



BECKMEYER
ENGINEERING, P.C.

Ms. Brittany Heun, Deputy Clerk
Borough of Caldwell
1 Provost Square
Caldwell, New Jersey 07006

July 12, 2022

Re: **Planning Board Application**
Preliminary and Final Site Plan Approval
30 Smull Avenue
Block 22, Lot 7
Borough of Caldwell
Completeness Review #4

Dear Ms. Heun,

The applicant proposes to demolish and remove existing single-family home along with foundation and surrounding hardscapes including the driveway and walkways. The applicant proposes to construct six (6) townhouse style units with driveway providing access from Smull Avenue.

General Information:

Applicant: Thomas P. Stille
143 Smull Avenue
West Caldwell, NJ 07006
Phone: 973-296-0518

Owner: Francis & Lisa Garrity
131 Brookside Ave
Caldwell, NJ 07006
Phone: 973-618-1635

Applicants
Attorney: Jeffrey Kantowitz
195 Rt 46 West, Suite 6
Totowa, NJ, 07512
Phone: 973-785-1799
Cell: 201-446-3148
Email: jeffrey.kantowitz@gmail.com

Re: Planning Board Application
30 Smull Avenue
Block 22, Lot 7
Borough of Caldwell
Completeness Review #4

Page 2 of 6

Person with Thomas P. Stille
Everyday 143 Smull Avenue
Responsibility: West Caldwell, NJ 07006
Phone: 973-296-0518

Applicants Mark Montalbano, AIA
Architect: 97 Lackawana Avenue, Totowa, NJ 07512
Phone: 973-890-8989
Fax: 973-890-8855
Email: mmontalbano@coppamontalbano.com

Applicants Charles J. Stewart P.E., P.L.S.
Engineer: 96 U.S. Highway 206, Suite 101
Flanders, N.J. 07109
Phone: 973-398-1776

Zoning: IH-5 - Inclusionary Housing Zone 5

Proposal: The applicant proposes to demolish and remove existing single-family home along with foundation and surrounding hardscapes including the driveway and walkways. The applicant proposes to construct six (6) townhouse style units with driveway providing access from Smull Avenue. Also proposed are the required sanitary, potable water, gas and electric service lines. An underground detention system is proposed to be installed for the management of stormwater runoff. This is zoned as IH-5 - Inclusionary Housing Zone 5 [Added 12-17-2019 by Ord. No. 1380-19; amended 4-21-2020 by Ord. No. 1384-20]. Applicant seeks Variance relief (substantial benefit) [N.J.S.40:55D-70c(2)] Project designed to help satisfy Caldwell affordable housing obligation, as set forth in its Compliance Plan.

Documents Submitted:

The following drawings were submitted and reviewed by this office:

- 1 Cover Sheet
- 2 Legend, Zoning and General Notes
- 3 Existing Conditions and Demolition Plan
- 4 Site Layout and Dimensioning Plan
- 5 Site Grading and Utility Plan
- 6 Site Lighting and Landscaping Plan
- 7 Soil Erosion and Sediment Control Plan
- 8 Soil Erosion and Sediment Control Notes and Details
- 9 Construction Details I
- 10 Construction Details II

Re: Planning Board Application
30 Smull Avenue
Block 22, Lot 7
Borough of Caldwell
Completeness Review #4

The above drawings were prepared by Darren J. Phil, P.E. License No. 24GE03619100, of Suburban Consulting Engineers, Inc., dated October 5, 2021. Revision A.

- C-1 Cover Sheet
- A-1 Typical Unit Plans
- A-2 End Unit Plans

The above architectural drawings dated November 16, 2020, were prepared by M.B. Montalbano, AIA NJ-RA: AI-15992 of Coppa Maontalbano Architects located at 97 Lackawanna Avenue, Totowa, NJ 07512. Rev. #0.

We also reviewed the following information:

- 1) Planning Board Application
- 2) Stormwater Management Report, Revised October 2021
- 3) Survey, prepared by Charles J. Stewart, of GCStewart Associates Inc, located at 320 Runnymede Road Essex Fells, NJ 07021, dated June 29, 2016.
- 4) Response Letter, dated October 5, 2021

1. Area and Bulk Requirements:

Description		Zone [IH5] Requirement	Existing	Proposed	Status	
Permitted Use		IH5 Inclusionary Housing Zone	Single Family House	6-Town Houses	C	
Min. Lot Requirements	Area (sf.)	10,500 sf.	26,501 sf.	26,501 sf.	C	
	Lot Width (ft.)	75 ft.	90.08 ft.	90.08 ft.	C	
Max. Residential Density		25 Units/Acre	1.6 Units/Acre	9.9 Units/Acre	C	
Max. Imp. Coverage		68%	22.7%	68%	C	
Principal Building	Front Yard (ft.)	25 ft.	25.1 ft.	25 ft.	C	
	Side Yard Setback(ft.)	5 ft. (1Side)	2.9 ft.	5 ft.	C	
		15 ft. (Both Sides)	51.8	37.5 ft.	C	
	Rear Yard Setback	50 ft.	197.3 ft.	62.45 ft.	C	
	Maximum % Lot Coverage		36%	6.6%	36%	C
		Stories		1	4	C(1)

Re: Planning Board Application
 30 Small Avenue
 Block 22, Lot 7
 Borough of Caldwell
 Completeness Review #4

	Maximum Building Height	Feet	39 ft.	35.0 ft.±	39.0 ft.	C
	Maximum Building Length		210 ft.	N/A	205.2 ft.	C
Accessory Building	Rear Yard Setback		5 ft.	N/A	N/A	C
Minimum Number of Spaces Ordinance 1384-20			14	N/A	12*	C*

C- Conforms, V- Variance, N – Existing Non-conformance, U- Unknown and requires additional information or testimony,*Indicates DE Minimis Exemption Required

1) IH-5 - Inclusionary Housing Zone 5 Ordinance does not mention story amount.

2. Completeness Review

The application has been deemed **Complete** in accordance with Ordinance 210 Subdivision and Site Plan Review and Chapter 250 Zoning. The applicant should request waivers or provide additional information as requested. The new comments are indicated in **Bold Underlined** text.

The following checklist items must be submitted in accordance with Ordinance 210-31:

- 1) Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner and/or landscape architect, as applicable. Involved in preparation of plat. **The applicant shall submit a signed sealed Site Plan. *The plans have been signed but not revised. The applicant shall indicate revisions in the revision box.***
Applicants Response: Because the configuration of the site was flipped with the driveway and parking located on the north side and the building on the south side of the property, the plan date was revised instead of providing a revision. The enclosed plans have a current revision date based on the changes noted in the comments below.
Comment: The applicant has complied.
- 2) Source and date of current property survey. The applicant must also submit existing out bound and topographic survey map signed and sealed. ***Sheet3, Reference #4 states "Boundary and Topography Survey" was prepared by Stewart Engineering Land Surveying LLC., dated June 21, 2018, a signed and sealed copy of this survey shall be submitted. The applicant stated they will provide a signed and sealed copy of the survey under separate cover; I have not received this yet as of the date of this letter. This needs to be submitted 10 days prior to hearing to be considered complete.***
- 3) Proof that taxes are current. **Applicant shall provide this. *This Item is required to be submitted and will be reviewed by the Borough Engineer. The applicant said they will provide a copy of tax status under separate cover; I have not received this yet as of the date of this letter. This needs to be submitted 10 days prior to hearing to be considered complete.***

Re: Planning Board Application
30 Smull Avenue
Block 22, Lot 7
Borough of Caldwell
Completeness Review #4

Page 5 of 6

- 4) Sight triangles shall be added to the plan. *This item is required to be added to the plans and will be reviewed by the Borough Engineer. Site triangles are not located on the plans. Changes to the plans should be clouded and revision marker added. This needs to be submitted 10 days prior to hearing to be considered complete.*
- 5) Copy and/or delineation of any existing or proposed deed restrictions or covenants. If there are none a note shall be added to the Plan. *This item is required to be added to the plans and will be reviewed by the Borough Engineer. Note has been added to the plans, on Sheet #2 comment #12.*
- 6) List of required regulatory approvals or permits. The applicant needs to provide these, if there are none a note shall be added to the Plan. *This item is required to be added to the plans and will be reviewed by the Borough Engineer. Note has been added to the plans.*
- 7) Spot and finished elevations at all building corners. Corner elevations on proposed building and top and bottom elevations shall be added to the Plan. *This item is required to be added to the plans and will be reviewed by the Borough Engineer. The applicant has complied.*
- 8) Location and design/details of containers for solid waste, including recyclables shall be delineated on the Plans. *This item is required to be added to the plans and will be reviewed by the Borough Engineer.*
The applicant stated that curbside pick-up of solid waste and recyclables will be utilized for the six units and the unit owners will be responsible to place their containers at the curb along Smull Avenue the morning of the scheduled pick-up.
- 9) Vertical Sections of the building shall be shown on the Plan. *This item is required to be added to the plans and will be reviewed by the Borough Engineer.*
Applicant stated that this would be provided by the applicant's architect. This needs to be submitted 10 days prior to hearing to be considered complete.
- 10) The applicant is to show the layout and/or uses of the basement on the Plans. *This item is required to be added to the plans and will be reviewed by the Borough Engineer. The applicant stated information related to the building basements will be provided by the applicant's architect under separate cover. This needs to be submitted 10 days prior to hearing to be considered complete.*
- 11) Traffic report shall be submitted. *This Item is required to be submitted and will be reviewed by the Borough Engineer.*
The Applicant stated that this would be submitted; this has not been received as of the date of this letter. This needs to be submitted 10 days prior to hearing to be considered complete.
- 12) *Environmental easements/deeds these will be required for the stormwater system.*
The Applicant stated that this would be submitted; this has not been received as of the date of this letter. This needs to be submitted 10 days prior to hearing to be considered complete.
- 13) *A Stormwater maintenance plan for the stormwater system will be required.*
Comment: The applicant has complied.

Re: Planning Board Application
30 Smull Avenue
Block 22, Lot 7
Borough of Caldwell
Completeness Review #4

Page 6 of 6

- 14) Proposed system of drainage of subject site. Drainage report to be submitted. *The submitted stormwater report states that this is Not a "Major Project". Under NJDEP guidelines and Borough Ordinances "The creation of 0.25 acres is considered a Major Development". In addition, the calculations shall reflect the Borough Stormwater Ordinance as well as the NJDEP "Best Management Practices Manual" latest revision (This can be found on the NJDEP website at https://www.njstormwater.org/bmp_manual2.htm). Therefore, the Stormwater report shall be revised and re-submitted for review.*

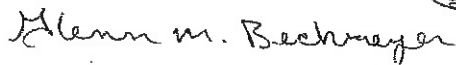
Applicants Response: Based on a previous negotiated agreement between the applicant and the Borough regarding Affordable Housing for this site and because this project was originally reviewed in 2020 prior to the rule changes which took effect in March 2021, the applicant is requesting that the stormwater management design be reviewed under the previous NJDEP regulations. In addition, based on recent meetings between the client and the Borough, the previously proposed fire hydrant was requested to be eliminated from the project has been removed.

The above comments are intended to point out the sections that are not in compliance (open) with the Ordinance along with comments. A technical review will be completed on this plan only when the applicant submits the required information for a complete Site Plan Development Application. Site Plan shall include all requested information and answers the non-compliance's or is granted waivers and/or variances. It shall also be the intent of the applicant to follow all rules and regulations in accordance with the County of Essex, HEP Soil Conservation District, New Jersey Department of Environmental Protection, Caldwell Water and Sewer Departments, Caldwell Fire and Police Departments and the Health Department.

Should you have any questions, I can be reached through email at gbeckmeyer@caldwell-nj.com.

Yours Truly,

Beckmeyer Engineering, P.C.



Glenn M. Beckmeyer P.E., P.P., CME, CFM
Borough Engineer
Borough of Caldwell

Cc: Mayor John Kelley
Tom Banker, Borough Administrator
Kim Conlon, Building Department
Jeffrey Kantowitz, Applicants Attorney
Mark Montalbano, AIA, Applicants Architect
Charles J. Stewart P.E., P.L.S., Applicants Engineer



October 5, 2021

Via email (gbeckmeyer@beckmeyerengineering.com) and UPS GROUND

Beckmeyer Engineering P.C.
P.O. Box 404
East Rutherford, New Jersey 07073

Attn.: Glenn M. Beckmeyer, PE, PP, CME, CFM
Borough of Caldwell Engineer

Re: Borough of Caldwell, County of Essex, State of New Jersey
Preliminary and Final Site Plan Approval
Completeness Review #3 Response
30 Smull Avenue
Block 22, Lot 7
Our File No.: SCE-R11714.011

Dear Mr. Beckmeyer:

In response to your review letter dated May 5, 2021 requesting additional information based on the submission made on March 3, 2021 regarding the above referenced project, **SUBURBAN CONSULTING ENGINEERS, INC.** (SCE) offers the following responses.

Following your comment (*in italic*) please see our response (**in bold**).

Stormwater

1. *The applicant submitted a signed and sealed Site Plan. The plans have been signed but not revised. The applicant shall indicate revisions in the revision box.*

Because the configuration of the site was flipped with the driveway and parking located on the north side and the building on the south side of the property, the plan date was revised instead of providing a revision. The enclosed plans have a current revision date based on the changes noted in the comments below.

2. *The applicant must also submit existing outbound and topographic survey map signed and sealed. Sheet 3, Reference #4 states "Boundary and Topography Survey" was prepared by Stewart Engineering Land Surveying LLC, dated June 21, 2018, a signed and sealed copy of this survey shall be submitted.*

The applicant will provide a signed and sealed copy of the survey under separate cover.

3. *Proof that taxes are current. Applicant shall provide this. This item is required to be submitted and will be reviewed by the borough Engineer.*

The applicant will provide proof that taxes are current under separate cover.