. A note shall be added to the drawings with regard to the property owners being responsible for maintenance of the stormwater management facilities and that periodic maintenance of at least twice annually, as well as, after every major storm event greater than 2 inches.

Additional Comments

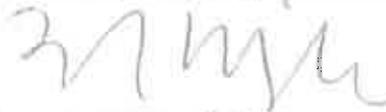
15. In accordance with Section 30-7.15 of the Borough Code, any demolition activity of one or more structures and/or any new disturbance activity involving more than 5,000 square feet of area within the site, including the construction of one single-family dwelling or other project, the Applicant should contact the Bergen County Soil Conservation District (BCSCD) for their review of the application and obtain a Soil Erosion and Sediment Control Plan Certification.
16. Soil movement calculations have been provided. The quantities are 115 C.Y. of excavation and 56 C.Y. of fill. The Applicant shall review requirements for soil moving permit with the Building Department.
17. Soil erosion control measures shall be maintained throughout the course of construction.
18. According to the engineering drawing, no trees are indicated for removal shade trees are being proposed to be planted. The Borough's Shade Tree and Environmental Commissions shall review/comment with regard to this plan.
19. The Applicant is reminded the proposed rear yard patio cannot exceed six (6) inches above the surrounding grade. In the event the patio elevation exceeds 6 inches above surrounding grade the building coverage calculations are affected.
20. The installation of the proposed improvements shall comply with any and all applicable Federal, State and local requirements, including Section 9-22 of the Borough of Englewood Cliffs Zoning Ordinance.

21. The Plot Plan indicates spot elevations along the general line of "edge of pavement" at the street frontage. Borough Ordinance requires installation of a curb. Please review this requirement with the DPW Superintendent.
22. An As-Built Survey shall be provided by a licensed Land Surveyor in the State of New Jersey prior to the issuance of a Certificate of Approval. A note to this effect should be indicated on a revised plan.
23. Pool safety fence enclosure requirements shall be discussed with the Construction Official.
24. The Applicant shall review the proposed location of the pool equipment with the Construction Code Official.
25. Any other issues the Planning Board deems necessary.

Thank you for your kind attention to this matter. Should you have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,

BOSWELL McCLAVE ENGINEERING



Bernard N. Mirandi, P.E.

BNM/amg

cc: Paul Renaud, via email
Environmental Commission
Shade Tree Commission
Mark Neville, via email
Ed Fehre, via email
Michael B. Kates, Esq., via fax & email
Robert J. Weissman, P.E. & L.S., via fax
Mr. & Mrs. Vincent Maimone
Marc D. Ramundo, Esq., via email & mail (mramundo@ramundolaw.com)
John Englese

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