

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

April 5, 2022

Submittal for the April 21, 2022 Hearing

Via Overnight Mail

Jo Anna Myung – 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. Myung:

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 consideration at the April 21, 2022 hearing:

1. Board of Adjustment Application, Rider to the Application/Reasons for Relief, and Letter of Denial dated December 13, 2021 attached hereto (13 copies);
2. Photo Exhibit (13 copies);
3. Prior Borough of Alpine Zoning Board of Adjustment Resolution dated March 20, 2014 (13 copies);
4. Soil Moving Calculations prepared by McNally, Doolittle Engineering, L.L.C., dated December 17, 2021 (13 copies);
5. Storm Drainage Report prepared by McNally, Doolittle Engineering, L.L.C., dated December 20, 2021 (13 copies);
6. 200FT. Vicinity Map prepared by prepared by McNally, Doolittle Engineering, L.L.C., dated April 1, 2022 consisting of one (1) sheet (13 copies); and
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 (13 copies).

Jo Anna Myung – Secretary

April 5, 2022

Page 2 of 2

This letter shall also confirm this matter is scheduled to be heard before the Alpine Zoning Board of Adjustment, in-person, on Thursday, April 21, 2022, at 7:30 pm.

Thank you.

Very truly yours,

Gloria Duby

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

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

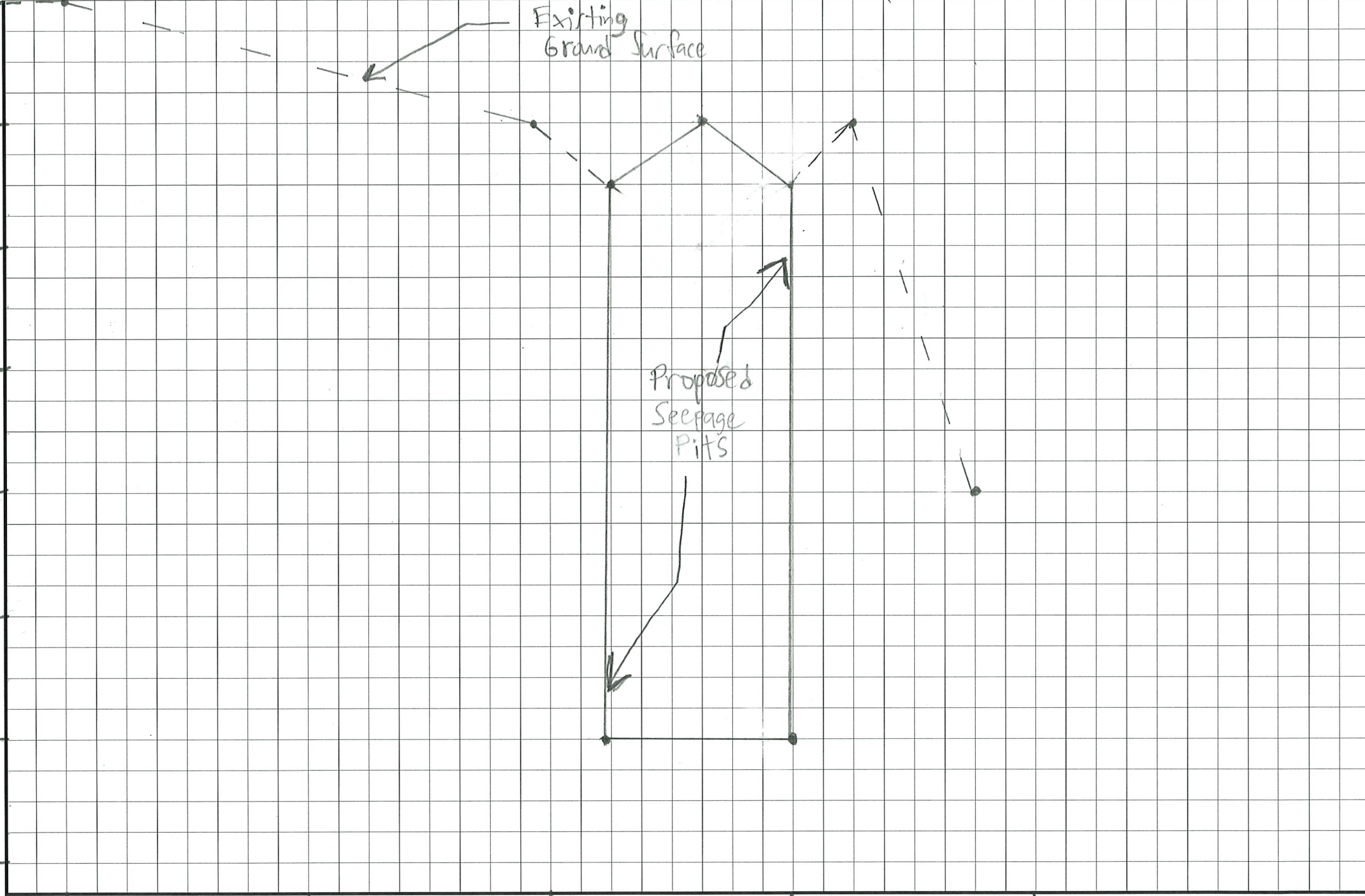
545

546

547

548

549



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

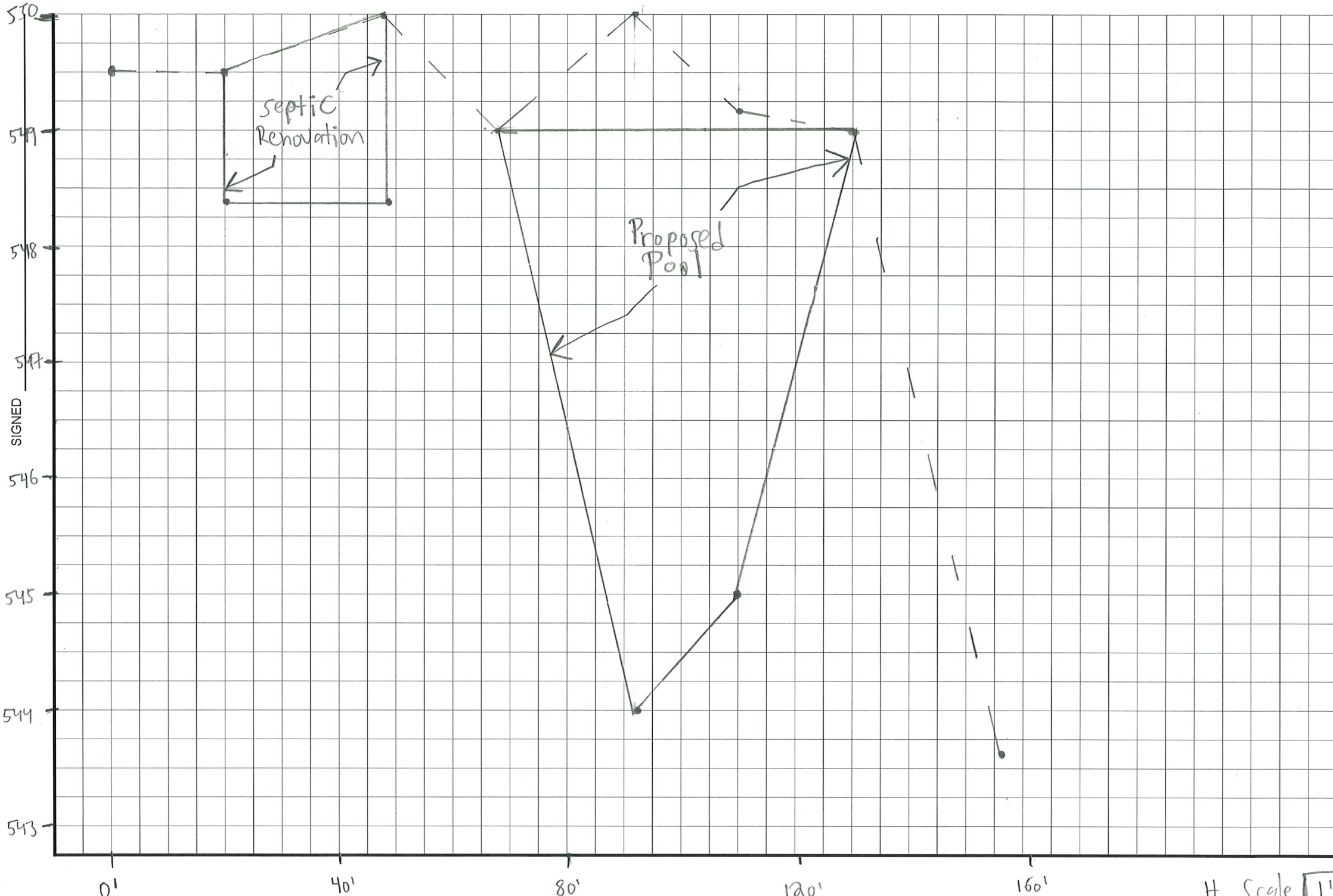
CALCULATED BY

DATE

CHECKED BY

DATE

SCALE



H Scale 1" = 20'

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

546

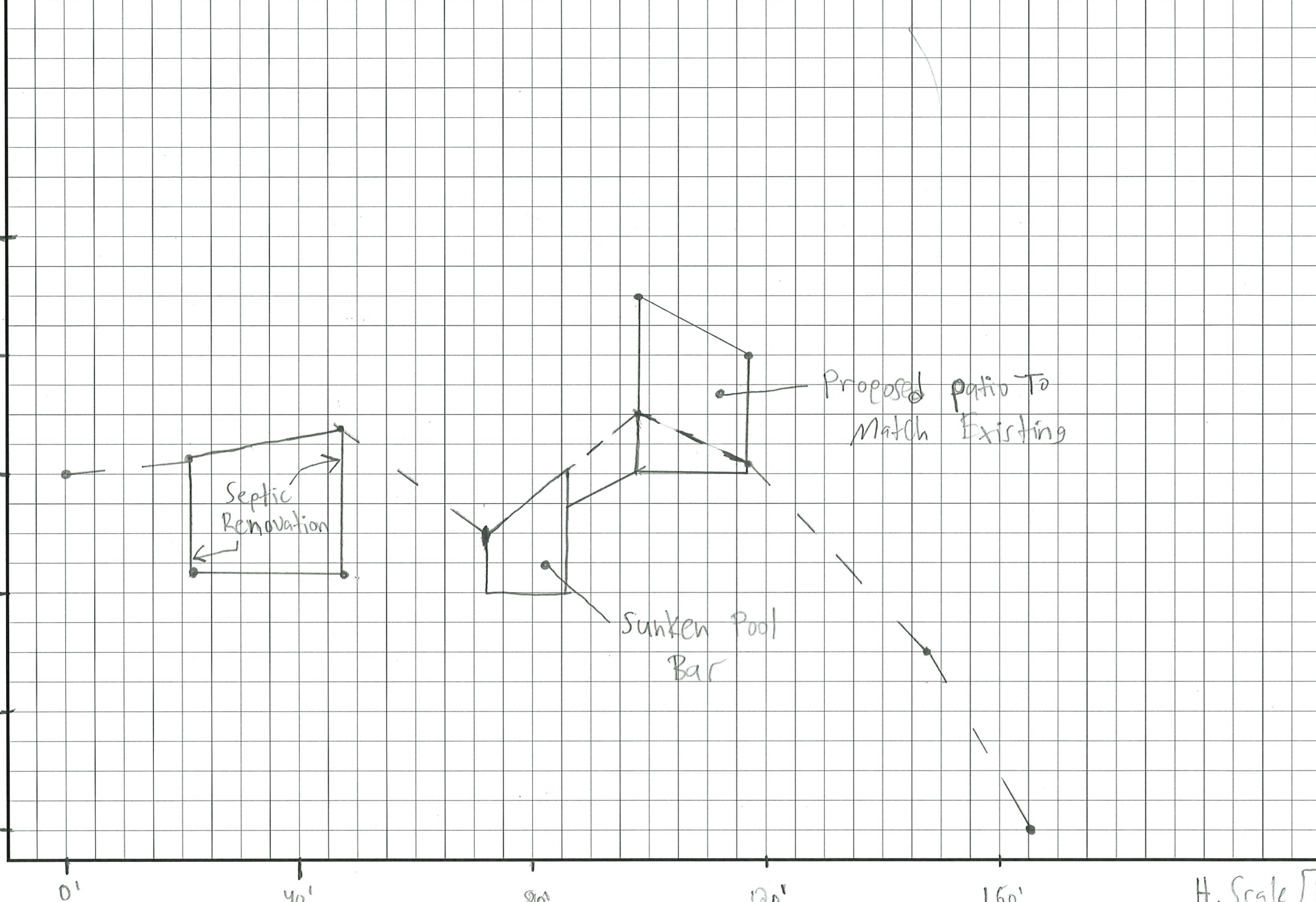
548

550

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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

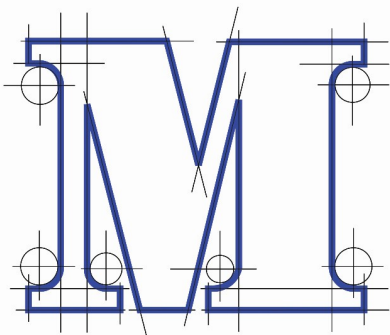
MARROW

Lot 6 - Block 90

ALPINE

Bergen County, NJ

DATE: 12/20/2021



**McNALLY, DOOLITTLE
ENGINEERING, LLC.**

Prepared By:

A handwritten signature in blue ink, appearing 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.

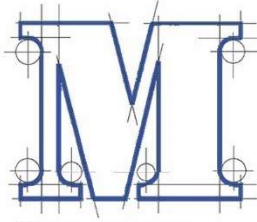
PROPOSED DRAINAGE

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:

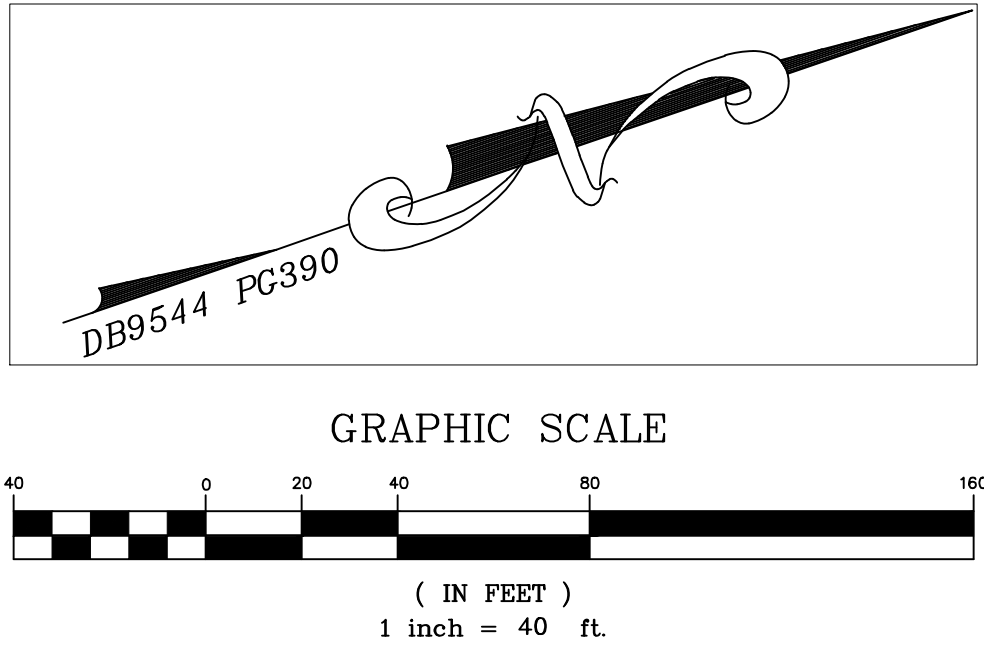
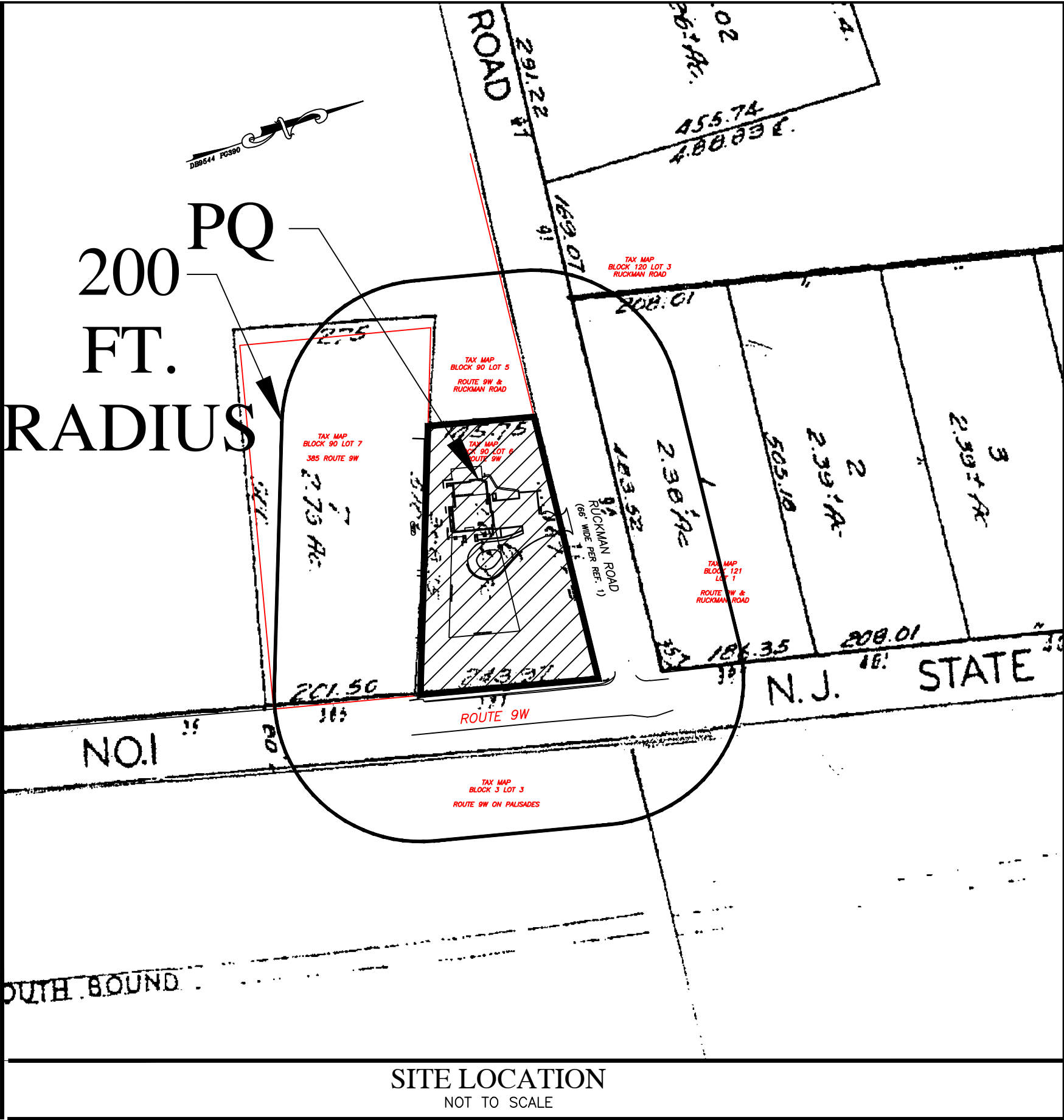
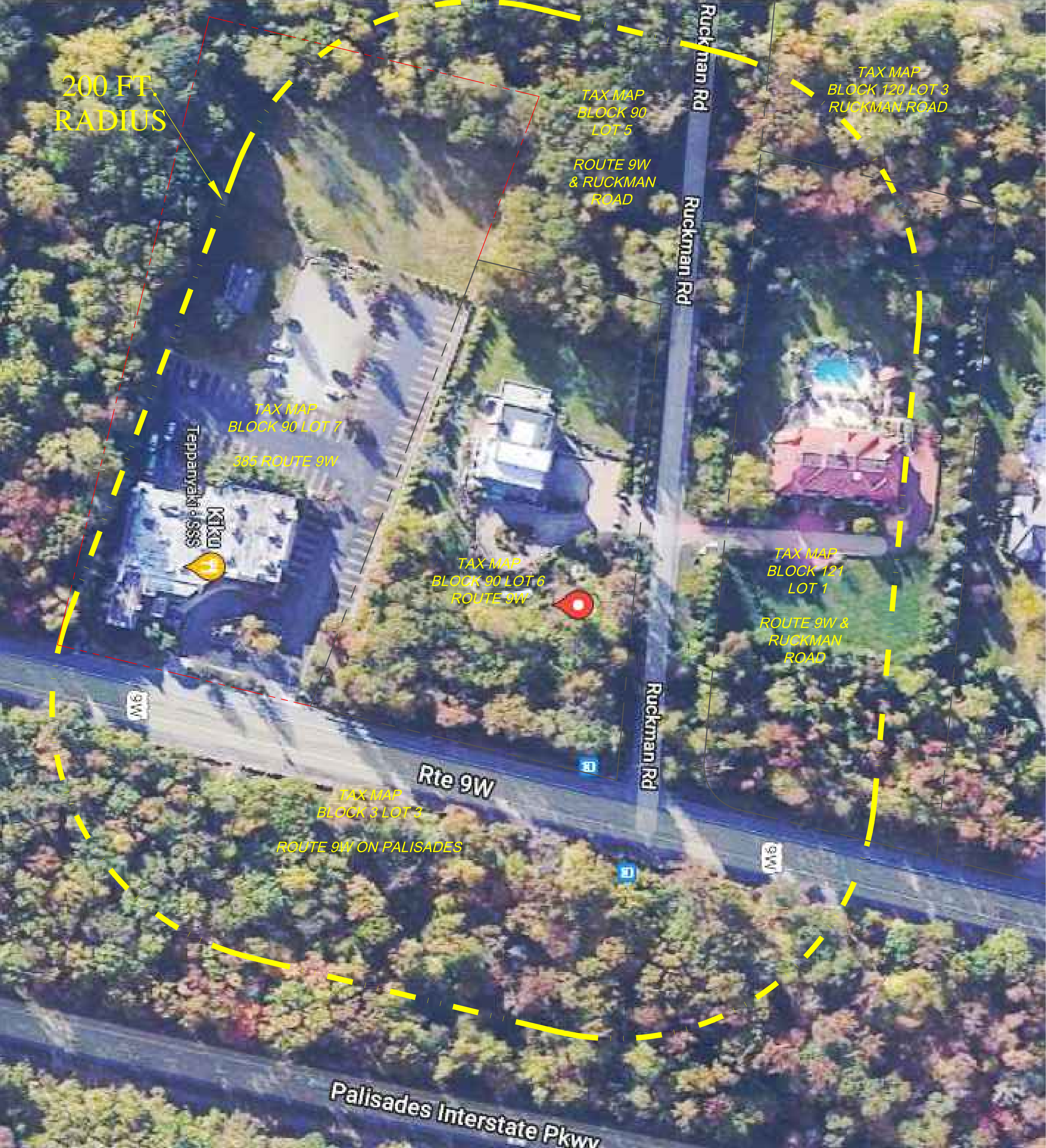
$[(12' * 12' * 3') - (\pi) (4')^2 (3')] * 0.4 = 112\text{ft}^3$

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

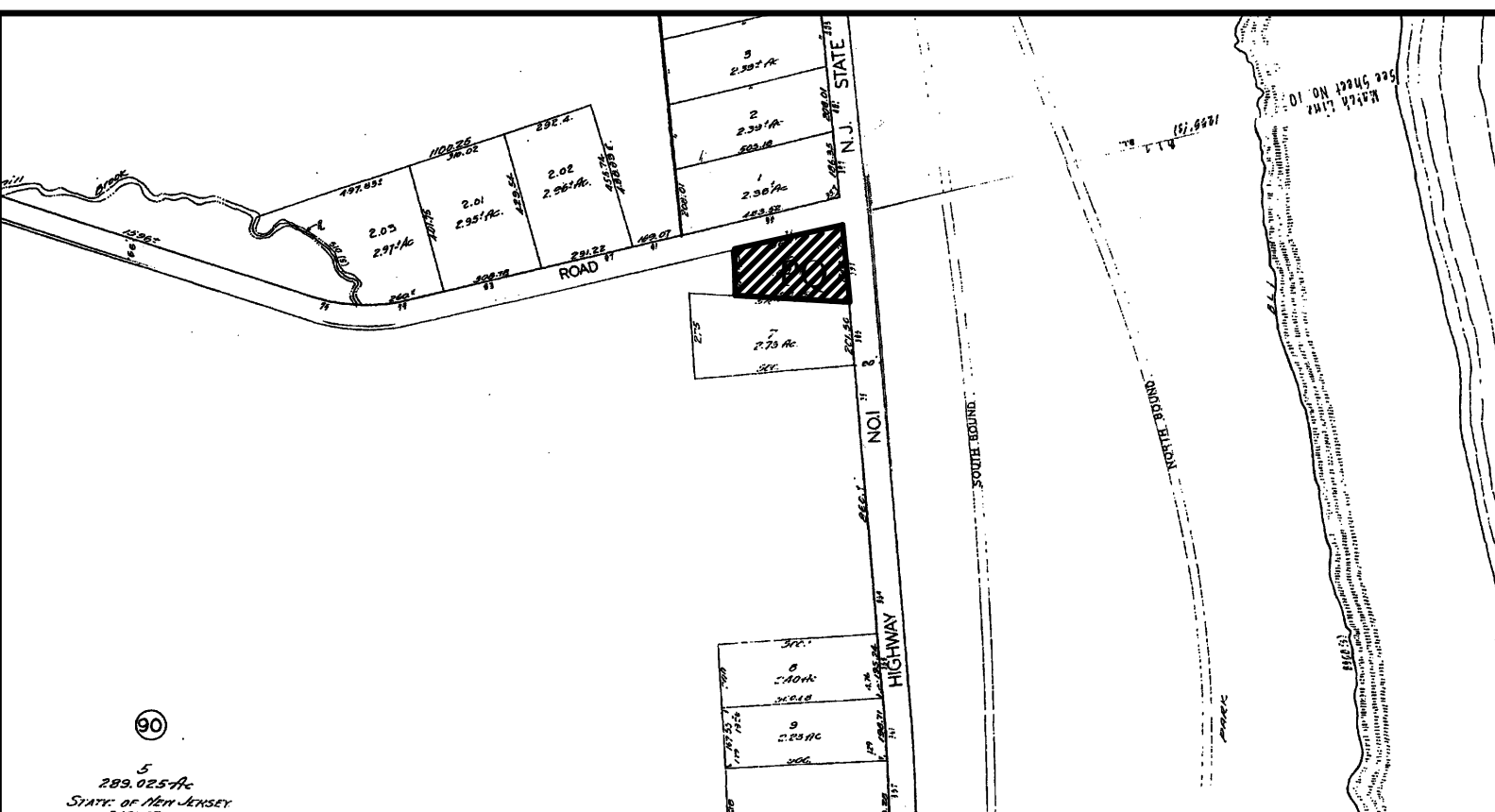
3 pits = 3 * 268 ft³ = 804 ft³

804 ft³ > 648 ft³

Storage provided exceeds storage required



REV.	DATE	DESCRIPTION
DRAWN BY :	N.A.	DRAWING TITLE
CHECKED BY :	JAG	200 FT. VICINITY MAP
PROJECT No:	21060	
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.C. Certificate of Authorization 24GA27928700 169 RAMAPO VALLEY ROAD OAKLAND, NJ 07436 (201) 337-9051
SCALE 1" = 40'	DATE : 04/01/2022	SHEET No.: 1 OF 1
		DWG. No.: EXH-1



NOT TO SCALE

COVER AGE CALCULATIONS		
ITEM	EXISTING	PROPOSED
BUILDING	3,545 S.F.	3,545 S.F.
DRIVEWAY	5,010 S.F.	6,210 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.
COVER EXISTING STONE PATIO	N/A	1,986 S.F.
POOL	N/A	40 S.F.
POOL EQUIPMENT	N/A	40 S.F.
TOTAL BUILDING COVERAGE	3,545 S.F./71,289 S.F. = 4.97%	3,851 S.F./71,289 S.F. = 5.40%
TOTAL IMPROVED LOT COVERAGE	12,701 S.F./71,289 S.F. = 17.82%	15,375 S.F./71,289 S.F. = 21.57%

COVER AGE CALCULATIONS

ITEM	EXISTING	PROPOSED
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W A I V E R S :

1. DISTURBANCE WITHIN TREE BUFFER

V A R I A N C E S R E Q U E S T E D :

- 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 - 25.7 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 PREVIOUSLY OBSERVED OR EXISTING ON THE DATE OF THE TEST HOLES. CHANGES IN DESIGN MAY BE REQUIRED BASED ON THE RESULTS OF THE TEST HOLES. ANY CHANGES REQUIRED BY THE ENGINEER SHALL BE SUBJECT TO EXTRA PAYMENT TO THE CONTRACTOR BY THE OWNER.

THE CONTRACTOR SHALL BE RESPONSIBLE TO BE CONFIRMED BY THE CONTRACTOR:

- 1. BACKFILLING FOR FRANK GRASS, SHALL BE SEEDING, 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, AND THE PROTECTION OF THE ADJACENT LOTS. THE ENGINEER SHALL NOT BE HELD LIABLE FOR ANY FUTURE SYSTEM MALFUNCTIONS RESULTING FROM CHANGES OF AND/OR INFLUENCED FROM THE ON SITE CONSTRUCTION.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING ADJACENT LOT AND OF THE ADJACENT LOT'S OWNERS.
- 4. ALL DAMAGED CURBS AND STREETS TO BE REPAIRED BY THE CONTRACTOR, TO NDOT STANDARDS.
- 5. STREETS TO BE CLEANED THOROUGHLY, IF NECESSARY.
- 6. POOL TO BE DRAINED BY PUMP TRUCK FROM PUMP, WATER TO BE DISCHARGED AT A LOCATION OUTSIDE OF THE BOROUGH.
- 7. ALL EXISTING UTILITIES TO BE IDENTIFIED AND PROTECTED. UTILITIES INCLUDING SEWER COMPONENTS PRIOR TO CONSTRUCTION.
- 8. BENCH MARK TO BE SET BY ENGINEER PRIOR TO CONSTRUCTION.
- 9. ALL EXISTING UTILITIES SHALL BE REPAIRED PER NDOT DESIGN.

ALL OF THE ROOF LEADER SYSTEMS MUST BE CONNECTED TO THE PRIMARY STORM WATER QUANTITY CONTROL. THE CONNECTION MUST OCCUR AFTER THE DOWNSPOUTS ARE INSTALLED.

1. INSTALL ALL SOIL CONCENTRATION 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 EROSION AND STABILIZATION IN ACCORDANCE WITH THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL ON NEW HIGHWAY" 1 DAY
5. SEPTIC SYSTEM RENOVATION 1 WEEK
6. CONSTRUCT POND, POND, AND COVERED TERRACE 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 CONCENTRATION MEASURES. SILT FENCE SHALL NOT BE REMOVED UNTIL FINAL VEGETATION IS ESTABLISHED 1 DAY
10. MAINTAIN VEGETATION THROUGHOUT THE YEAR. THE OWNER, AS REQUIRED, TO BE EFFECTIVE FOR SOIL EROSION AND SEDIMENT CONTROL.

DESIGN IS FOR EXISTING 5-BEDROOM DWELLING
DESIGN FLOW:
 VOLUME = 200 G.P.D. (1st BR.) +150 G.P.D. EACH ADDL. BR. PER N.J.A.C. 7.9A-8.2 PER N.J.A.C. 7.9A-7.4
 TOTAL FLOW =200 G.P.D.+2 (150 G.P.D X 4 BR.)= 800 G.P.D.
SEPTIC TANKS
 REQUIRED CAPACITY = 250 GAL. PER BR. PER N.J.A.C. 7.9A-8.2
 CAPACITY REQUIRED = 250 GAL. X 5 BR. = 1,250 GAL.
 CAPACITY PROVIDED = 2,000 GAL.
DISPOSAL FIELD:
 SOIL PERMEABILITY = 9.9" PER HOUR
 AREA = 1.33 S.F. PER TOTAL DESIGN FLOW G.P.D.
 AREA REQUIRED = 1.33 S.F. X 800 G.P.D. = 1,064 S.F.
 AREA PROVIDED = 1,430 S.F.

1. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO THE START OF WORK AND SCHEDULE & OBTAIN ALL REQUIRED INSPECTIONS.

2. CONTRACTOR SHALL PROTECT ALL EXCAVATIONS AND MAINTAIN SAFE WORKING CONDITIONS.

3. MATERIALS & WORK SHALL BE PER N.J.A.C.7.27.

4. CONTRACTOR SHALL INFORM ENGINEER OF ANY SITE CONDITIONS ENCOUNTERED WHICH MAY SITE CONDITIONS ENCOUNTERED ENCLOSED WHICH MAY REQUIRE A CHANGE OR MODIFICATION TO THIS DESIGN.

5. CONTRACTOR TO STAKE CORNERS OF PROPOSED FIELD PRIOR TO CONSTRUCTION FOR ENGINEERS INSPECTION.

6. CONTRACTOR SHALL CONTACT THE ENGINEER AND HEALTH OFFICER FOR AN INSPECTION OF THE DISPOSAL FIELD EXCAVATION.

7. CONTRACTOR SHALL NOTIFY AN ENVIRONMENTAL QUALITY ENGINEERING FOR THE FOLLOWING INSPECTIONS:

- A- 48 HOURS PRIOR TO THE START OF THE CONSTRUCTION
- B- 24 HOURS PRIOR TO THE INSTALLATION OF BARRIKAD.
- C- 24 HOURS PRIOR TO BACKFILLING AND GRADING.
- D- ALL ELEVATIONS ARE REFERENCED TO THE BENCH MARK SET BY THE ENGINEER.

8. THIS DESIGN IS FOR KENT COUNTY ONLY.

[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.C.
Certificate of Authorization 24GA27928700
169 RAMAPO VALLEY ROAD
OAKLAND, NJ 07436
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SCALE	DATE :	SHEET No.:	DWG. No.: SP-1
1" = 20'	10/23/2021	1 OF 1	