

August 1, 2024

Marian Hayden, Chairwoman
Planning Board
Borough of Demarest
118 Serpentine Road
Demarest, NJ 07627

The Woodlands in Demarest
Block 119, Lot 1.51 and Block 120, Lots 1.31, 1.32, 1.41, & 1.42
Borough of Demarest, Bergen County, NJ
Engineering Review
Colliers Engineering & Design Project No. DEP106

Dear Ms. Hayden:

Pursuant to your request, our office has reviewed the following plans and other documents filed by the Applicant in support of an amended site plan application. The Applicant previously applied for Preliminary and Final Site Plan Approval to permit a 24-unit townhome development with recreation center, outdoor pool, gazebo, and other related improvements. The Planning Board approved the Application at the January 6, 2021 meeting and memorialized the approval by resolution on February 3, 2021. The Applicant then applied for Amended Preliminary and Final Site Plan approval in March 2021 based on comments and revisions required by the NJDEP. The Amended Application was approved and memorialized by resolution on May 5, 2021.

The Applicant now seeks Amended Preliminary and Final Site Plan approval for several changes that were made during and throughout construction of the development. The following documents were considered in this review (note that Items c through i are historical documents related to the previous planning board application):

- a) Site and Grading Plans consisting of twelve (12) sheets, prepared by Michael J Hubschman P.E. P.P., of Hubschman Engineering, P.A. dated March 15, 2019, with revisions summarized by the following:
 - a. Site Plans, sheets 3750-1 through 12, last revised July 24, 2024;
 - b. Cross Sections & Soil Moving, sheets 3750-14 through 18, last revised June 24, 2021;
 - c. Miscellaneous Drawings, sheets 3750-20 last revised July 11, 2023;
 - d. Miscellaneous Drawings, sheets 3750-21 through 24 last revised June 24, 2021;
- b) Foundation Location Survey Map consisting of one (1) sheet, prepared and signed by Robert J Mueller, PLS of Hubschman Engineering, dated May 25, 2022;
- c) Architectural Plans consisting of thirty-seven (37) sheets, prepared and signed by Robert E. Zampolin, A.I.A, of Zampolin & Associates, dated March 28th, 2021.
- d) Landscaping Plan consisting of two (2) sheets, approved by Bradley A. Meumann, dated July 6th, 2020.
- e) Drainage Report prepared by Hubschman Engineering, dated July 16, 2020;

- f) Snow Storage Area Plan consisting of one (1) sheet; prepared and signed by Michael J. Hubschman P.E. P.P., of Hubschman Engineering, P.A. dated November 24th, 2020.
- g) Duane Lane Bridge Construction Plan consisting of one (1) sheet, prepared and signed by Michael J. Hubschman P.E. P.P., of Hubschman Engineering, P.A. dated November 24th, 2020.
- h) Lighting Plan consisting of consisting of one (1) sheet; prepared and signed by Michael J. Hubschman P.E. P.P., of Hubschman Engineering, P.A. dated March 3rd, 2019.
- i) Soil Moving Report prepared by Michael Hubschman PC, dated August 18, 2020;

The Property Owner/Applicant is:

Woodlands Holding Company
270 Sylvan Ave. (RT. 9W),
Englewood Cliffs, NJ 07632

The Applicant/Owner shall notify the Borough of Demarest Planning Board of Adjustment of any changes to the above information.

I. General Project Information

The following summarizes the alterations made to the previously approved plan to which the Applicant seeks Amended Preliminary and Final Site Plan approval:

- One (1) generator for each townhome (24 total).
- The generator for the Recreation Center has been relocated approximately 5 feet to the southwest.
- The generator to operate the entrance gates has been relocated from the side of the entrance drive to behind Unit A1.
- The pool location has been shifted approximately 4.75 feet to the southeast.
- The paver patio surrounding the pool has been enlarged by approximately 1,162 SF.
- The Gazebo has been relocated approximately 5 feet to the east.
- Walkway to the gazebo has been revised for ADA accessibility from the ADA parking space.
- Bridge parapet walls on Duane Lane have been extended, pocket lighting has been added to bridge parapet walls.
- Two streetlights on the south side of the bridge have been eliminated from what appears to be a conflict with the extended parapet walls.
- The patios in the rear of buildings B, C, and G have been revised to decks (a total of 10). It should be noted that the size of the decks for Units A2 and A3 have been increased from what was originally approved.
- Decorative walls have been added near unit walkways.
- The addendum to the application indicates that landscaping has been added but no landscaping plan has been provided for review.

The site is located at the southern end of Duane Lane and is in the Residential Multi-Family-2, R-MF-2 Overlay District. The parcel contains a total area of approximately 18.18 acres and

is surrounded by residential uses to the north, east and west, and the Alpine Country Club is located to the south.

The property is currently under construction and is approximately 80% complete.

II. Zoning Requirements & List of Variances / Waivers Requested

A. We defer to the Planner for commentary on variances / waivers related to this application.

III. Engineering Review

A. The site layout on the amended site plan application is generally consistent with the previously approved plans with the exception of the items noted in section I above. We note the following:

1. There does not appear to be any substantial changes to roadway geometry for the Duane Lane Extension or the access drives within the development.
2. The size, layout, and placement of the buildings are consistent with the previously approved plans.
3. Driveways
 - Several of the driveways for Building A have been modified. The driveway for unit A1 has been lengthened from 18 feet long to 19.9 feet long, Unit A2 has been lengthened from 18.82 feet long to 20.7 feet long. Unit A3 does not have a dimension for length on the original approved plans but the amended site plans indicate 25.21 feet long in this location. Driveway widths for building A appear to be consistent with the original approval.
 - The dimensions of the driveways for Building B and C appear to be consistent with the original approval.
 - The driveway for unit D1 has been widened from 18.6 feet wide to 19.5 feet wide. This appears to be due to a reduction in size to the parking divider between units D1 and D2.
 - The driveways for Building E, F, and G appear to be consistent with the original approval.
4. Walkways and Patios
 - As previously noted, several of the units that previously had patios now have at-grade decks proposed and the pool patio area has been expanded.
 - We note a paver pathway has also been added between the access road and the pool patio area.

- We note that an additional walkway has been added to the gazebo area. The previously approved plans depicted two walkways and the amended plans depict three walkways. The additional walkway appears to be intended to provide ADA access from the ADA parking space to the east.
5. The previously approved plans depicted retaining walls with stairs between Buildings D, E, F, and G allowing access from the sides of the buildings to the rear yard areas. The amended site plans have deleted the stairs and now depict a continuous wall between the buildings.
 6. The on-site parking appears to be consistent with the original approval. There are still twelve (12) communal parking spaces with one (1) ADA parking space at the center island in the site and an additional ADA space by the recreation center.
 7. We note a “Box Pad” and two (2) “transformers” are shown across the street from Building G that were not shown on the original plans.
 8. Retaining Walls
 - We note there is a 6-foot-high (max) concrete modular block wall behind building A, D, and E. The layout of this wall appears to be consistent with the original approval.
 - We note there is a 4-foot-high (max) concrete modular block wall behind Building B and continuing toward the Duane Lane Cul-de-sac. The layout of this wall appears to be consistent with the original approval.
 - It appears that two (2) new retaining walls have been added to the eastern side of Building G. The wall to the northeast side of the building depicts a top of wall elevation of 233.68. The wall to the southeast side of the building indicates a top of wall elevation of 235.33. No bottom of wall elevations have been provided.
 9. Grading
 - Grading throughout a majority of the site appears to be substantially similar to the grading depicted on the original approval.
- B. Duane Lane Extension
1. Grading
 - We note that grades appear to have been adjusted near the entrance gates and Duane Lane Extension
 - Grades at the entrance gates appear to have been raised by approximately 1-1.5 feet. The original plans indicated grades of approximately 213 in this location while the amended plans indicate grades of approximately 214.5.

- Grades in the Cul-de-sac area near the monument sign have been raised as much as two (2) feet. It does not appear that grate elevations for SF No. 5A and 6A have been adjusted to account for the grade change. See sheet 3750-3.
2. Sheet 3750-4 originally depicted grading, utilities and drainage infrastructure for the Duane Lane Extension. We note the following:
 - The amended site plans include information related to grading and utilities but drainage infrastructure in this area has been removed from this sheet of the plans. Note this information is still shown on sheet 3750-10b.
 - SF No. 1A, 2A, 3A, and 4A grate elevations have not been adjusted to account for the changes in grading in this area.
 - Orifice MH No. 1 and 2 rim elevations have not been adjusted to account for the changes in grading in this area.
 3. Bridge Crossing
 - The bridge parapet walls have been extended substantially beyond what was depicted on the previously approved plans. The original plans showed 36-foot-long parapet walls on either side (measured to the end of the piers) and a stone wall extending in either direction on the north side of the bridge.
 - The amended site plans show extended parapet walls at all four corners with an additional pier placed at each end. Dimensions of the wall have not been provided.
 - It does not appear that the Bridge Section detail provided on sheet 3750-10b has been updated to reflect the changes in grading on Duane Lane.
 4. Monument Sign and Entrance Gate
 - The monument sign and entrance gate appear to be consistent with the previously approved plans. The Applicant should provide testimony if any changes are anticipated for these items.
- C. Proposed Coverages
1. We note the following modifications to the improved coverage calculations on the Amended Site Plans when compared to the previously approved site plans.
 - Building Coverage – The Gazebo size decreased from 225 SF to 204 SF, a net decrease of 21 SF. The proposed building coverage is 55,264 SF (6.98%) which is slightly less than the originally approved amount.
 - Roadway Coverage – No change

- Pavers Driveways & Parking – No change noted although it appears some of the driveways have been altered in size. The Applicant should provide testimony to clarify why this quantity has not been adjusted.
- Walkways and Steps – The previously approved plans indicated 2,950 SF, while the amended plans indicate 2,897 SF, a net decrease of 53 SF.
- Decks / Patios – The previously approved plans indicated 5,998 SF, while the amended plans no longer include patios and the adjusted coverage is 7,243 SF, a net increase of 1,245 SF.
- Walls & Garden Walls – The previously approved plans indicated 1,019 SF, while the amended plans indicate 1,666 SF, a net increase of 647 SF.
- Pool & Patio – The previously approved plans indicated 2,608 SF while the amended plans indicate 3,710 SF, a net increase of 1,102 SF.
- AC units – The previously approved plans indicated 300 SF while the amended plans indicate 168 SF, a net decrease of 132 SF.
- Generators – The previously approved plans did not include generators, while the amended plans indicate coverage of 323 SF.
- Transformers & Box Pads – The previously approved plans did not include Transformers and Box Pads, while the amended plans indicate coverage of 194 SF.
- Total Coverage – The total improved coverage on the previously approved plans was 109,010 SF, while the amended plans indicate a total improved coverage of 112,315 SF, a net increase of 3,305 SF.

D. Drainage

1. The drainage infrastructure indicated on the plans appears to be unchanged from the previously approved plans. The Applicant should provide revised drainage calculations to account for the changes in improved coverage proposed.

E. Lighting

1. We note that the originally approved plans indicated two (2) "A3" luminaires near the bridge on Duane Lane, located on the south side of the road. These light fixtures have been eliminated from the amended site plans.
2. We note that the previously approved plans indicate illumination intensities at the centerline of the road near the Duane Lane bridge crossing were ranging from 3.6 to 2.6 footcandles with an approximate average illumination of 3.0 footcandles at the centerline of the road.

3. The amended site plans indicate illumination intensities ranging from 0.8 to 0.3 footcandles with an approximate average illumination of 0.6 footcandles at the centerline of the road. The Applicant should provide testimony regarding the omission of the two light fixtures and the decrease in illumination intensity at this location.

F. Landscaping

1. The Applicant has not provided a landscaping plan for review. As such, we are unable to offer comments or conduct a review in relation to proposed landscaping on site.

G. Details

1. The Roadway profile for Road "A" does not appear to be updated to reflect the changes in grading shown on sheet 3750-3.
2. A "Box Pad Detail" has been added to sheet 3750-8.
3. "Garden Wall Details" have been added to sheet 3750-9.
4. ADA Space No. 1 detail on sheet 3750-9 has been revised to include the additional walkway provided to the gazebo for ADA access from the ADA parking space.
5. There appears to be two details drawn on top of each other on DCS No. 1-3 Details on sheet 3750-9. The detail is illegible.
6. There have been several details related to light poles, luminaires, and light fixtures added to sheet 3750-11.

H. Miscellaneous

1. The Applicant should provide testimony related to the anticipated timeline for the dedication of the Duane Lane Extension to the Borough.
2. The Applicant shall be made aware that an as-built survey will be required upon completion of construction. The as-built survey shall include all final topography, a breakdown of as-built coverages and a depiction of all above ground and below ground improvements including utilities and drainage infrastructure.

We reserve the right to provide additional comment on any future submissions, revisions, and/or testimony provided during the public hearing.

Should you have any questions, you may contact me at (201) 775-1283.

Sincerely,

Colliers Engineering & Design



Nick Chelius, P.E.
Zoning Board Engineer

cc: Board Members (via Planning Board Chairwoman)
Michael Greco, Planning Board Secretary (mgreco@demarestnj.gov)
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