



**Bright View Engineering**  
*Moving you forward*

May 15, 2024

**VIA E-MAIL**

*([kconlon@caldwell-nj.com](mailto:kconlon@caldwell-nj.com), [bheun@caldwell-nj.com](mailto:bheun@caldwell-nj.com))*

Kim Conlon/Brittany Heun  
Secretaries to the Board  
Zoning Board  
One Provost Square  
Caldwell, New Jersey 07006

**Re: Engineering Review**  
Block 50, Lot 22  
23 Washburn Place  
Caldwell Application No. Z24-001  
BVE Project No. 241047

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Dear Members of the Zoning Board:

Bright View Engineering (BVE) has received and reviewed the above-referenced project. Specifically, the following documents were reviewed:

- Application Package including checklist, forms, copies of checks, survey with plan overlaid, prepared by the applicant dated March 21, 2024.

**Background Information**

The subject property is located at 23 Washburn Place in the Borough of Caldwell, Essex County, New Jersey. It is designated as Block 50, Lot 22 on the available Tax Maps. The existing lot contains a single-family dwelling. The applicant seeks to install a six (6) foot tall vinyl fence along a portion of the side yard.

With regard to the above referenced information, BVE offers the following comments:

**Applicant and Owner**

1. The Applicant/Owner in this matter is:

Grainne Dugan  
24 Orchard Square  
Caldwell, New Jersey 07006

70 South Orange Avenue, Suite 109  
Livingston, New Jersey 07039

C: (551) 265-0729 T: (973) 228-0999 F: (201) 753-3904  
BrightViewEngineering.com

P.O. Box 99  
Roseland, NJ 07068



### Site

2. The Site is located at 23 Washburn Place, Block 50, Lot 22. The site has an approximate total lot area of 5,000 square feet with 50 feet of lot frontage along Washburn Place and an approximate depth of 140 feet.
3. The property is located within the R-B Residential Zone.
4. The site is currently occupied with a single-family residential dwelling.
5. The property is not located in any FEMA designated flood zones.
6. Although a topographical survey was not provided or required, the lot appears to be relatively flat and impact to steep slopes are not being considered.

### Site Plan Review

7. Per section 250-8(I) of the Borough code, the maximum height of a fence in the side yard is four (4) feet. The applicant is proposing a six (6) foot fence.
8. Based on the survey/plan provided, two lines are drawn. The applicant shall provide testimony clarifying which layout of the fence is being proposed. Neither conforms to the Borough code.
9. The applicant shall confirm the limits of the proposed fence installation duringat testimony. The survey/plan shows that the fence will extend from the corner of the house/porch towards the side property line, and end at the rear of the existing dwelling.
10. All fence installations must meet the requirements of section 250-8(I) of the Borough code including but not limited to:
  - Fences shall be constructed with the face or finished side away from the property on which the fence is constructed and the structural side toward the interior of said property.
  - No fences or other enclosures shall be installed within six inches of the property line.
  - Fences shall be erected so as to permit the flow of natural drainage and shall not cause surface water to be dammed or to create ponding.
11. The applicant shall confirm if any tree/shrub removal is required as part of the fence installation during testimony.



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12. The location of the proposed fence should not create any sightline obstructions to the driveways of the adjacent lots or the public travelling along Washburn Place.
13. Should the Board vote favorably on this application, it should be subject to issuance of any applicable permits for the fence installation.

Should you have any questions or require additional information, please do not hesitate to contact us at (551) 265-0729.

Sincerely,  
Bright View Engineering

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Aaron Schrager, PE, PP, CME, CPWM  
Principal

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