The Regular Meeting of the Allendale Land Use Board will be held in the Council Chambers in the Allendale Municipal Building, 500 West Crescent Avenue, 2nd Floor, Allendale, NJ 07401 on April 20, 2022 at 7:30 p.m. Formal action will be taken.

I. CALL TO ORDER
   A. Open Public Meetings Act Announcement
   B. Salute to Flag

II. ROLL CALL

III. PUBLIC HEARINGS:

Application File No: LUB 2022-02
Applicant: ABC Vault Partners, LLC
Address: 22 Maple Street, Allendale, NJ 07401
Block: 1808 Lot 2
Proposed: Two-Story Apartment Building – 6 one bedroom units. Preliminary & Final Site Plan approval; Use variance relief pursuant to 40:55D-70 (d) et. seq; Bulk Variance relief pursuant to 40:55D-70© et. seq.; Design Waivers. The applicant seeks to convert an existing bank drive up facility into a two story, six – unit residential apartment building, consisting of six one bedroom apartments.
(carried from the meeting of March 14, 2022)

IV. OPEN TO THE PUBLIC FOR COMMENT

V. OTHER

VI. ADJOURNMENT

**AGENDA & AGENDA MATERIALS SUBJECT TO CHANGE**
VIA EMAIL

April 8, 2022

Linda Garofalo, Land Use Administrator
500 W. Crescent Avenue
Allendale, NJ 07401

RE: Preliminary and Final Site Plan Application
ABC Vault Partners, LLC
Block 1808, Lot 2
Borough of Allendale
Bergen County, New Jersey
O&O Project #210812

Dear Ms. Garofalo:

We are hereby submitting to address the Borough Engineer’s review letter dated January 10, 2022, as well as comments from the Land Use Board Meeting held on March 14, 2022 for the above noted project. Please find the following in response to the comments:

- Ten (10) copies of the Preliminary and Final Site Plans for 22 Maple Street, dated October 15, 2021, revised through April 8, 2022.

The following are itemized responses to review letters:

**Land Use Board Comments from March 14, 2022 Meeting**

From the board meeting on March 14, 2022, we have addressed the following comments and made revisions to the plans as necessary:

1. We conducted a soil test pit on site to evaluate soil percolation rates as well as look for groundwater. During our test pit, we did not hit groundwater or mottling as deep as 10 feet. We took a soil sample for percolation rates which we have not received yet. Once results are obtained, we will forward to Mr. Vreeland.
2. We met with the engineer, Michael Vreeland, on site to walk the property to look at the trees that were discussed at the meeting, as well as the drainage pattern in the rear of the property. We agreed that we would remove the northern fence line and install consistent 5 foot high fence along the northern, eastern and southern side of the property. The trees that are on or near the property lines we are not proposing to remove but will work the fence line around the trees.
3. We have relocated the HVAC units to the east side of the building.
4. We have added notes to state no patios, bbq areas or balconies will be proposed nor permitted along the rear (north) side of the building or the eastern landscaped portion of the property.
5. We have moved the garbage area to the end of the building, noted to consist of residential cans and private collection.
6. We have shifted the handicap parking space to utilize the area where the existing utility pole is (and still have enough room for car door clearance), therefore gaining an extra parking space.
7. We have additional landscaping along the rear (north) side of the building as well as the eastern portion of the property.
8. We obtained additional topography to the south of the property and modified the grading to ensure the development does not impact the parking lot or neighbor to the south.
9. We added note for the lighting to be evaluated in 6 months.

Borough Engineer Michael Vreeland January 10, 2002 Review Memo

4. Layout and Circulation

   a. Setback discrepancy revised
   b. Testimony provided for garbage/recycling. Area to be fenced in.
   c. Vehicle circulation to be provided at 4/20/22 meeting.
   d. ADA curb, ramp and details provided.
   e. Proposed fence to be 6 inches from property line. Detail provided.
   f. Fence proposed at compliant 5 feet in height.
   g. A stop sign, stop bar and pavement markings added to plan.
   h. We will need to work with Borough of Allendale to provide compliant paver sidewalk and driveway apron details to match existing improvements.
   i. A paver apron is now proposed. A detail will be provided.
   j. The 4 HVAC units are now located to east of building.
   k. The lighting fixtures on the plan are labeled.
   l. The roof overhangs are shown on the plan.
   m. The architectural plans will be revised to show overall building length.
   n. Testimony was provided that no signs are proposed.

5. Grading and Stormwater Management

   a. We will provide pretreatment measures in the two inlets proposed.
   b. A maintenance plan will be provided as condition of approval.
   c. We will provide oversight during construction.
   d. The distance to the property lines from the underground system has been added to the plans.
   e. Soil testing has been done. Results will be provided once received. No groundwater was observed during the test pit.
   f. All gutter downspouts will be collected to the underground detention system.
   g. We will revise the grading as necessary to ensure there are no negative impacts to the adjoining properties.
   h. Applicant/owner will maintain the underground system.
   i. The length, slope, cleanouts and inverts of the roof leader system will be provided as condition of approval.
   j. Inverts and pipe information of the chamber system have been added to the plan.
k. The chamber detail will be modified in detail pending the soil test results.
l. The chamber detail will be revised.
m. We will evaluate an overflow from the chamber system to the Maple Street drainage system.
n. The applicant/owner agrees to install gutter guards.

6. **Utilities**

a. Testimony was provided regarding the HVAC units.
b. The applicant/owner is responsible for on-site water and sewer improvements.
c. The side for the proposed water, sewer and gas has been provided. The material type will provided as condition of approval.
d. Testimony was provided regarding the sprinkler system.
e. Water and sewer details will be provided to the Borough’s standards as condition of approval.
f. Will serve confirmations will be provided as condition of approval.

7. **Landscaping**

a. No comment necessary

8. **Lighting**

a. Testimony was provided regarding the lighting.
b. A complete lighting detail to show overall height with light fixture will be provided as condition of approval.
c. There will be building mounting lights at the door entrances.
d. Testimony was provided regarding lighting hours of operation

e. Testimony was provided regarding potential glare.

9. **Other Agency Approvals**

a. All outside agency approvals will be obtained.

We believe that this response letter, revised plans and additional information address the Board Professional’s comment letters. If you have any questions, or need anything else, please call or email.

Very truly yours,
OMLAND & OSTERKORN, INC.

Kiersten Osterkorn, PE, PLS, PP
Principal
kosterkorn@o-o-inc.com
PRELIMINARY AND FINAL SITE PLAN FOR

22 MAPLE STREET

TAX MAP BLOCK 1808, LOT 2 - ZONE C-1 (CENTRAL BUSINESS)

BOROUGH OF ALLENDALE
BERGEN COUNTY, NEW JERSEY

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LOCATION MAP
SCALE: 1" = 2,000'

OWNER/APPLICANT:
ABC VAULT PARTNERS, LLC
PO BOX 342
ORADELL, NJ 07649

BOROUGH OF ALLENDALE SITE PLAN CONTROL NUMBER ____________

APPROVALS:
I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY.

BOROUGH ENGINEER
APPROVED BY BOARD OF ADJUSTMENT OF THE BOROUGH OF ALLENDALE

CHAIRMAN
SECRETARY
HEALTH OFFICER

EXPIRATION OF APPROVAL (PRELIMINARY - 3 YRS; FINAL - 2 YRS)

DATE (WITHOUT EXTENSIONS)

BOND/TAXES CERTIFICATION:
VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT.

TAX COLLECTOR

I HEREBY CERTIFY THAT A BOND HAS BEEN POSTED FOR ALL THE REQUIRED IMPROVEMENTS IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

BOROUGH CLERK

OWNERS CERTIFICATION:
I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE BOARD OF ADJUSTMENT OF THE BOROUGH OF ALLENDALE.

NAME
DATE
Prior to any construction, the horizontal limits of the work (Limits of Disturbance - LOD) shall be established. In the event the entity responsible for layout should determine a smooth transition cannot be achieved at abrupt changes in grade are avoided. Slope changes exceeding 2.0% shall be considered abrupt for construction to be permitted. Abrupt changes in grade are avoided. Slope changes exceeding 2.0% shall be considered abrupt for

The intent of the plans is to provide a smooth transition, maintaining effective positive drainage, at all times during construction. A minimum of 0.5% slope is maintained for all final grades. The frame and grates of all inlets, manholes, and sewer cleanout boxes shall be adjusted as necessary to ensure proper function and drainage. All final grades will have a minimum slope of 0.5%. The applicant/contractor shall call to coordinate inspections within the Borough at least 24-hours prior to any construction. The contractor is responsible for their own verification of existing topographic information, should there be any difference between the proposed work and existing utilities, the conflict shall be brought to the attention of Omland & Osterkorn, Inc. The Borough engineer will work with Omland & Osterkorn, Inc. as customary for layout.

The contractor shall maintain all on-site water main with a minimum cover of 4 feet, unless otherwise indicated. No generators or deck boxes permitted. The water purveyor shall be notified in case an underground stormwater system is affected. All RCP to be reinforced concrete pipe conforming to ASTM D-76, Class III, Wall B, unless otherwise specified. Improvements Standards (NJAC 7:21-5), latest edition. All final grades will have a minimum slope of 0.5%. The frame and grates of all inlets, manholes and sewer cleanout boxes shall be adjusted as necessary to ensure proper function and drainage. All final grades will have a minimum slope of 0.5%. The applicant/contractor shall call to coordinate inspections within the Borough at least 24-hours prior to any construction. The contractor is responsible for their own verification of existing topographic information, should there be any difference between the proposed work and existing utilities, the conflict shall be brought to the attention of Omland & Osterkorn, Inc. The Borough engineer will work with Omland & Osterkorn, Inc. as customary for layout.

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Maple Residence
2 Bedroom Option
Zoning Board Submission
4/20/2022