

CAPIZZI LAW OFFICES

11 Hillside Ave., Second Floor

Tenafly, NJ 07670

MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)

N.J., N.Y., & D.C. Bars 201 266 8301 (f)

Capizzilaw.com

New York Office:

1 Blue Hill Plaza

Lobby Level, Suite 1509

Pearl River, NY 10965

Reply to New Jersey Office

January 5, 2022

Initial Submittal for Completeness Review

Via Overnight Mail

Nancy Wehmann – Secretary

Borough of Alpine Zoning Board of Adjustment

100 Church Street

Alpine, NJ 07620

Re: Marrow – Alpine ZBA (the “Applicant”)
92 Ruckman Road; Block 90, Lot 6 (the “Property”)

Dear Ms. Wehmann:

As you know, this office represents the above Applicant regarding their variance application before the Alpine Zoning Board of Adjustment seeking an in-ground pool and covered patio at the Property. To that end, enclosed please find the following for completeness review:

1. Board of Adjustment Application, Rider to the Application/Reasons for Relief, and Letter of Denial dated December 13, 2021 attached hereto (3 copies);
2. Tax Assessor’s 200 Foot Property Owners List with Proof of Payment of Taxes attached thereto (3 copies);
3. Photo Exhibit (3 copies);
4. Prior Borough of Alpine Zoning Board of Adjustment Resolution dated March 20, 2014 (3 copies);
5. Soil Moving Calculations prepared by McNally, Doolittle Engineering, L.L.C., dated December 17, 2021 (3 copies);
6. Storm Drainage Report prepared by McNally, Doolittle Engineering, L.L.C., dated December 20, 2021 (3 copies);

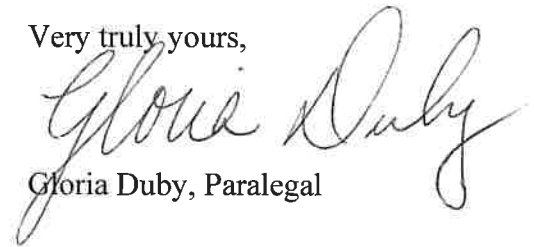
Ms. Nancy Wehmann – Secretary
January 5, 2022
Page 2 of 2

7. Pool, Septic Plan, & Soil Erosion and Sediment Control Plan prepared by McNally, Doolittle Engineering, L.L.C., dated October 23, 2021 and last revised as of December 20, 2021 consisting of one (1) sheet; and
8. Applicant's W9 and Checks:
 - Check # 313710 in the amount of \$250.00 (Application Fee)
 - Check # 313706 in the amount of \$2,000.00 (Escrow Fee)

Kindly advise when this matter has been deemed complete and assigned a hearing before the Alpine Board of Adjustment.

Thank you.

Very truly yours,

A handwritten signature in cursive script that reads "Gloria Duby". The signature is written in dark ink and is positioned above the printed name.

Gloria Duby, Paralegal

MGC/gd
Enclosures

SCHEDULE E

APPLICATION TO BOROUGH OF ALPINE BOARD OF ADJUSTMENT

FOR OFFICIAL USE ONLY:

Date Application filed: _____
Fee Paid: Amount _____ Date _____
Date file complete: _____
Time period expires: _____
Application received by: _____

SECTION 1. APPEAL FROM DENIAL OF BUILDING PERMIT:

If this application has arisen as the result of the denial of a zoning permit, applicant shall secure from the administrative officer an appeal form giving reasons for denying the zoning permit and shall submit it with this application.

SECTION 2 INFORMATION REGARDING THE APPLICANT:

A) The Applicant's full legal name is Tracy Marrow

B) The Applicant's mailing address is c/o Matthew Capizzi, Esq.
11 Hillside Ave., 2nd Fl Tenafly, NJ 07670

C) The Applicant's telephone number is 201-266-8300

(Business telephone number)
D) The Applicant is a: CORPORATION _____ PARTNERSHIP _____ INDIVIDUAL ✓
OTHER (please specify) _____

E) If the Applicant is a corporation or a partnership, applicant shall attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

F) The relationship of the Applicant to the property in question is:
OWNER ✓ TENANT OR LESSEE _____ PURCHASER UNDER CONTRACT _____
OTHER (please specify) _____

G) If the Applicant is not the owner of the property in question, the Applicant must obtain and submit a copy of this application signed by the owner in the space provided in Section 9.

SECTION 3 INFORMATION REGARDING THE PROPERTY:

- A) The address of the Property is 92 Ruckman Road, Alpine NJ 076200
- B) The location of the Property is approximately 288 feet from the intersection of Ruckman Road and Route 9W.
- C) The tax map Block number (s) is 90; the lot number (s) is 6. (See tax bill or deed or call tax office for this information).
- D) The zone in which the Property is located is RA
(The Zoning Official's Office can help determine this information.)
- E) The dimensions of the Property are 243.75' x 369.9'
- F) The size of the Property is 71,289 square feet.
- G) The Property is located: (check as applicable)
- 1) within 200 feet of another municipality _____
 - 2) adjacent to an existing or proposed country road xx 9W Palisades Boulevard
 - 3) Adjacent to other country land _____
 - 4) Adjacent to a State highway ✓ 9W Palisades Boulevard
- H) Have there been any previous Board of Adjustment or Planning Board hearings involving this Property? YES ✓ NO _____
- I) If the answer to "H" is YES, attach a copy of the written decision(s) adopted by the applicable Board and a copy of the Application(s) presented to such Board.
See attached prior Zoning Board of Adjustment resolution dated March 20, 2014

SECTION 4. INFORMATION ABOUT REQUESTED RELIEF:

A) "PROPOSAL" – Attach a narrative statement entitled "PROPOSAL" setting forth the particulars of the existing or proposed use of the PROPERTY and a narrative description of the proposed physical changes to the PROPERTY. (Include all physical improvements such as structures, additions, landscaping, etc.)

See attached.

B) "REASONS FOR RELIEF" – Attach a narrative statement entitled "REASONS FOR RELIEF" setting for the facts relied upon to support Applicant's claim of right to relief.

See attached.

C) NATURE OF APPLICATION, check appropriate items.

- 1) interpretation of development ordinance or map _____
- 2) appeal of action of administrative officer _____
- 3) variance: "C" – variance xxx _____
"D" – use variance xxx _____
"D" – non-use variance _____
- 4) a. subdivision _____
b. subdivision application to follow _____
- 5) a. site plan _____
b. site plan application to follow _____
- 6) waiver of lot to abut street requirement _____
- 7) exception to the official map _____

D) The proposed use, building, or subdivision is contrary to: (List the specific Articles and Sections of the ordinance from which a variance is sought, the requirement itself and the proposed variation. If additional space is needed, please attach a list to this application.)

Art.	_____	Section	_____	Required	_____	Proposed	_____
Art.	_____	Section	_____	Required	_____	Proposed	_____
Art.	_____	Section	_____	Required	_____	Proposed	_____

~~Minimum Rear Yard Setback as to Building (100' Min. Req. v. 60.9' Proposed), Minimum Front Yard Setback as to Ruckman Road (75' Min. Req. v. 73.1'), Minimum Rear Yard Setback as to Accessory Structure (30' Min. Req. v. 23.7' Proposed), Minimum Side Yard Setback as to Accessory Structure (30' Min. Req. v. 25.8' Proposed), and a D (1) use variance for alterations proposed in the Buffer Zone~~

SECTION 5. INFORMATION ABOUT EXPERTS:

The following information, although not required; is respectfully requested to enable the Board to facilitate the processing of this application:

- A) Applicant's Attorney: Telephone Number 201-266-8300
Name: Matthew G. Capizzi, Esq.
Address: 11 Hillside Ave., 2nd FL, Tenafly, New Jersey 07670
- B) Applicant's Engineer: Telephone Number 201-337-9051
Name: McNally, Doolittle Engineering, L.L.C.
Address: 169 Ramapo Road, Oakland NJ
- C) Applicant's Architect: Telephone Number N/A
Name: _____
Address: _____
- D) Applicant's Planner: Telephone Number N/A
Name: _____
Address: _____
- E) Other Experts: Telephone Number _____
Name: _____
Address: _____

SECTION 6 INFORMATION ABOUT REQUIRED EXHIBITS

A "complete application" requires the following submissions.

Please check if item is submitted with this form:

- A) ☒ Copies of this application
- B) ☒ Plot plans.
- C) ☒ Copies of 200-foot radius map.
- D) ☐ Copy of "authorized" application form if Applicant is not the property's owner.
- E) ☒ List of property owners within 200 feet of the Property.
- F) ☐ Copy of owner's notice and newspaper notice.
- G) ☐ List of others served, e.g. County, State, etc.
- H) ☒ Proof of payment of real estate taxes.
- I) ☒ Application fee. (Ord. 16-18A, 18-7).

(Note: The above submissions must be prepared and submitted in a accordance with Zoning Board instructions number(s) _____

SECTION 7 NOTICE:

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board instruction number _____: however, notice may not be effected until this application is certified as complete by:

Borough Engineer

Board Attorney

SECTION 8 VERIFICATION AND AUTHORIZATION:

A) APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

12-29-21

Date

Tracy L. Manow

Applicant's Signature

B) OWNER'S AUTHORIZATION

I hereby certify that I reside at 92 Ruckman Road
in the County of Bergen, and State of New Jersey
and that I am the owner of all that certain lot, piece or parcel of land known as
Block(s) 90 Lot(s) 6 on the Tax Map of Alpine, which
property is the subject of the above application, and that said application is hereby
authorized by me.

12-29-21

Date

Tracy L. Manow

Owner's Signature

CAPIZZI LAW OFFICES

11 Hillside Ave., Second Floor

Tenafly, NJ 07670

MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)

N.J., N.Y., & D.C. Bars 201 266 8301 (f)

Capizzilaw.com

New York Office:

1 Blue Hill Plaza

Lobby Level, Suite 1509

Pearl River, NY 10965

Reply to New Jersey Office

January 5, 2022

Rider to the Application

Members of the Zoning Board of Adjustment
Borough of Alpine
100 Church Street
Alpine, NJ 07620

Re: **Proposal and Reasons for Relief**
Marrow – Alpine ZBA
92 Ruckman Road, Block 90, Lot 6

Dear Members of the Board:

The Property is a corner lot with frontage along 9W to the East and Ruckman Road to the North. The Property is located in the Borough's R-A Zone which requires a lot area of 87,120, where the property only provides 71,289 sf. The Property is also irregularly shaped.

The Property is also located in the B Buffer Zone, which requires that the first 200' off of 9W remain as open space, subject to limited exceptions. This results in approximately 38,000 sf (53%) of the lot area remaining as open space.

The Buffer Zone restrictions resulted in the existing home being located along the westerly portion of the lot, outside of the buffer zone. Prior variance was required to create the existing improvements.

In 2014, the Zoning Board granted variance relief as to construct a new single-family dwelling. The variance relief included: (1) use variance relief to construct a circular driveway, timber guide rail, Belgium block curb, planting island, walkways, drainage appurtenances, and well; (2) bulk variance relief as to front yard setback along Ruckman Road, side yard setback, and rear yard setback.

The Applicant now proposes to further improve the Property by: (1) slight modifications to the driveway turnaround, (2) covered terrace over existing patio, (3) new stone patio, and (4) inground pool with slide.

The driveway improvements will require (d)(1) variance relief as we are proposing additional modifications within the buffer zone that do not fall within one of the enumerated exceptions. The covered terrace, new stone patio and inground pool with slide will require variance relief as to front yard setback along Ruckman and rear yard setback, both caused by roofing an existing patio and accessor structure setback at the westerly and southerly property lines triggers by the inground pool and associated slide.

The variances are all triggered by the hardships imposed on the light by virtue of the Buffer Zone consuming more than 50% of the lot requiring all improvements to be located on the westerly half of the lot, the shape of the lot and the undersized nature of the lot.

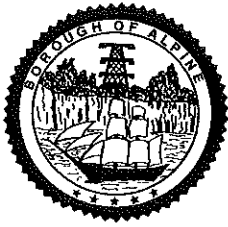
The granting of the variances will not have any substantial negative impact upon the neighborhood. The pool updates woodlands, the pool slide abuts a commercial parking lot and covered terrace provides a setback greater setback than the existing house. Moreover, the Southerly property line will be buffered with evergreen landscaping to screen the house from the commercial parking lot.

Therefore, we request the application be granted.

Respectfully Submitted,


Matthew G. Capizzi, Esq.

MGC/gd



Borough of Alpine

100 Church Street • Alpine, New Jersey 07620-1095

Tel (201) 784-2901 x22 • Fax (201) 784-1407

Construction Department

Zoning Review

December 13, 2021

Capizzi Law Office
11 Hillside Avenue – 2nd Floor
Tenaflly, NJ 07670

RE: 92 Ruckman Road
Block 90 Lot 6
Tracy Marrow c/o Matthew G. Capizzi, Esq.
11 Hillside Ave, Tenaflly, NJ 07670
Zoning Application # Z 81-2021 Septic Alteration to Pressure Dosed Field, Construction of Covered Terrace, Pool, and Drainage Improvements.

Dear Mr. Capizzi:

The applicant has submitted the following documents for review:

1. Cover letter Titled Submittal for Zoning Review by Capizzi Law Offices dated December 1, 2021
2. Application for Zoning Review signed by Matthew G. Capizzi, Attorney for Applicant, Dated November 29, 2021
3. Site Plan by McNally, Doolittle Engineering, LLC., Dated October 23, 2021

Note: This review is limited to the Alpine Zoning Ordinance only, Septic / Soil Movement / Drainage / Tree Buffer and related waivers shall be reviewed under separate letter by the Alpine Borough Engineer.

Upon a review of the application to determine conformance to the Zoning Regulations of the Borough of Alpine, I offer the following comments.

The Application is Denied for the following reason:

The property is located in the R-A Residential Zone.

A review of the approved Resolution for the Dwelling Approved March 20, 2014, confirms the following findings:

The undersized lot located at the Southwest Corner of State Route 9W, and Ruckman Road was approved with the Primary Front Yard Facing State Route 9W, and with the Dwelling located behind the 200 Foot B Buffer Zone Setback. The Front Yard (secondary) located on Ruckman Road was approved with a Proposed Setback at 72.6 Feet. A Use Variance was approved for disturbance within the B Buffer Zone Setback for a Driveway, Guide Rail, Planting Island, Curbing and Drainage. **The Applicant for this Application Proposes to make some Minor Changes to the Driveway Area within the B Buffer Setback**

The applicant proposes to construct a Rear Yard Covered Terrace, and Inground Pool.

1. The Applicant Proposes to Construct a Covered Terrace over an Existing Patio with a Rear Yard Setback of 60.9 Feet where the required Rear Yard Setback in Accordance with Alpine Borough Code §220 Attachment 1, Zone R-A is 100.0 Feet, a difference of 39.1 Feet.
2. The Applicant Proposes to Construct a Covered Terrace with a Front Yard Setback of 73.1 Feet where the required Front Yard Setback in Accordance with Alpine Borough Code §220 Attachment 1, is 75.0 Feet, a difference of 1.9 Feet.
3. The Applicant Proposes to Construct an Inground Pool and Walls with a Rear Yard Setback of 23.7 Feet, where the Required Accessory Structure Setback Distance in Accordance with Alpine Borough Code §220-13(4) (b) is 30.0 Feet, a difference of 6.3 Feet.

This denial is based on information you submitted with you application and plans. You have the right of appeal this denial to the Alpine Zoning Board of Adjustment or apply for a variance to the Alpine Zoning Board of Adjustment. Please include a copy of this letter with your variance application. Should you have any questions on how to apply for a variance please contact Nancy Wehmann, Zoning Board Secretary at 201-784-2900 x 22.

Yours truly,

Brian Frugis,
Zoning Officer

BF/ch

BOROUGH OF ALPINE
100 CHURCH STREET, ALPINE, NJ 07620
TEL: 201-784-2900 X 22 -- FAX: 201-784-1407

2-81-2021
BOROUGH OF ALPINE
DEC - 2 2021
BUILDING DEPT.

APPLICATION FOR ZONING REVIEW

CONFIRMATION OF OWNERSHIP IS REQUIRED

Date of Application 11/29/2021 Block # 90 Lot(s) 6

Name of Owner Tracy Marrow Tel# _____

Site Location 92 RUCKMAN ROAD P.O. Box# _____

Property Survey/Site Plan prepared by MCNALLY, DOOLITTLE ENGINEERING, L.L.C.

dated 10/23/2021 last revised _____

Name of Application (if different from owner) _____

State dimensions of principal building 56' X 68'

State dimensions of all accessory buildings/structures POOL: 40' X 62'

Describe in detail the activity or activities to be conducted SEPTIC ALTERATION TO
PRESSURE DOSED FIELD, CONSTRUCTION OF COVERED TERRACE, POOL, AND DRAINAGE IMPROVEMENTS.

State whether any of the activities described in #7 above are conducted as a nonconforming use
(if so, state facts supporting this contention) _____

Has the above premises been the subject of any prior application to the Zoning Board of
Adjustment or Planning Board to applicant's knowledge? YES

Date: 11/29/2021 Signature of Owner _____
Print Name _____

Date: 11/29/2021 Signature of Applicant _____
Print Name _____

Matthew G. Capizzi, Esq.
Attorney for Applicant
Matthew G. Capizzi, Esq.
Attorney for Applicant

For Office Use: Permit # 2-81-2021 Fee Paid \$ 150 Cash/Check 3574
Date 12/2/21 Rec'd by [Signature]

Based on the information submitted above your application is:

Approved _____ Denied [Signature]

Zoning Officer Signature [Signature] Date 12-13-21

If approved you must obtain all necessary prior approvals and the required UCC Permits in order to proceed
with this project.



Borough of Alpine

100 Church Street • Alpine, New Jersey 07620-1095

Tel (201) 784-2900 ext. 21 (Tax Assessor) Fax (201) 784-1407

December 30, 2021

Matthew G. Capizzi, Esq.
Capizzi Law Offices
11 Hillside Avenue, 2nd Floor
Tenafly, NJ 07670

Re: 200 Foot Property Owners List
Street 92 Ruckman Road
Block: 90
Lot: 6

Dear Mr. Capizzi,

Attached is the list of owners within 200 feet of the subject property. We have received your check for the assessor's list fee of \$10.00. Please note that this list is only valid for 90 days from date of this letter. If I can be of further assistance, please do not hesitate to call.

Sincerely,

William Yirce, CTA, SCGRE
Borough of Alpine
Tax Assessor

Attachment

Cc: Alpine Planning Board
Alpine Zoning Board of Adjustment
Alpine Environmental Commission

OWNER & ADDRESS REPORT

ALPINE

12/30/21 Page 1

200 FOOT LIST AS OF DECEMBER 30, 2021
BLOCK 90 LOT 6 - 92 RUCKMAN ROAD

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3	3		15C	Current Owner ROUTE 9W BEAR MOUNTAIN, NY 10911	ROUTE 9W ON PALISADES	
90	5		15C	Current Owner ROUTE 9W BEAR MOUNTAIN, NY 10911	ROUTE 9W & RUCKMAN RD	
90	7		4A	Current Owner PO BOX 1006 ALPINE, NJ 07620	385 ROUTE 9W	
110	1		15C	Current Owner ROUTE 9W BEAR MOUNTAIN, NY 10911	ROUTE 9W	
120	1		15C	Current Owner ROUTE 9W BEAR MOUNTAIN, NY 10911	RUCKMAN ROAD	



Borough of Alpine

100 Church Street • Alpine, New Jersey 07620-1095

Tel (201) 784-2900 Fax (201) 784-1407

December 30, 2021
Block 90 Lot 6

UTILITIES

Suez Water New Jersey, Inc.
461 From Road, Suite 400
Paramus, NJ 07652

PSE&G
Manager Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Verizon
9 Gates Avenue #2
Montclair, NJ 07042

Rockland Electric Co.
390 West Route 59
Spring Valley, NY 10977

Cablevision
40 Potash Rd
Oakland, New Jersey 07436

County of Bergen
One Bergen County Plaza
Room 580
Hackensack, NJ 07601-7076

Bergen County Utilities Authority *(If sewer connection)*
PO Box 122
Little Ferry, NJ 07640

CAPIZZI LAW OFFICES

11 Hillside Ave., Second Floor

Tenafly, NJ 07670

MATTHEW G. CAPIZZI, ESQ.

201 266 8300 (o)

N.J., N.Y., & D.C. Bars

201 266 8301 (f)

Capizzilaw.com

New York Office:

1 Blue Hill Plaza

Lobby Level, Suite 1509

Pearl River, NY 10965

Reply to New Jersey Office

Borough of Alpine

PROOF OF PAYMENT OF TAXES

Tracy Marrow

92 Ruckman Road

Block: 90, Lot: 6

✓ No taxes are due and owed on this property as of (Date) 1/5/22

Taxes are due on this property as follows _____

Borough of Alpine- Tax Collector

Borough of Alpine- Tax Collector

SOIL MOVING CALCULATIONS

For

MARROW

92 RUCKMAN ROAD


Lot 6 - Block 90

ALPINE

Bergen County, NJ

DATE: 12/17/21

Prepared By:



Matthew Greco, P.E.

License #46966

McNally, Doolittle Engineering, L.L.C.

169 Ramapo Valley Road

Oakland, NJ 07436

Certificate of Authorization 24GA27928700

McNally Engineering, LLC

169 Ramapo Valley Road

Oakland, New Jersey 07436

Tel: 201.337.9051

www.mcnallyeng.com

Scale:

1" = 1'

JOB

STA 0+13

SHEET NO.

OF

CALCULATED BY

DATE

CHECKED BY

DATE

SCALE

542

543

544

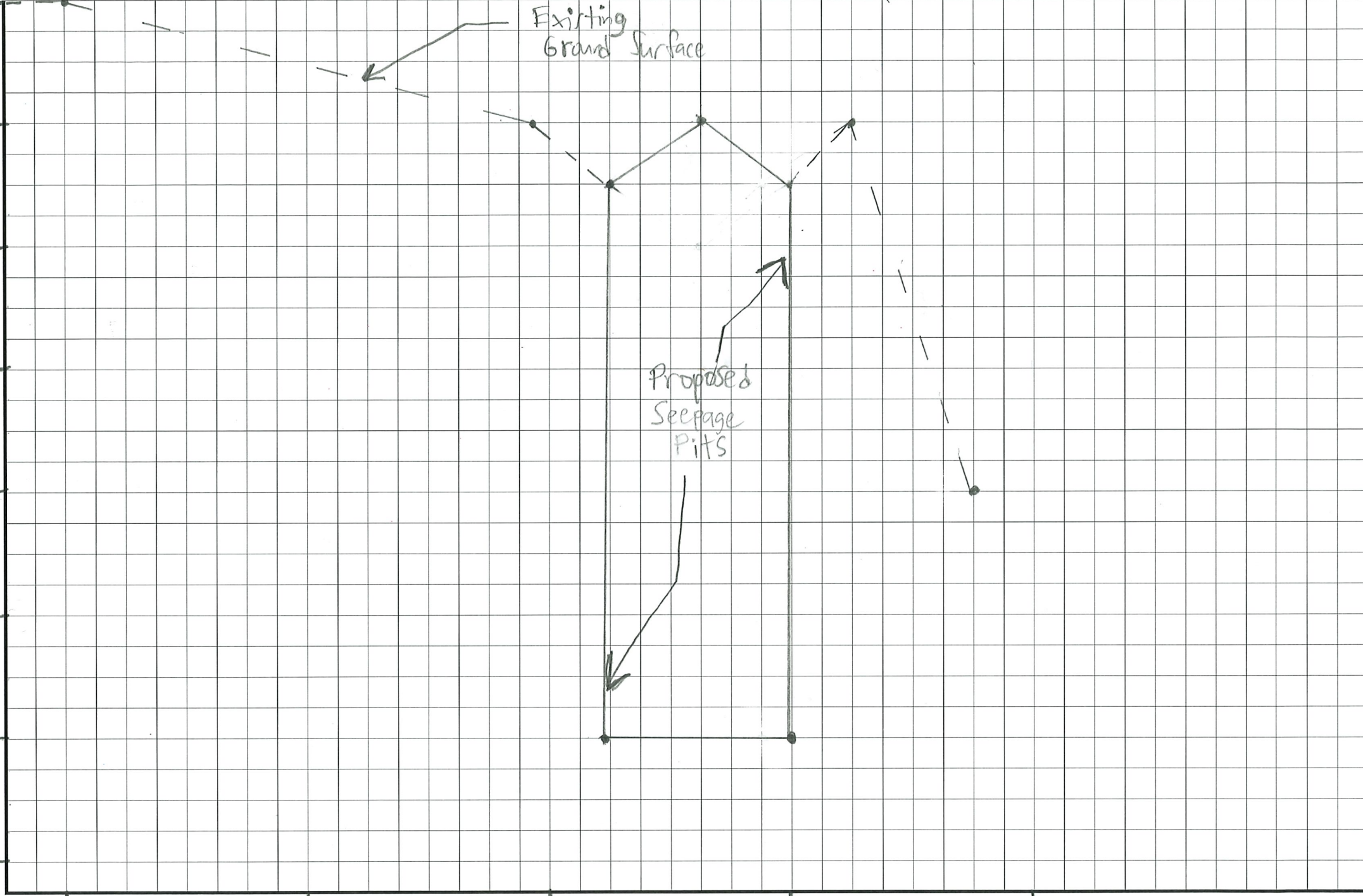
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H. Scale: 1" = 20'

McNally Engineering, LLC

169 Ramapo Valley Road

Oakland, New Jersey 07436

Tel: 201.337.9051

www.mcnallyeng.com

V. scale
1" = 1'

JOB

STA 0+39

SHEET NO.

OF

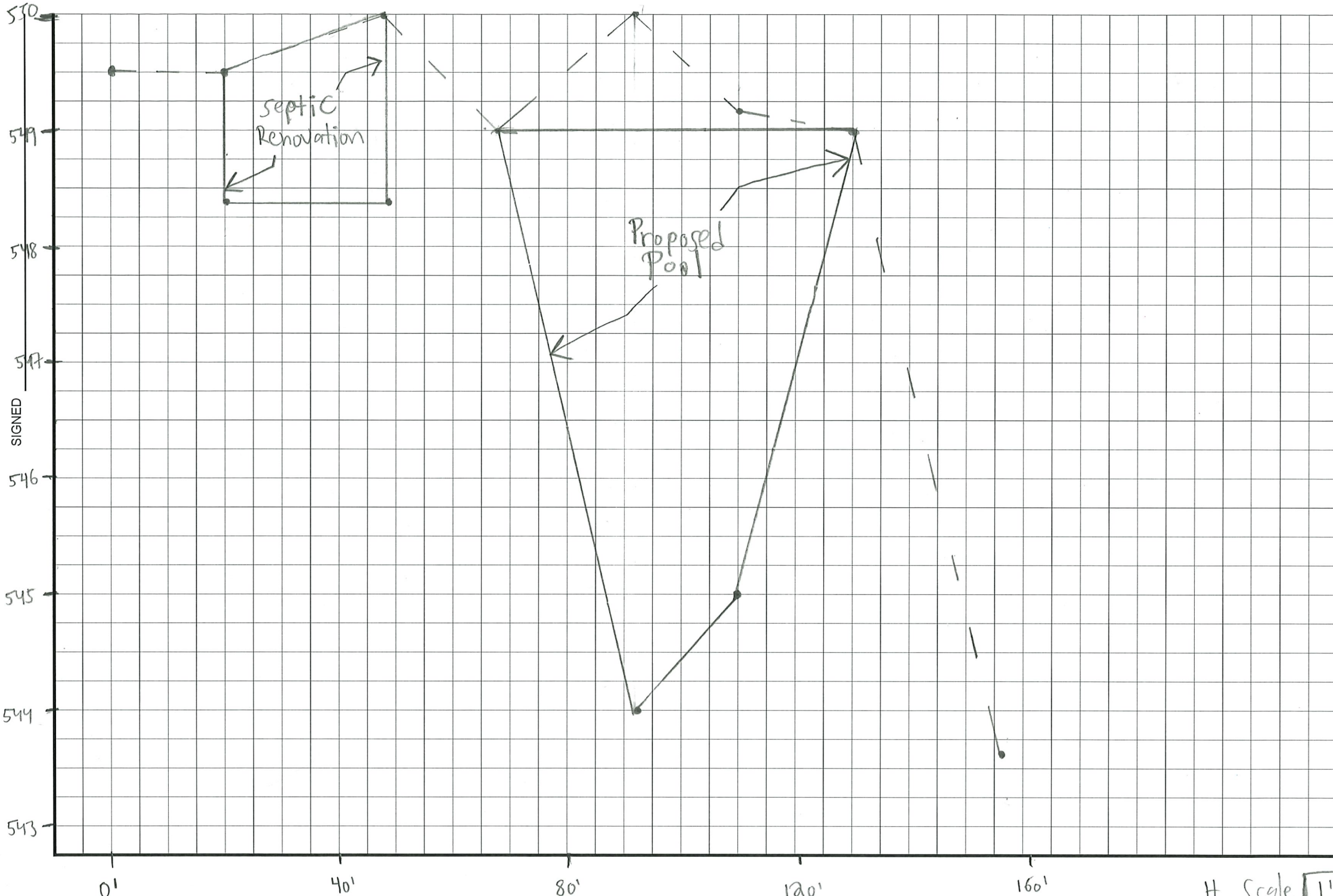
CALCULATED BY

DATE

CHECKED BY

DATE

SCALE



McNally Engineering, LLC

169 Ramapo Valley Road

Oakland, New Jersey 07436

Tel: 201.337.9051

www.mcnallyeng.com

V.S. Scale

1"=2'

JOB STA 0+60

JOB

SHEET NO.

OF

CALCULATED BY

DATE

CHECKED BY

DATE

SCALE

544

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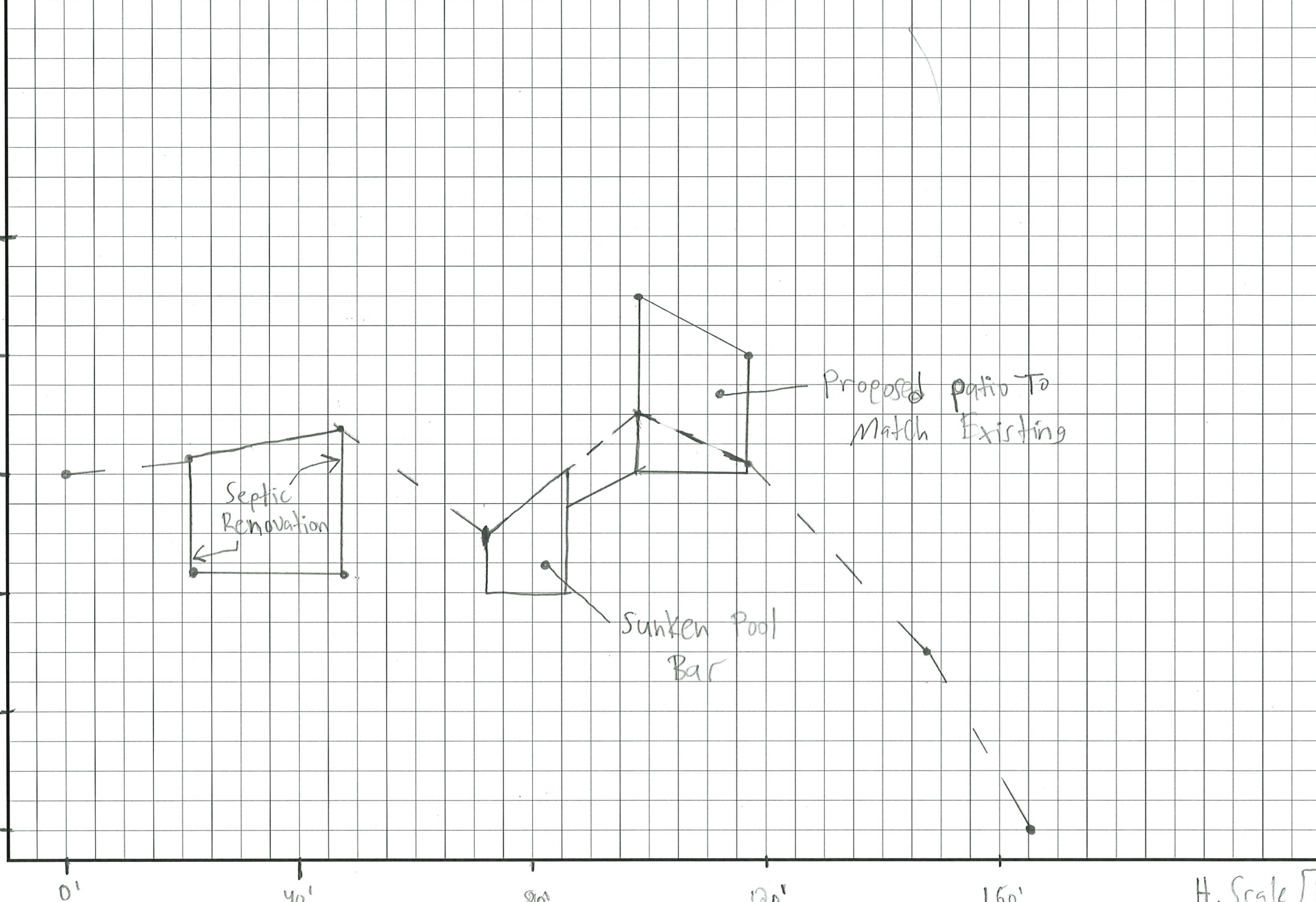
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554

SIGNED



H. Scale 1"=20'

CUT & FILL ESTIMATE

TOTAL FILL

TOTAL CUT

[illegible]

7.50

343.68

SUBTOTAL

7.50

SUBTOTAL

343.68

FILL/CUT(C.Y) NET

-336.18

STORM DRAINAGE REPORT

For

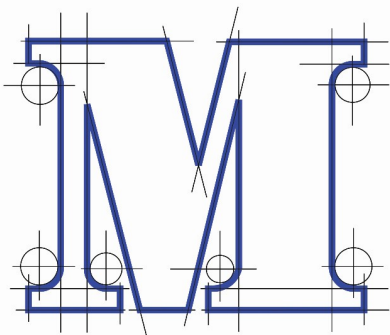
MARROW

Lot 6 - Block 90

ALPINE

Bergen County, NJ

DATE: 12/20/2021



**McNALLY, DOOLITTLE
ENGINEERING, LLC.**

Prepared By:

A handwritten signature in blue ink, which appears to read 'Matthew Greco', is written over a horizontal line.

Matthew A. Greco, P.E.

License #46966

McNally, Doolittle Engineering, L.L.C.

169 Ramapo Valley Road

Oakland, NJ 07436

Certificate of Authorization 24GA27928700

This drainage report is prepared pursuant to the requirements of the Borough of Alpine.

EXISTING DRAINAGE

The existing runoff from the site generally travels as sheet flow in an easterly direction and releases onto U.S. Route 9W. The area of the existing site is approximately 71,289 square feet or 1.637 acres. The increase in improved lot coverage is approximately 0.06 acres, which our drainage analysis was prepared upon.

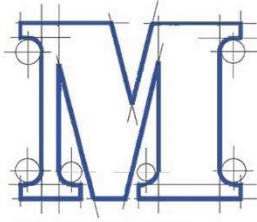
PROPOSED DRAINAGE

The storm drainage analysis uses the 3 inch/hour storm event with 60 minutes of storm duration as the design storm to compute the required storage volume. The proposed site will have increased runoff due to impervious coverage from the new pool, patio, and driveway modification.

Based on the calculations, the required storage volume is 648 cubic feet. The total storage provided by the three (3) proposed seepage pits to accommodate stormwater runoff is 804 cubic feet. Therefore, the design meets the stormwater quantity control regulations.

Refer to the appendix for calculations regarding the above data.

APPENDIX



MCNALLY, DOOLITTLE ENGINEERING, LLC
ENGINEERING • SURVEYING • PLANNING

169 RAMAPO VALLEY ROAD, SUITE 1 OAKLAND, NJ 07436
 TEL: 201.337.9051 FAX: 201.337.3391
 WWW.MCNALLYENG.COM

MANAGING PARTNERS

MATTHEW A GRECO, P.E.

JOHN A. GALDI, R.E.H.S.

DOUGLAS W. DOOLITTLE, P.E., L.S., P.P.

31 UNION AVENUE
 CRESSKILL, NJ 07626
 TEL: 201.266.8260

12/20/2021

Job: Marrow - 21060

Calculated By: EVA

STORMWATER RUNOFF CALCULATIONS

Intensity = 3 inches/hour

Duration = 60 minutes

Increase in impervious coverage = 2,674 ft³ , 0.06 Ac.

A=0.06ac

Q= CIA = (0.99) * (3in/hr) * (0.06 ac.)= 018 ft³/sec

One hour of storage = 0.18ft³/sec * 3,600s = **648ft³ required**

3' 6" Lo-profile seepage pit:

$\pi (3.67')^2 (3') = 127\text{ft}^3$

Stone underneath pit: n= 0.4 (40% void ratio)

0.5 * 12' * 12' * 0.4= 29ft³

Stone around pit:

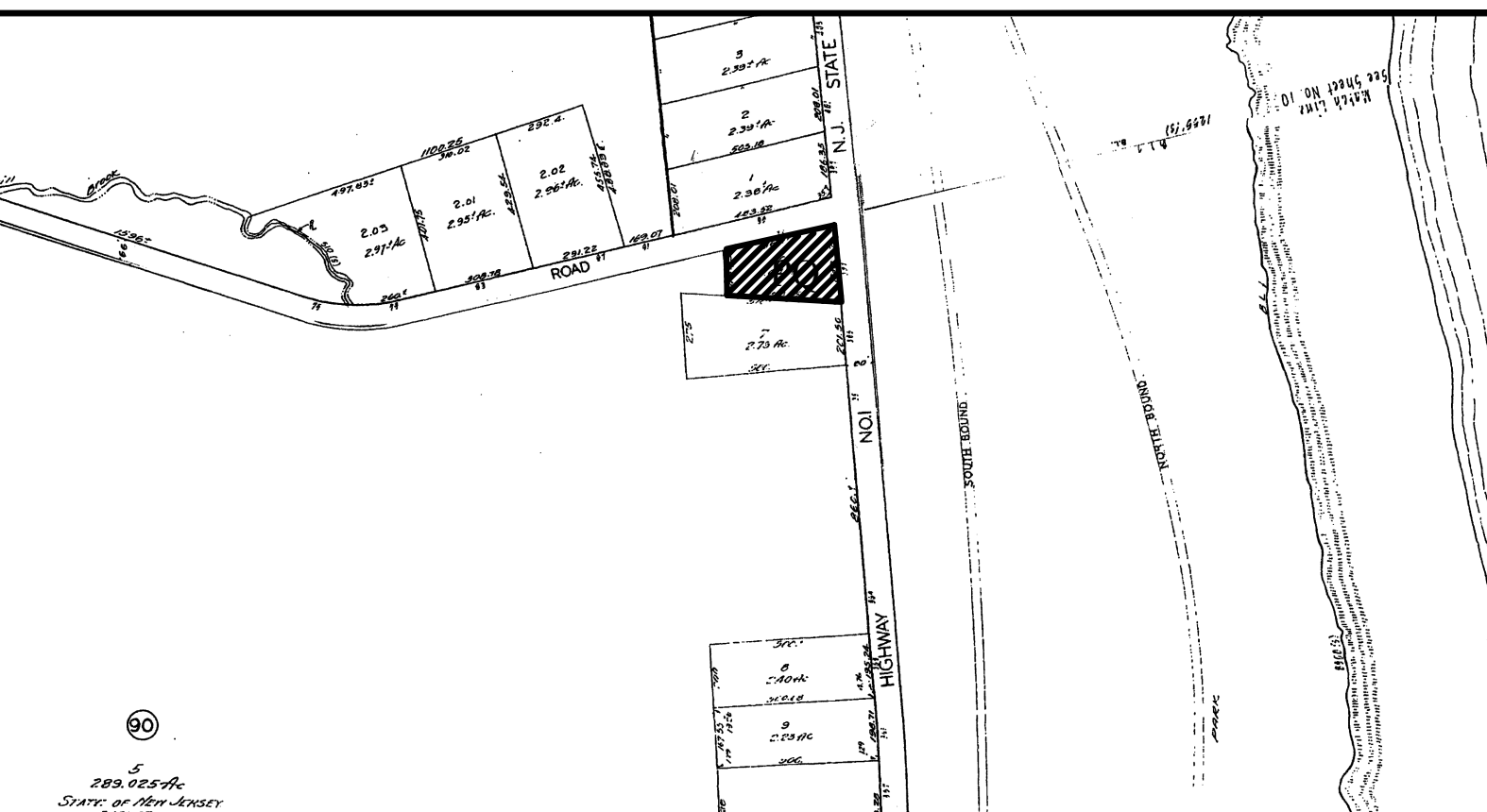
$[(12' * 12' * 3') - (\pi) (4')^2 (3')] * 0.4 = 112\text{ft}^3$

Total storage provided = 127 ft³ + 29 ft³ +112ft³ = **268 ft³**

3 pits = 3 * 268 ft³ = 804 ft³

804 ft³ > 648 ft³

Storage provided exceeds storage required



NOT TO SCALE

COVERAGE CALCULATIONS			
ITEM	EXISTING	PROPOSED	
BUILDING	3,545 S.F.	3,545 S.F.	
DRIVEWAY	5,910 S.F.	6,423 S.F.	
PATIO / WALKS	2,326 S.F.	2,461 S.F.	
WALLS	879 S.F.	879 S.F.	
PIERS	20 S.F.	20 S.F.	
A/C UNITS	12 S.F.	20 S.F.	
GENERATOR	9 S.F.	9 S.F.	
COVERED TERRACE	N/A	308 S.F.	
(OVER EXISTING STONE PATIO)	N/A	1,986 S.F.	
POOL	N/A	40 S.F.	
POOL EQUIPMENT	N/A	5,409 S.F.	
TOTAL BUILDING COVERAGE:	3,545 S.F./71,289 S.F. = 4.97%	3,883 S.F./71,289 S.F. = 5.46%	
TOTAL IMPROVED LOT COVERAGE:	12,701 S.F./71,289 S.F. = 17.82%	15,375 S.F./71,289 S.F. = 21.57%	

COVERAGE CALCULATIONS

ITEM	EXISTING	PROPOSED
BUILDING	3,545 S.F.	3,545 S.F.
DRIVEWAY	5,910 S.F.	6,423 S.F.
PATIO / WALKS	2,326 S.F.	2,461 S.F.
WALLS	879 S.F.	879 S.F.
PIERS	20 S.F.	20 S.F.
A/C UNITS	12 S.F.	20 S.F.
GENERATOR	9 S.F.	9 S.F.
COVERED TERRACE (OVER EXISTING STONE PATIO)	N/A	308 S.F.
POOL	N/A	1,986 S.F.
POOL EQUIPMENT	N/A	40 S.F.
TOTAL BUILDING COVERAGE:	3,545 S.F./71,289 S.F. = 4.97%	3,883 S.F./71,289 S.F. = 5.46%
TOTAL IMPROVED LOT COVERAGE:	12,701 S.F./71,289 S.F. = 17.82%	15,375 S.F./71,289 S.F. = 21.57%

WAIVERS:

1. "DISTURBANCE" WITHIN TREE BUFFER

VARIANCES REQUESTED:

- MINIMUM REAR YARD SETBACK OF 100 FT. - 80.9 FT. PROPOSED
- MINIMUM FRONT YARD SETBACK OF 75 FT (BUCHANAN ROAD) - 73.1 FT. PROPOSED
- ACCESSORY STRUCTURE SETBACK OF 30 FT. - 31 FT. PROPOSED

NATURAL GRADE ADJACENT TO POOL SLIDE STRUCTURE = 549.0
TOP OF SLIDE = 563.0
STRUCTURE HEIGHT = 563.0-549.0 = 14 FT

THIS DESIGN IS BASED ON CONDITIONS WHICH WERE OBSERVED OR EXISTED ON THE DATE OF THE TEST HULES. CHANGES IN DESIGN MAY BE REQUIRED BASED ON THE RESULTS OF THE TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES REQUIRED BY THE ENGINEER SHALL BE SUBJECT TO EXTRA PAYMENT TO THE CONTRACTOR BY THE OWNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1. BACKFILLING FOR FINAL GRADING, SHALL BE DONE, OR OTHERWISE STABILIZED IN A MANNER ACCEPTABLE TO THE ADMINISTRATIVE AUTHORITY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
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11. ALL OF THE ROOF LEADER SYSTEMS SHALL BE CONNECTED TO THE PRIMARY STORM WATER QUALITY CONTROL. THE CONTRACTOR SHALL OCCUPY

1. INITIAL ALL SOIL CONSERVATION MEASURES: 1 DAY
2. CLEAR SITE WITHIN DESIGNATED LIMITS: 2 WEEKS
3. STRIP AND STOCKPILE TOPSOIL IN AREA WHERE NOTED ON PLAN: 1 DAY
4. APPLY TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH THE "STANDARDS FOR EROSION CONTROL AND SEDIMENT CONTROL IN NEW JERSEY" 1 DAY
5. SEPTIC SYSTEM RENOVATION: 1 WEEK
6. DECONTAMINATE POOL, PAVEMENT AND COVERED TRENCH: 1 MONTH
7. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE: 1 WEEK
8. TOPSOIL, SEED, FERTILIZE, AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIXTURE: 1 WEEK
9. REMOVE ALL SOIL CONSERVATION MEASURES: SILT FENCE SHALL NOT BE REMOVED UNTIL FINAL VEGETATION IS ESTABLISHED: 1 DAY
10. FINAL VEGETATION IS ESTABLISHED: 1 MONTH

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ORDER, AS REQUIRED, TO BE EFFECTIVE FOR SOIL EROSION AND SEDIMENT CONTROL.

SEPTIC CONSTRUCTION NOTES :

1. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO THE START OF WORK AND SCHEDULE & OBTAIN ALL REQUIRED INSPECTIONS.
2. CONTRACTOR SHALL PROTECT ALL EXISTING AND WANTANT SASE WORKING CONDITIONS.
3. ALL MATERIALS & WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL INFORM EIGHTH OF ANY SITE CONDITIONS ENCOUNTERED WHICH MAY CAUSE CONDITIONS ENCOUNTERED WHICH MAY REQUIRE A CHANGE IN THE DESIGN.
5. CONTRACTOR TO STATE CORNERS OF PROPOSED FIELD PRIOR TO CONSTRUCTION FOR ENGINEERS INSPECTION.
6. CONTRACTOR SHALL PROVIDE THE ENGINEER AND HEALTH OFFICER FOR AN INSPECTION OF THE PROPOSED FIELD LOCATION.
7. CONTRACTOR SHALL NOTIFY MANUALLY DULY ENGINEERING FOR THE FOLLOWING INSPECTIONS:
 - a. 48 HOURS PRIOR TO THE START OF THE CONSTRUCTION
 - b. 24 HOURS PRIOR TO THE INSTALLATION OF MANHOLE
 - c. 48 HOURS PRIOR TO BACKFILLING AND GRADING
 - d. ALL ELEVATIONS ARE REFERENCED TO THE BENCH MARK SET BY THE ENGINEER.
8. THE DESIGN OF THE PROPOSED FIELD SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.

[illegible]


NOTE:

THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA.

DOUGLAS W. DOOLITTLE
PROFESSIONAL ENGINEER,
LAND SURVEYOR & PLANNER

MATTHEW GRECO
PROFESSIONAL ENGINEER
No.46966

MARROW
BLOCK 90 - LOT 6
ROUTE 9W
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY



McNALLY, DOOLITTLE ENGINEERING, L.L.
 Certificate of Authorization 24GA27928700
 169 RAMAPO VALLEY ROAD
 OAKLAND, NJ 07436
 (201) 337-9051

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