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May 29, 2020

Planning Board
Borough of Ringwood
60 Margaret King Avenue
Ringwood, NJ 07456

RE: Monksville Plaza - Docket S.P. 1993 #127
1131 & 1141 Greenwood Lake Turnpike
Block 310 - Lot 1.01
Borough of Ringwood, NJ

Dear Board Members:

I have made a site inspection and reviewed the following:

- a. Site Plan Application dated April 14, 2020 with prior resolutions.
- b. Plan entitled "Monksville Plaza Site Plan Amendment, 1131 & 1141 Greenwood Lake Turnpike" prepared by Houser Engineering, LLC, dated February 14, 2020, containing 3 pages.
- c. Soil Movement Application dated April 14, 2020.

My review finds the application incomplete. The following items need to be submitted for completeness:

- a. The signed and sealed survey that the Site Plan is based upon.
- b. The proposed grades and contours of the new parking area behind building #1.
- c. The existing drainage system (pipe sizes, inlets, etc.) and elevations must be provided.
- d. Drainage calculations and a drainage design must be provided to control the runoff from the new parking area and storage area.
- e. It appears that the proposed impervious area exceeds 0.25 acres and the proposed project is a major development in accordance with the Stormwater Management Ordinance. A map clearly showing the existing and proposed impervious areas must be provided.

My comments on the application are as follows:

1. Applicant/Owner
Ponderosa Group I, LLC
40 Ponderosa Place
Hewitt, NJ 07421

2. The applicant is seeking Site Plan approval for the expansion of the contractor's storage yard in the northwest corner of the site and the expansion of the parking area in the rear of building #1. The proposed improvements include:
 - a. Expansion of the contractor's storage yard in the northwest corner of the site.
 - b. Reconfiguration and expansion of the parking area in the rear of building #1.
 - c. Creation of a heavy equipment parking area along the westerly property line.
 - d. Relocation of dumpsters and recycling containers.
 - e. Addition of landscape screening of the storage area.
 - f. Restriping of the ADA parking space in front of building #1.
 - g. Increasing of the on-site parking from 143 spaces to 159 spaces.
3. The property is located in the GB-80 General Business Zone district.
4. The property contains 285,267 S.F. or 6.549 acres.
5. The property is Lot 1.01 in Block 310.
6. The following variances and waivers have been identified:
 - a. Number of Parking Spaces – Combined uses (Chapter 38-3.2)
184spaces required
159 spaces provided on-site (var. 24 spaces)
 - b. Buffer Zone (Chapter 40-10.a) - Property adjoins C-200 Zone
50' Required
6' proposed – storage yard (var. 44')
13' proposed – equipment parking (var. 37')
14' proposed – treatment plant (var. 36')
 - c. Storage Area Rear Yard Setback – Accessory use (Chapter 40-8.2.b)
40' required
6' proposed (var. 34')
 - d. Storage Area Side Yard Setback – Accessory use (Chapter 40-8.2.b)
35' required
24' proposed (var. 11')
7. The property is presently under construction for the upgrading of its on-site sewage disposal. This includes a treatment plant along the westerly property line and disposal fields in the rear of building #1 under the new parking area.

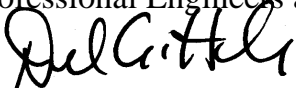
8. The rear of the property abuts the C-200 Zone District. A 50' buffer is required along the rear property line. The storage yard expansion, equipment parking, and the sewage treatment plant are located in the buffer.
9. The proposed soil movement for the storage yard and equipment parking area is 1,487 cubic yards of which 505 cubic yards are to be imported to the site.
10. The northeasterly portion of the site contains freshwater wetlands. The construction of the storage yard is proposed to disturb the property to the limits of a 50 transition area. The site plan states that the wetland line is based upon a delineation from 1999. A NJDEP Letter of Interpretation is required to verify the wetlands line, the resource value, and width of the transition area.
11. The proposed surface treatment of the equipment parking and storage area must be provided on the plan.
12. The proposed white spruce landscape screening needs to be extended to the south to fully screen the storage area.
13. Mr. Hafner, Construction/Zoning Official notes in his May 21, 2020 memorandum that the trailer east of building #4 was not approved by the construction department. He states that the trailer should be removed from the site.
14. The relocated dumpsters and recycling containers need to be placed within fenced enclosures and on concrete pads. The details of the enclosures need to be provided.
15. The foot-candle lighting levels for the proposed parking area in the rear of building #1 need to be provided.
16. The entire parking area for the site needs to be restriped. The parking spaces and directional arrows need to be repainted.
17. Several of the existing ADA parking spaces need to be relocated. There are no ADA spaces for building #3 and the southerly ADA space in front of building #1 is steeply sloped.
18. All of the curb ramps for each of the buildings need to be reconstructed to meet current ADA standards.
19. The directional signs throughout the site are faded and need to be replaced.

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20. The Site Plan needs to be revised to indicate the zone district as GB-80.
21. The zone boundary lines need to be provided on the key map.
22. The key map needs to be revised to properly show the property boundary.

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors



David A. Hals, P.E., L.S., P.P., C.M.E.
Planning Board Engineer