



COUNTY OF BERGEN

Department of Planning & Engineering

One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601-7076 (201) 336-6446

This Joint Report has been prepared by the Department of Planning & Engineering on behalf of the Bergen County Planning Board indicating the Requirements and Conditions for Final Approval of the following-named Application.

THIS REPORT DOES NOT REPRESENT APPROVAL

SP 7701R1 - HILLSDALE

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A: GENERAL INFORMATION:

1. Title: Golden Orchards, An Active Adult Community, Lot 1, Block 506, Borough of Hillsdale, Lot 3 & 7, Block 2101, Township of Washington; Utility and Grading Plan, Phase 1, Borough of Hillsdale, Dwg. No. PH1-2 of 11, dated 12/31/14, revised to 1/29/16; Utility & Grading Plan, Phase 1, Borough of Hillsdale, Dwg. No. PH1-3a of 11, dated 12/31/14, revised to 1/29/16
2. Municipality: **HILLSDALE** County Road Affected: **PASCACK ROAD**
3. Location: Pascack Road & Ell Road
4. Project Data:

Plot Area (Acres):	14.01	Block #:	506	Lot #:	1
Proposed Use:	Residential	No of Dwelling Units:	31		
Parking Stalls:	Existing: 0	Proposed: 138	Total:	138	
Building Area (sq.ft):	Existing: 0	Proposed: 93,000	Total:	93,000	
Impervious Area (sq.ft):	Existing: 0	Proposed: 118,876	Total:	118,876	
5. Notes: See Application #SD7272.
6. Project Description:

This application is for the approval of 31 age restricted single family homes.
7. Applicant: Caliber Builders Phone: (845) 634-0724
29 Third Street, New City, NY 10956
8. Attorney: Huntington Bailey, LLP Phone: (201) 666-8282
Attn: Russel Huntington, Esq., 312 Kinderkamack Road,
Westwood, NJ 07675
9. Owner: Same As Applicant Phone:
10. Preparer: Engineering & Technical Resources, Inc. Phone: (973) 636-9223
Attn: Alex J. Zepponi, PE, PP, 535 High Mountain Road,
North Haledon, NJ
11. Purchaser: Phone:

B. REQUIREMENTS AND CONDITIONS FOR APPROVAL:

1. This Joint Report supersedes Joint Report #SP7701, dated 12/20/07 to reflect a change in the phasing of the application and revisions to the on-site drainage improvements in accordance with a settlement agreement between the Applicant and Northgate Condominium Association. This Report is for Phase 1 which is for the portion of the property located in the Borough of Hillsdale.
2. A check in the amount of \$300.00 (made payable to the County of Bergen) shall be forwarded to the Department of Planning and Economic Development, Division of Development Review, to cover the Reprocessing Fee.
3. A check in the amount of \$2760.00 (made payable to the County of Bergen) be forwarded to the Department of Planning and Economic Development, Division of Development Review, to cover the remaining Processing Fee.

4. A check in the amount of \$250.00 (made payable to the County of Bergen) be forwarded to the Department of Planning and Economic Development, Division of Development Review, to cover the Final Approval Fee.
5. A check in the amount of \$5021.00 (made payable to the County of Bergen) shall be forwarded to the Department of Planning and Economic Development, Division of Development Review, to cover the inspection fee for the items of construction indicated in Section C. below.
6. The sheet(s) referenced in Section A-1 above, incorporating any revisions required by this report, shall be submitted to this office in reproducible format (mylar, vellum, sepia) for signature and sealing.
7. The project shall comply with all the requirements set forth by the Bergen County Soil Conservation District (N.J.S.A. 4:24-43).
8. Right-of-way be established at thirty-six(36)feet from the centerline of Pascack Road.
9. A twenty-five(25)foot right-of-way corner radius be established at the intersection of Pascack Road and Ell Road.
10. The additional property being provided for road purposes be conveyed to the County of Bergen by Deed of Easement.
11. New curb be constructed at forty-six (46')feet off the eastern curb line of Pascack Road from Ell Road to the municipal boundary line.
12. Off-site improvements to Pascack Road shall include a curb and pavement transition from the municipal boundary line to a point measuring thirty-eight (38') feet off the eastern curb line of Pascack Road at the southern property line of proposed Lot 3. New curb shall continue from this point at thirty-eight (38') feet off the eastern curb line of Pascack Road along the entire property frontage of existing Lot 4.01 in Block 2101. A thirty-five (35') foot long curb and pavement transition shall be constructed from the southern property line of Lot 4.01 to the existing curb line of Pascack Road located at forty-six (46') feet off the eastern curb line of said County road.
13. Applicant shall submit to the County three (3) sets of construction drawings (in 1"=20' engineering scale) drawn to the specifications of the County Engineer's "Design and Construction Plan Standards" for review and obtain approval of the proposed roadway improvements along Pascack Road prior to actual construction. The County herein reserves the right to modify these drawings in accordance with the County Engineer's standards. Any changes incurred by the review of these construction drawings must be represented accurately on other plan sheets within the set.
14. Existing pavement along Pascack Road shall be milled from centerline to the existing gutter line along the entire portion of the County road to be improved to provide a uniform cross slope of 2-3 percent from centerline to the new curb line.
15. A thirty(30)foot radius corner curb return be constructed between the proposed curb line along Pascack Road and the curb line along Ell Road.
16. All materials and construction performed in any of the County of Bergen's right-of-way/road widening easement shall be in accordance with currently adopted New Jersey Department of Transportation Standard Specifications for Road and Bridge Construction (2007 Edition or newer) as modified by any Supplemental Specifications and amendments by the N.J. D.O.T. and County of Bergen Specifications. This work includes but is not limited to the following: monuments, reference markers, curbs, sidewalks, guide rail, guide rail end treatments, fences, retaining walls, storm drainage pipes, storm drainage structures, bridges, culverts and roadway construction. Omission and/or corrections deemed necessary to conform to any specifications and details shall be the responsibility of the project's Applicant, Developer, Contractor and/or Property Owner.
17. Existing stop bar and stop sign be relocated to provide adequate sight distance for a vehicle exiting Ell Road onto Pascack Road.
18. All traffic signs must conform in face design and construction to specifications found in the Manual on Uniform Traffic Control Devices, U.S. D.O.T., Federal Highway Administration. Specifically, Regulatory and Warning signs shall be fabricated of flat aluminum sheets and shall be covered with ASTM D4956 Type X1 super high efficiency full cube retro-reflective sheeting.

19. All pavement markings/stripping related to traffic control shall be of a reflective hot-extruded thermoplastic material, minimum 90 mil. thickness, applied in accordance with Bergen County design standards and the manufacturer's specifications for application.
20. Proposed sidewalk shall be located a minimum of five(5)feet behind the new curb line of Pascack Road, except along out parcel Lot 4.01 in Block 2101 where insufficient right-of-way, and topographical conditions, precludes the installation at the required distance.
21. A ten (10) foot long concrete pad for a future bus stop location shall be constructed between the new curb line of Pascack Road and the proposed sidewalk, on the Hillsdale side of the municipal boundary with Washington Township.
22. Existing signage along Pascack Road shall be relocated to behind the new curb line.
23. All aboveground utilities within the proposed traveled way shall be relocated from same, at no cost to the County, prior to release of the posted performance guarantee. Any relocated utility poles shall be set a minimum of eighteen (18") inches from the face of curb.
24. Proposed driveway for Dwelling number 37-Ar shall be located on Ell Road, the local side street.
25. Concrete monuments shall be set for the proposed property corners along Pascack Road in accordance with Bergen County design standards.
26. Applicant shall complete and return the "Description of G.P.S. Coordinated Monuments" form prior to the release of the posted performance bond. Said form shall be submitted to the County Engineer's Office. This office shall be copied on the transmittal letter.
27. Proposed shade trees along Pascack Road shall be planted behind the sidewalk.
28. Any proposed plantings along Pascack Road shall be behind the proposed County right-of-way line and have a mature height of thirty (30) inches or less, measured from the pavement of Ell Road, to ensure adequate sight distance along the County road.
29. A landscape plan for the property be submitted to the County for review and comment prior to the commencement of any site work to determine the type and location of additional plantings for stormwater management purposes.
30. The additional stormwater runoff generated by the proposed development shall be detained/retained on-site by the construction of subsurface stormwater facilities as proposed by the Applicant and indicated on the Utility and Grading plans referenced in Section A.1 above.
31. The responsibility for the maintenance of the proposed stormwater system and adjunct drainage structures shall remain with others and not the County of Bergen.
32. Proposed subsurface drainage facilities for dwelling number 37-Ar shall be located at a minimum of twenty (20') feet behind the proposed County roadway easement line.
33. Applicant and/or contractor shall contact Mr. Gary Hemmer, Department of Public Works Inspector, at (201)336-6815 prior to beginning construction and when construction is complete.
34. County signature block shall be provided on the lower left hand corner of all reproducible drawings being submitted to the County for signature.
35. A performance guarantee and bonding agreement be executed between the Property Owner and the County of Bergen for the Items of Construction listed in Section D. below.

C. ADA REQUIREMENTS:

1. Proposed sidewalk, curbing and handicap ramps shall be constructed to meet the current requirements of the ADA (www.access-board.gov/guidelines-and-standards/streets-sidewalks). Pursuant to N.J.S.A. 27:17-8, the County of Bergen maintains roadways between curb lines or edges-of-pavement. The County nevertheless retains its jurisdictional authority to enforce the ADA requirements.
2. All detectable warning surfaces for curb ramps and the driveway's crosswalk shall be cast-in-place.

3. The Applicant's engineer shall provide signed and sealed handicap ramp plans (1" = 5' scale), cross sections, specifications and a Compliant Design Certification, in Bergen County format, to the municipal engineer for review and certification. The applicant shall submit the municipal engineer's Compliant Design Certification, along with the handicap ramp plans, to the County's ADA Coordinator prior to construction.
4. Handicap ramp drawings (drawn at the required 1" = 5' scale and submitted to the municipal engineer and the County ADA coordinator) shall include, but not be limited to, the following: spot elevations and dimensions at all key locations within the ramp construction area to adequately verify all regulated proposed slopes on the ramp, 4'x5' landing area, and transition areas; identify all slopes with a directional arrow and corresponding percent slope (example; 2% slope); all signs, landscaping, curbing, fences, buildings, doorways, retaining walls, grading, overhead and underground utilities, drainage structures, and crosswalks; the locations of other handicap ramps that will dictate the alignment of proposed ramps (example; existing ramps on the opposite side of the road from proposed ramps).
5. Any deviation from the Americans with Disabilities Act Accessibility Guidelines, necessitated by field conditions that prevent the construction of a fully compliant handicap ramp, shall only be constructed if a Technical Infeasibility Waiver is certified by the municipal engineer and approved by the County Engineer. The Applicant shall submit an application for a Technical Infeasibility Waiver to the municipal engineer. The application shall include a thorough evaluation of compliant ramp alternatives and justifications supporting the technical infeasibility of constructing a fully compliant ramp. If certified by the municipal engineer, the applicant shall submit the Technical Infeasibility Waiver to the County Engineering Division for final review and approval. No non-compliant ramps shall be constructed without having Technical Infeasibility Waiver(s) approved by both the municipal engineer and the County Engineering Division. In the absence of an approved Technical Infeasibility Waiver, the Applicant shall construct fully compliant ramps.
6. The Applicant's engineer shall provide as-built handicap ramp plans and a signed and sealed Compliant Construction Certification, in Bergen County format, to the municipal engineer and County ADA Coordinator for review and approval. The applicant shall submit the municipal engineer's Compliant Construction Certification to the County Engineer and ADA Coordinator upon completion of construction. Any construction that resulted in non-compliant handicap ramps without a previously approved Technical Infeasibility Waiver shall be removed and a compliant ramp shall be constructed by the Applicant. All slopes are subject to compliance verification with an electronic level.
7. All sidewalks within the county right-of-way / road widening easement shall have a maximum cross-slope of two (2%) percent.
8. All inquiries regarding ADA requirements stipulated in this report should be directed to Jaison Alex, P.E., County ADA Coordinator, (201)336-6445, of the Department of Planning and Economic Development.

D. PERFORMANCE GUARANTEE:

ITEMS OF CONSTRUCTION	QUANTITY	UNIT	@	PRICE	=	AMOUNT
Remove Curb	35	LF	\$	3.00	\$	105.00
Concrete Curb	370	LF		20.00		7400.00
Mill Pavement	1027	SY		5.00		5135.00
Pavement(Full Depth)	800	SY		54.00		43200.00
Pavement(Top Course)	1827	SY		5.00		9135.00
Relocate Signs				Lump Sum		500.00
Stop Sign	1	Each		125.00		125.00
Stop Bar(Thermoplastic)	15	LF		25.00		375.00
Concrete Monuments	3	Each		1200.00		3600.00
Concrete Bus Pad	1	Each		1500.00		1500.00
ADA Compliant Ramps	1	Each		5000.00		5000.00
-						
-				Subtotal	\$	76075.00
-				10% Bond Contingencies	\$	7607.00
-						
-				Total Amount of Bond	\$	83682.00

E. COMMENTS:

1. The road widening and easement requirement is imposed pursuant to the County road width standards contained in Resolution #10-75, which was adopted in accordance with the Master Plan.

F. RECOMMENDATIONS:

1. Any and all sidewalks, curbing, & handicap ramps must be constructed in accordance with the current requirements of the Americans with Disabilities Act and include truncated dome delineation.

	P.E.		P.P.
County Engineer	2/24/16	Division of Land Use	2/24/16
	DATE		DATE

E.V.T.
2/17
TWC
2/17/2016
WA
2/18