

**SUNSHINE NOTICE
BOROUGH OF BERGENFIELD
PLANNING BOARD REGULAR MEETING
TELECONFERENCE MEETING VIA WEBEX**

Please be advised due to the current state of emergency and public health emergency declared by Governor Phil Murphy pursuant to Executive Order No. 103, and in an effort to prevent further spread of COVID-19, the May 18, 2020 Borough of Bergenfield Planning Board meeting will be held via teleconference using Cisco Webex Meetings in lieu of an in-person meeting. This meeting is scheduled to commence at 7:30 pm.

Members of the public can join this meeting from their computer, tablet, or smartphone. Members of the public who join this meeting will be able to give public comment during the relevant portions of the meeting.

To join by phone:
Call: +1-408-418-9388 United States Toll

To join from a video system or application
Dial 795474619@boroughofbergenfield.my.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

To join using Microsoft Lync or Microsoft Skype for Business
Dial 795474619.boroughofbergenfield.my@lync.webex.com

Meeting number (access code): 795 474 619
Meeting password: QPzutYgw553 (77988949 from phones and video systems)

The Planning Board agenda and the applications to be heard at this meeting can be reviewed and downloaded from the Borough website. You may also contact Board Clerk, Hilda Tavitian, at (201) 387-4055 x4056 to make an appointment to view the plans in-person.

Please visit the Borough website on www.bergenfield.com for updates and additional information on this meeting.

Hilda Tavitian, Clerk
Planning Board
Borough of Bergenfield

***THIS IS A PUBLIC NOTICE, NOT A PAID LEGAL AD.**

**BERGENFIELD PLANNING BOARD
REGULAR MEETING
TELECONFERENCE VIA CISCO WEBEX
May 18, 2020**

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AGENDA

MEETING CALLED TO ORDER

OPEN PUBLIC MEETING STATEMENT

In compliance with the Open Public Meetings Act, the notice requirements have been satisfied. Meeting dates are confirmed at the Annual Meeting. Notice of this meeting was provided to the Record, Star Ledger, and Cablevision, posted on two municipal public notice bulletin boards and posted on the borough website. Notice of this meeting via the May 14, 2020 Sunshine notice has been sent to the Record, Star Ledger, and Cablevision, posted on two municipal bulletin boards and the borough website.

Any board member having conflict of interest involving in any matter to come before the board this evening is reminded they must recuse himself from participating in any discussion on that matter.

PLEDGE OF ALLEGIANCE

ROLL CALL

Oath of Office to Reappointed Members

Jerald Berger

Ben Cabrera

Jerald Naylis

Greg Polandick

APPROVE MINUTES OF PREVIOUS MEETING – January 27, 2020

Motion from board members to approve minutes.

CORRESPONDENCE

VERBAL COMMUNICATIONS

Any resident may comment or question any subject not on the agenda.

Motion from board members to close verbal communications.

OLD BUSINESS

Appointments of Standing Committees

- 1. Liaison to Board of Adjustment
 - a.
 - b.
- 2. Site Plan
 - a.
 - b.
- 3. Master Plan
 - a.
 - b.
 - c.
 - d.
- 4. Parking/Legal
 - a.
 - b.

COMMITTEE REPORTS

- 1. Site Plan
- 2. Parking Legal
- 3. Capital Improvements
- 4. Master Plan
- 5. Liaison to Board of Adjustment

NEW BUSINESS

- 1. The Porada Development Group, LLC
 - 111 Hallberg Avenue
 - Block: 219 Lots: 20
 - Minor Subdivision – 2 Lots with Variance Relief

MOTION TO ADJOURN MEETING

NOTE: No applications will be heard by the Board that were not on the agenda at the time of publication release to the newspaper or applications that do not comply with Article VIII title “Hearings contained in the By-Laws of the Bergenfield Board”.



Construction Code Dept.
Code Enforcement Office
Zoning & Planning Offices
(201) 387-4055 ext. 1-4092
Fax: 201-385-7376

**BOROUGH OF BERGENFIELD
COUNTY OF BERGEN**

APPLICATION FOR SUBDIVISION

MUST BE MADE OUT IN TRIPPLICATE AND SUBMITTED AT LEAST THIRTY
(30) DAYS PRIOR TO PLANNING BOARD MEETING
APPLICATION MUST BE ACCOMPANIED BY AN ORIGINAL AND EIGHTEEN
(18) COPIES OF A SKETCH PLAT SHOWING ALL EXISTING STRUCTURES
WITHIN THE PORTION TO BE SUBDIVIDED AND WITHIN 200' THEREOF

DATE 3/19/20

Application is hereby made for approval of the subdivision of land as herein described and shown on accompanying plat.

1. Applicant's Name The Porada Development Group LLC Phone 201-463-6607
Address 710 Newcomb Road, Ridgewood, NJ 07450
2. If applicant is a partnership, corporation or company, give name and address of the principal
Steven Porada - see above address
3. Property Owner's name (if other than #1 above) Dagmar E. Libonati
Address 111 Hallberg Ave., Bergenfield, NJ Phone c/o Linda #201-838-2350
4. Interest of applicant if other than owner Contract purchaser
5. Description of land to be subdivided: (a) Block 21a Lot (s) 20
(b) Address 111 Hallberg Avenue, Bergenfield, NJ 07621
(c) Give size of original plot 12,500 SF
(d) Give size of lots after subdivision 6,250 SF
(e) Are the following utilities existing:
Paved streets ☒ Curbs ☒ Sidewalks No
Sanitary Sewers ☒ Water ☒ Electric ☒
Storm Sewers No Gas ☒
(f) What is the zoning of the property R-5
(g) Are there any existing structures on the property Yes
Type Single Family Home If dwelling, how many families 1
6. What is the purpose of the subdivision request subdivide existing 12,500 SF lot into 2 lots
6,250 SF lots, each featuring a single family home.
7. Name & address of person preparing sketch plat: (Plat must be drawn by a licensed engineer or land surveyor): Name Thomas G. Stearns III, PE, LS
Address GB Engineering, LLC 144 Jewell St., Garfield, NJ 07026 Phone 973-340-0948
8. Signature of applicant [Signature]
Signature of property owner if other than applicant _____

FOR OFFICE USE ONLY

Application received _____ Fee of \$ _____ paid _____
Referred to members of Subdivision Committee on _____
If County approval is required, referred to County Planning Board on _____
Was approved _____ Disapproved _____
Declared to be a major/minor subdivision on _____ at a meeting of the
Bergenfield Planning Board held on _____ the above request for a subdivision
was approved _____ rejected _____ held over for additional information _____
Comments: _____



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Address 111 Hallberg Ave., Bergenfield, NJ
4. Interest of applicant if other than owner Contract purchaser
5. Description of land to be subdivided: (a) Block 219 Lot (s) 20
(b) Address 111 Hallberg Avenue, Bergenfield, NJ 07621
(c) Give size of original plot 12,500 SF
(d) Give size of lots after subdivision 6,250 SF
(e) Are the following utilities existing:
Paved streets ☒ Curbs ☒ Sidewalks ☐
Sanitary Sewers ☒ Water ☒ Electric ☒
Storm Sewers ☐ Gas ☒
(f) What is the zoning of the property R-5
(g) Are there any existing structures on the property Yes
Type Single Family Home If dwelling, how many families 1
6. What is the purpose of the subdivision request subdivide existing 12,500 SF lot into 2 lots
6,250 SF lots, each featuring a single family home
7. Name & address of person preparing sketch plat: (Plat must be drawn by a licensed engineer or
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Address GB Engineering, LLC 44 Jewell St., Garfield, NJ 07026 Phone 973-340-0948
8. Signature of applicant [Signature]
Signature of property owner if other than applicant Dagmar Libonati

FOR OFFICE USE ONLY

Application received _____ Fee of \$ _____ paid _____
Referred to members of Subdivision Committee on _____
If County approval is required, referred to County Planning Board on _____
Was approved _____ Disapproved _____
Declared to be a major/minor subdivision on _____ at a meeting of the
Bergenfield Planning Board held on _____ the above request for a subdivision
was approved _____ rejected _____ held over for additional information _____
Comments: _____

**ADDITIONAL QUESTIONS TO BE ANSWERED
BY ALL APPLICANTS SEEKING
SUBDIVISION APPROVAL**

1. In what zone is the property located?
R-5, Residential One and Two Family Dwelling Zone

(If the applicant intends to use the proposed subdivided lots for a use not permitted in that zone, a variance must be obtained from the Bergenfield Zoning Board of Adjustment).

2. State dimensions and square footage area of each proposed lot:

Lot 20.01 - 50' x 125' (6,250 SF)
Lot 20.02 - 50' x 125' (6,250 SF)

3. If any structure exists on any of the proposed subdivided lots, state with reference to that lot or lots-

- (a) Front setback length: Lot 20.01 - 27'
Lot 20.02 - 27'
- (b) Each side yard length: Lot 20.01 - 7.5'
Lot 20.02 - 7.5'
- (c) Rear yard length: Lot 20.01 - 43.33'
Lot 20.02 - 43.33'

(if any setback, side or rear yard measurements are less than permitted for that zone, a variance may be applied for before the Bergenfield Planning Board, with proper notices)

Signature of applicant

Signature of property owner,
If other than applicant

**ADDITIONAL QUESTIONS TO BE ANSWERED
BY ALL APPLICANTS SEEKING
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Lot 20.02 - 27'

(b) Each side yard length: Lot 20.01 - 7.5'
Lot 20.02 - 7.5'

(c) Rear yard length: Lot 20.01 - 43.33'
Lot 20.02 - 43.33'

(If any setback, side or rear yard measurements are less than permitted for that zone, a variance may be applied for before the Bergenfield Planning Board, with proper notices).

Signature of applicant

Signature of property owner,

If other than applicant

[Signature]
[Signature]
Raymond Libonati

AFFIDAVIT PLANNING BOARD/BOARD OF ADJUSTMENT
OF THE
BOROUGH OF BERGENFIELD

STATE OF NEW JERSEY
COUNTY OF BERGEN
BOROUGH OF BERGENFIELD

SS: The Porada Development Group LLC
Name of Applicant

Steven Porada being duly sworn deposes and says;

that he resides at number 710 Newcomb Road in the Borough of

Village of Ridgewood In the County of Bergen

in the State of New Jersey, and says that he is the appellant making
appeal for a variation of the provisions of the Zoning Ordinance of the Borough of Bergenfield in
connection with the property which is the subject matter of this appeal and known as number
111 Hallberg Ave., Bergenfield, NJ designated as Block 219 and

Lot 20 on the Assessment Map of the Borough of Bergenfield. That all

Statements made in this application, and statements made in the plans submitted herewith are

True. The applicant further states that he is ready and able to proceed with the construction if

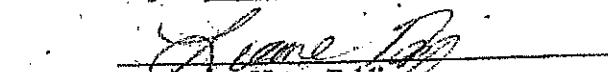
And when the application is granted.

Sworn to me this 19th

Day of March 20 20

The Porada Development Group LLC


Steven Porada, Applicant
Managing Member


Notary Public

LIANE M. DESCALZI
NOTARY PUBLIC OF NEW JERSEY
ID # 50016862
My Commission Expires 6/1/2020
All partnerships and corporations must supply a list of stockholders with a 10% or
greater share, they must also be represented by an Attorney at the hearing.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,
COUNTY OF BERGEN

SS:

Dagmar B. Libonati of full age, duly sworn according

to the law, deposes and says that he resides at 111 Hallberg Ave.

in the Borough of Bergenfield in the County of Bergen

in the State of New Jersey that he is the owner in fee of real property lying in
the Borough of Bergenfield, known and designated as number 111 Hallberg Ave., Bergenfield, NJ
Block 219, Lot 20

and that he hereby authorizes The Porada Development Group LLC to make the within
application in his behalf and that the statements in the said application are true.

SWORN TO BEFORE ME THIS 21

DAY OF March 20 20

Dagmar B. Libonati
Owner, Dagmar B. Libonati

Harvey J. Cavayero
Notary Public
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50077249
My Commission Expires 2/20/2023

Note:

All partnership and corporations must supply a list of stockholders with a 10% or greater share, that they must also be represented by an Attorney at the hearing.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,
COUNTY OF BERGEN

SS:

Linda J. Libonati

of full age, duly sworn according

to the law, deposes and says that he resides at 111 Halberg Avenue, Bergenfield, NJ 07621

in the Borough of Bergenfield in the County of Bergen

in the State of New Jersey that he is the owner in fee of real property lying in

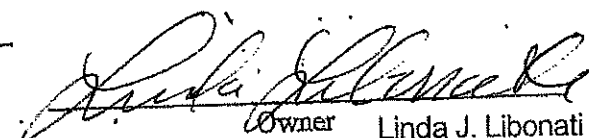
the Borough of Bergenfield, known and designated as number 111 Halberg Ave., Bergenfield,
NJ Block 219, Lot 20

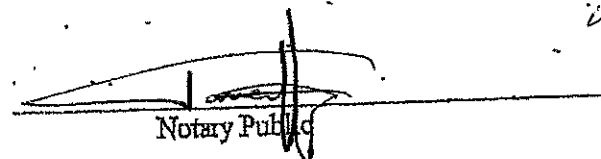
and that he hereby authorizes The Porada Development Group LLC to make the within

application in his behalf and that the statements in the said application are true.

SWORN TO BEFORE ME THIS 8th

DAY OF April 2020


Owner Linda J. Libonati


Notary Public

HARVEY J. CAVAYERO
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50077249
My Commission Expires 2/20/2023

Note: All partnership and corporations must supply a list of stockholders with a 10% or greater share, that they must also be represented by an Attorney at the hearing.

Rider to Application for Subdivision

Zoning Officer's Letter of Denial
dated March 6, 2020



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

CONSTRUCTION CODE DEPT.
(201) 387-4055 EXT. 1-4092
FAX: (201) 385-7376

March 6, 2020

Steve Porada
111 Hallberg Avenue
Bergenfield, NJ 07621

RE: Subdivision

Dear Mrs. Porada

Your application for subdivision has been denied for the following reasons:

107 Hallberg Avenue:

1. Street side set back required 15 sq. feet. Proposed 7 1/2 sq. feet.
2. Improved lot coverage required 2,000 sq. feet. Proposed 2,454 sq. feet.

109 Hallberg Avenue:

1. Improved lot coverage required 2,000 sq. feet. Proposed 2,464 sq. feet.

You have the right to appeal my decision to the planning board for minor subdivision. You must contact the Building Department to obtain the proper applications.

If you have any question on the above matter, please contact our office. You can call the Building Department at 201-387-4055 Ext. 4

Sincerely,

Michael Ravenda
Zoning Officer

Rider to Application for Subdivision

Certification of Paid Taxes



TAX COLLECTOR'S CERTIFICATION
PAYMENT OF PROPERTY TAXES

Date: 2/19/20

Block: 219 Lot: 20 Address: 111 Hallberg Ave.

Owner's Name: The Porada Development Group LLC

Owner's Address: 710 Newcomb Rd., Ridgewood, NJ 07450

Phone Number: 201-463-4607 Cell Number: _____

Application for: _____ Board of Adjustment ☒ Planning Board

_____ Building Department Permit

Description of Work to be Performed:

minor subdivision (2 lots)

All applications for the above are required to obtain a certification from the Tax Collector's Office prior to receiving placement on the agenda of any board and / or receiving a permit from the building department for construction or certificate of occupancy. "No Exceptions"

Tax Office Use Only:

Tax Current: ☒ Yes ☐ No Last Quarter Paid On: 1-31-20
(Printout Attached)

Tax Collector / Deputy Tax Collector Certification:

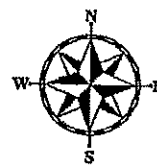
[Signature]

2-24-20
Date:

Certification Number: T-8454



GB ENGINEERING, LLC
Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

DRAINAGE CALCULATIONS

FOR

107 HALLBERG AVENUE
PROP. LOT 20.01 in BLOCK 219
BOROUGH OF BERGENFIELD
BERGEN COUNTY
NEW JERSEY
2019/1215

Prepared for:

STEVEN PORADA

February 5, 2020

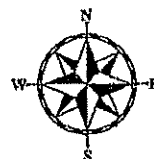
THOMAS G. STEARNS III
N. J. PROFESSIONAL ENGINEER & SURVEYOR
N. J. LICENSE NO. GB40959

• Location Surveys • Topography • Site Plans • Subdivisions •



GB ENGINEERING, LLC

Engineering • Surveying



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Present Existing Site:

Area in Question consists of Proposed Lot 20.01

Area = 6250 sf = 0.143 Acres

tc = 6 min.

2	year storm,	i = 5.2 "/hr;	Use Rational Method
10	year storm,	i = 6.7 "/hr;	"
100	year storm,	i = 9.1 "/hr;	"

EXISTING COEFFICIENT FROM PRESET SITE:

	Area(SF)	%	Ce	Partial Ce
P/O Dwelling	594	9.5	0.95	0.090
Pool Equip.	90	1.4	0.95	0.014
P/O Pool	596	9.5	0.95	0.091
Conc. Feat.	678	10.8	1.95	0.212
Landscape	<u>4292</u>	<u>68.7</u>	0.3	<u>0.206</u>
	6,250	100%		0.612

RUNOFF FROM EXISTING SITE:

$$Q = \frac{C_i A}{e_2} = \frac{0.612 \times 5.2 \times 0.143}{e_2} = 0.457 \text{ cfs} \quad 50\% = 0.228 \text{ cfs}$$

$$V = \frac{0.228 \times 1/2 \times 18.00 \times 60}{e_2} = \underline{123} \text{ allowable volume}$$

$$Q = \frac{C_i A}{e_{10}} = \frac{0.612 \times 6.7 \times 0.143}{e_{10}} = 0.588 \text{ cfs} \quad 75\% = 0.441 \text{ cfs}$$

$$V = \frac{0.441 \times 1/2 \times 18.00 \times 60}{e_{10}} = \underline{238} \text{ allowable volume}$$

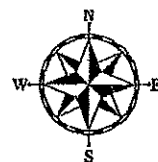
$$Q = \frac{C_i A}{e_{100}} = \frac{0.612 \times 9.1 \times 0.143}{e_{100}} = 0.799 \text{ cfs} \quad 80\% = 0.639 \text{ cfs}$$

$$V = \frac{0.639 \times 1/2 \times 18.00 \times 60}{e_{100}} = \underline{345} \text{ allowable volume}$$



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Tel: 973-340-0948 • Fax: 973-340-0015

Proposed Developed Site:

Area in Question consists of Proposed Lot 20.01

Area = 6250 sf = 0.143 Acres

tc = 6 min.

2	year storm,	i = 5.2 "/hr;	Use Rational Method
10	year storm,	i = 6.7 "/hr;	"
100	year storm,	i = 9.1 "/hr;	"

RUNOFF COEFFICIENT FROM PROPOSED SITE:

	Area(SF)	%	Ce	Partial Ce
Dwelling	1683	26.9	0.95	0.256
Front Porch	102	1.6	0.95	0.016
Driveway-pavers	445	7.1	0.95	0.068
Front Walk-pavers	106	1.7	0.95	0.016
Conc. Feat.	128	2.0	0.95	0.019
Landscape	<u>3786</u>	<u>60.6</u>	0.3	<u>0.182</u>
	6250	100%		0.556

RUNOFF FROM PROPOSED SITE:

$$Q = \frac{0.556 \times 5.2 \times 0.143}{p^2} = 0.415 \text{ cfs}$$

$$V = \frac{0.415 \times 1/2 \times 18.00 \times 60}{p^2} = \underline{224} \text{ cf}$$

$$Q = \frac{0.556 \times 6.7 \times 0.143}{p^{10}} = 0.535 \text{ cfs}$$

$$V = \frac{0.535 \times 1/2 \times 18.00 \times 60}{p^{10}} = \underline{289} \text{ cf}$$

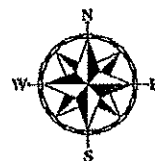
$$Q = \frac{0.556 \times 9.1 \times 0.143}{p^{100}} = 0.726 \text{ cfs}$$

$$V = \frac{0.726 \times 1/2 \times 18.00 \times 60}{p^{100}} = \underline{392} \text{ cf}$$



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Storage Required for Proposed Increase in Runoff Volume: (as per Residential Site Improvement)

2 yr storm 224 cf - 123 = 101 cf

10 yr storm 289 cf - 238 = 50 cf

100 yr storm 392 cf - 345 = 47 cf

Storage Required for Roof Runoff:

10 yr storm used 60 min. storm duration I = 2.0"/hr

Roof Area - 1683 sf. Front Porch 102 cf.

Designated Area 1785 x $\frac{2.0}{12}$ x 0.95 x $\frac{60}{60}$ = 283 cf.

Note: 101 cf (req. for 2 yr storm) < 283 cf

Use 283 cf as design volume

SEEPAGE PIT STORAGE CALCULATIONS FOR ROOF RUNOFF

Pre-cast 6 ft inner diameter concrete seepage pit → 6 ft deep
(6.5 ft outer diameter)

Provide stone with filter fabric around pit → 2.0 ft thick

40% stone void ratio used.

* No base stone area considered as storage due to sedimentation.

Pit Volume: 6 ft deep 2.0 ft thick stone

$V = (3.14 \times 6 \times 6 \times 6 / 4) +$

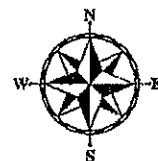
$(3.14 \times (110 - 42) \times 0.4 \times 6 / 4 = 298 \text{ CF}$

Provided Storage for Dwelling 298 CF > 283 CF Required



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Storage Required for Driveway Runoff:

10 yr storm used 60 min. storm duration

I = 2.0"/hr

Driveway Area 445 sf.

Designated Area 445 x $\frac{2.0}{12}$ x 0.95 x $\frac{60}{60}$ = 70 cf.

SEEPAGE PIT STORAGE CALCULATIONS FOR DRIVEWAY RUNOFF

Pre-cast 6 ft inner diameter concrete seepage pit → 3 ft deep
(6.5 ft outer diameter)

Provide stone with filter fabric around pit → 1.5 ft thick

40% stone void ratio used.

* No base stone area considered as storage due to sedimentation.

Pit Volume: 3 ft deep 1.5 ft thick stone

V = (3.14 x 6 x 6 x 3 / 4) +

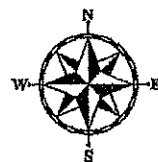
(3.14 x (90 - 42) x 0.4 x 3 / 4 = 130 CF

Provided Storage for Driveway 130 CF > 70 CF Required



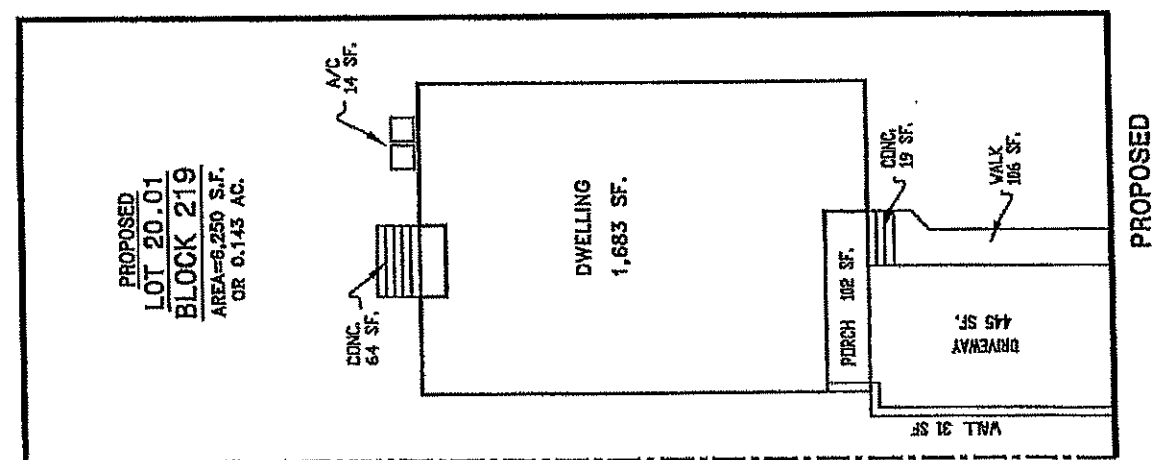
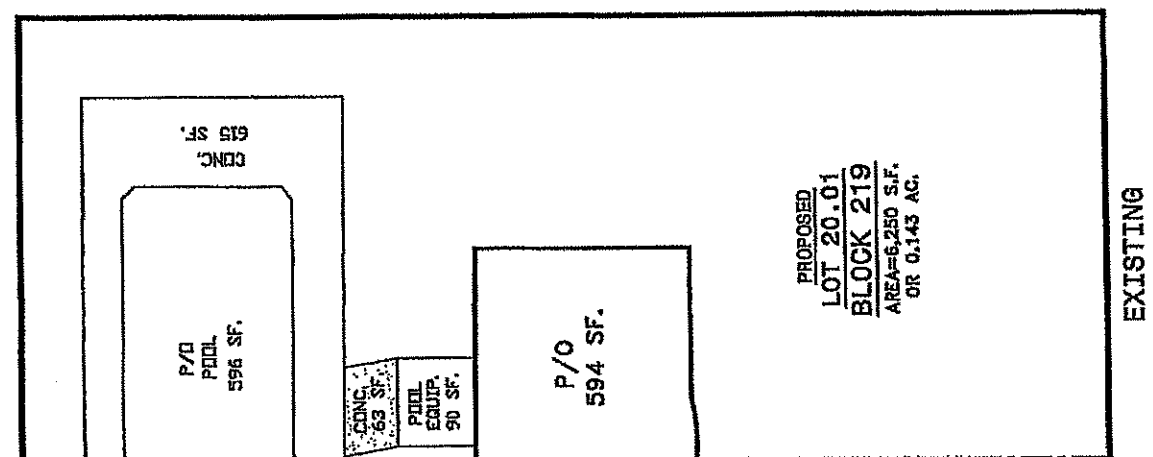
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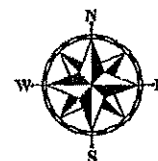
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Tel: 973-340-0948 • Fax: 973-340-0015

Present Existing Site:

Area in Question consists of Proposed Lot 20.02

Area = 6250 sf = 0.143 Acres

tc = 6 min.

2	year storm,	i = 5.2 "/hr;	Use Rational Method
10	year storm,	i = 6.7 "/hr;	"
100	year storm,	i = 9.1 "/hr;	"

EXISTING COEFFICIENT FROM PRESET SITE:

	Area(SF)	%	Ce	Partial Ce
P/O Dwelling	1594	25.5	0.95	0.242
Porch w/stairs	109	1.7	0.95	0.017
P/O Pool	117	1.9	0.95	0.018
Wood Deck	278	4.4	0.95	0.042
Macadam	239	3.8	0.95	0.036
Front walk	143	2.3	0.95	0.022
Concrete feat.	550	8.8	0.95	0.084
Landscape	<u>3220</u>	<u>51.5</u>	0.3	<u>0.155</u>
	6,250	100%		0.615

RUNOFF FROM EXISTING SITE:

$$Q = \frac{C_i A}{e_2} = \frac{0.615 \times 5.2 \times 0.143}{e_2} = 0.459 \text{ cfs} \quad 50\% = 0.229 \text{ cfs}$$

$$V = \frac{0.229 \times 1/2 \times 18.00 \times 60}{e_2} = \underline{124} \quad \text{allowable volume}$$

$$Q = \frac{C_i A}{e_{10}} = \frac{0.615 \times 6.7 \times 0.143}{e_{10}} = 0.591 \text{ cfs} \quad 75\% = 0.443 \text{ cfs}$$

$$V = \frac{0.443 \times 1/2 \times 18.00 \times 60}{e_{10}} = \underline{239} \quad \text{allowable volume}$$

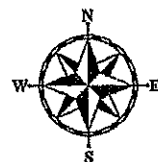
$$Q = \frac{C_i A}{e_{100}} = \frac{0.615 \times 9.1 \times 0.143}{e_{100}} = 0.803 \text{ cfs} \quad 80\% = 0.643 \text{ cfs}$$

$$V = \frac{0.643 \times 1/2 \times 18.00 \times 60}{e_{100}} = \underline{347} \quad \text{allowable volume}$$



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Tel: 973-340-0948 • Fax: 973-340-0015

Proposed Developed Site:

Area in Question consists of Proposed Lot 20.02

Area = 6250 sf = 0.143 Acres

tc = 6 min.

2	year storm,	i = 5.2 "/hr;	Use Rational Method
10	year storm,	i = 6.7 "/hr;	"
100	year storm,	i = 9.1 "/hr;	"

RUNOFF COEFFICIENT FROM PROPOSED SITE:

	Area(SF)	%	Ce	Partial Ce
Dwelling	1683	26.9	0.95	0.256
Front Porch	102	1.6	0.95	0.016
Driveway-pavers	445	7.1	0.95	0.068
Front Walk-pavers	104	1.7	0.95	0.016
Conc. Feat.	120	1.9	0.95	0.018
Landscape	<u>3796</u>	<u>60.7</u>	0.3	<u>0.182</u>
	6250	100%		0.555

RUNOFF FROM PROPOSED SITE:

$$Q_{p2} = 0.555 \times 5.2 \times 0.143 = 0.414 \text{ cfs}$$

$$V_{p2} = 0.414 \times \frac{1}{2} \times 18.00 \times 60 = \underline{224} \text{ cf}$$

$$Q_{p10} = 0.555 \times 6.7 \times 0.143 = 0.534 \text{ cfs}$$

$$V_{p10} = 0.534 \times \frac{1}{2} \times 18.00 \times 60 = \underline{288} \text{ cf}$$

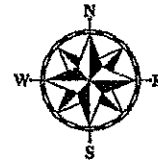
$$Q_{p100} = 0.555 \times 9.1 \times 0.143 = 0.725 \text{ cfs}$$

$$V_{p100} = 0.725 \times \frac{1}{2} \times 18.00 \times 60 = \underline{391} \text{ cf}$$



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Storage Required for Proposed Increase in Runoff Volume: (as per Residential Site Improvement)

2 yr storm 224 cf - 124 = 100 cf

10 yr storm 288 cf - 239 = 49 cf

100 yr storm 391 cf - 347 = 45 cf

Storage Required for Roof Runoff:

10 yr storm used 60 min. storm duration I = 2.0"/hr

Roof Area - 1683 sf. Front Porch 102 cf.

Designated Area 1785 x $\frac{2.0}{12}$ x 0.95 x $\frac{60}{60}$ = 283 cf.

Note: 100 cf (req. for 2 yr storm) < 283 cf

Use 283 cf as design volume

SEEPAGE PIT STORAGE CALCULATIONS FOR ROOF RUNOFF

Pre-cast 6 ft inner diameter concrete seepage pit → 6 ft deep
(6.5 ft outer diameter)

Provide stone with filter fabric around pit → 2.0 ft thick

40% stone void ratio used.

* No base stone area considered as storage due to sedimentation.

Pit Volume: 6 ft deep 2.0 ft thick stone

V = (3.14 x 6 x 6 x 6 / 4) +

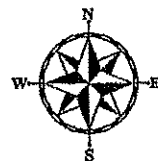
(3.14 x (110 - 42) x 0.4 x 6 / 4 = 298 CF

Provided Storage for Dwelling 298 CF > 283 CF Required



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Storage Required for Driveway Runoff:

10 yr storm used 60 min. storm duration

$I = 2.0"/hr$

Driveway Area 445 sf.

Designated Area $445 \times \frac{2.0}{12} \times 0.95 \times \frac{60}{60} = 70$ cf.

SEEPAGE PIT STORAGE CALCULATIONS FOR DRIVEWAY RUNOFF

Pre-cast 6 ft inner diameter concrete seepage pit → 3 ft deep
(6.5 ft outer diameter)

Provide stone with filter fabric around pit → 1.5 ft thick

40% stone void ratio used.

* No base stone area considered as storage due to sedimentation.

Pit Volume: 3 ft deep 1.5 ft thick stone

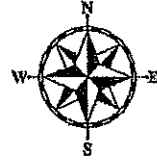
$$V = (3.14 \times 6 \times 6 \times 3 / 4) + (3.14 \times (90 - 42) \times 0.4 \times 3 / 4 = 130 \text{ CF}$$

Provided Storage for Driveway 130 CF > 70 CF Required



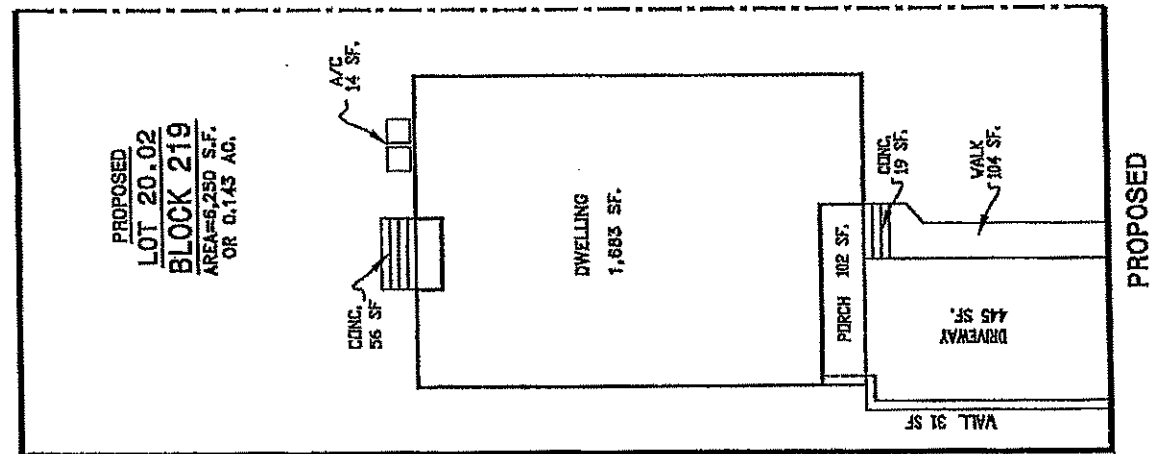
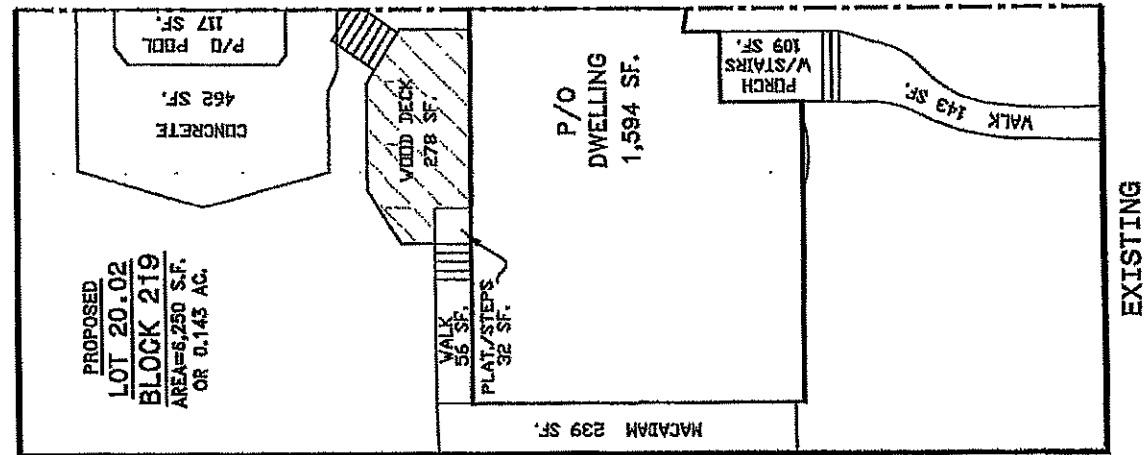
GB ENGINEERING, LLC

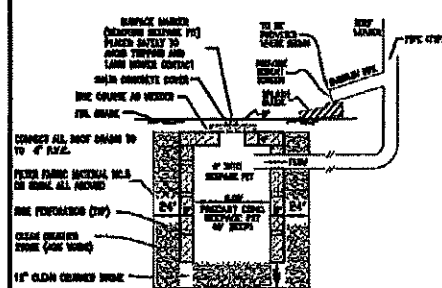
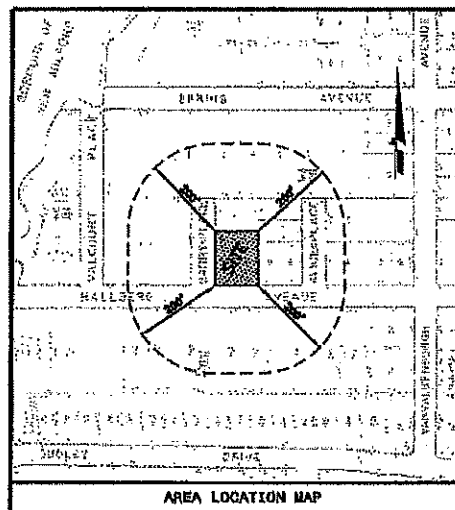
Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015





PRECAST SEEPAGE PIT (TYP. 2)

- NOTES:**
1. SOIL TEST DONE AT TIME OF CONSTRUCTION. RESULTS TO BE SUBMITTED TO BOROUGH ENGINEER.
 2. SOIL TEST DONE AT TIME OF CONSTRUCTION. RESULTS TO BE SUBMITTED TO BOROUGH ENGINEER.
 3. SOIL TEST DONE AT TIME OF CONSTRUCTION. RESULTS TO BE SUBMITTED TO BOROUGH ENGINEER.
 4. SOIL TEST DONE AT TIME OF CONSTRUCTION. RESULTS TO BE SUBMITTED TO BOROUGH ENGINEER.
 5. SOIL TEST DONE AT TIME OF CONSTRUCTION. RESULTS TO BE SUBMITTED TO BOROUGH ENGINEER.

LEGEND

- EXISTING FEATURES**
- Right of Way Line
 - Curb Line
 - Concrete Sidewalk
 - Sanitary Sewer Main
 - Sanitary Manhole
 - Gas Main
 - Gas Valve
 - Water Main
 - Water Valve
 - Existing Grade
 - Contour Elevation Line

- PROPOSED FEATURES**
- PROP. SAN. SEWER CONN. (4" PVC)
 - PROP. WATER CONN. (1" COPPER)
 - PROP. GAS
 - PROP. CONG. SIDEWALK, ETC.
 - PROP. 4" PVC ROOF DRAINS
 - PROP. CONCRETE CURB
 - PROP. SEEPAGE PIT
 - PROP. WATER VALVE
 - PROP. GAS VALVE
 - PROP. CONTOURS

THIS SITE PLAN HAS BEEN APPROVED AT A MEETING OF:
PLANNING BOARD ☐ OF THE BOROUGH OF
BD. OF ADJUSTMENT ☐ BERGENFIELD
MEETING HELD ON: 2020

CHAIRMAN

DATE

APPROVED:

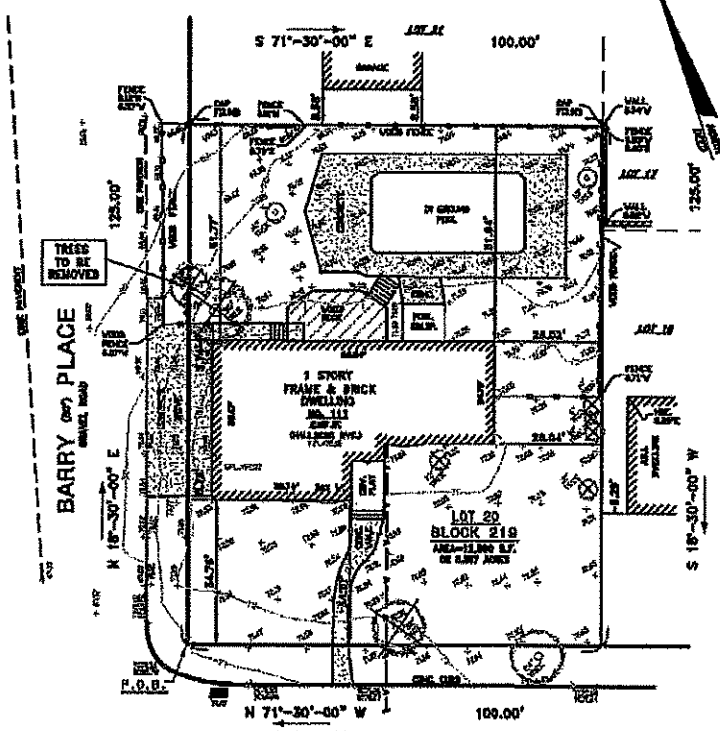
SECRETARY

DATE

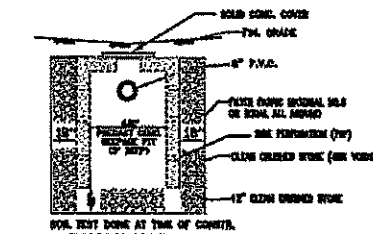
BOROUGH ENGINEER DATE

THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THAT FOR WHICH IT WAS PREPARED.

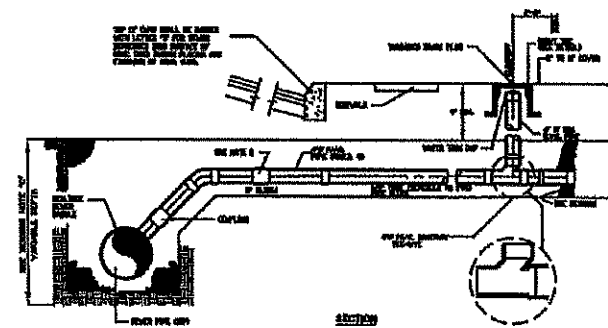
THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THAT FOR WHICH IT WAS PREPARED.



HALLBERG (W) AVENUE
BOUNDARY & TOPOGRAPHY
SCALE: 1" = 20'



PRECAST SEEPAGE PIT (TYP. 2)



TYPICAL SEWER CONNECTION

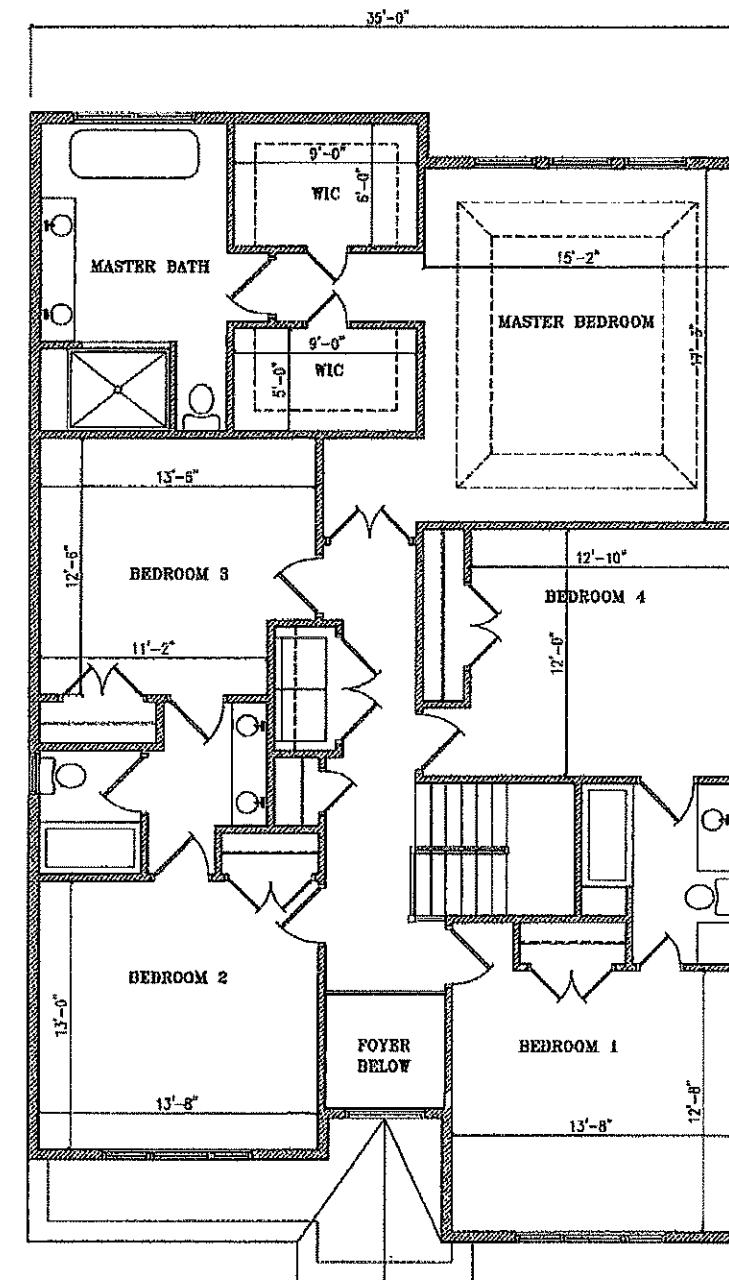
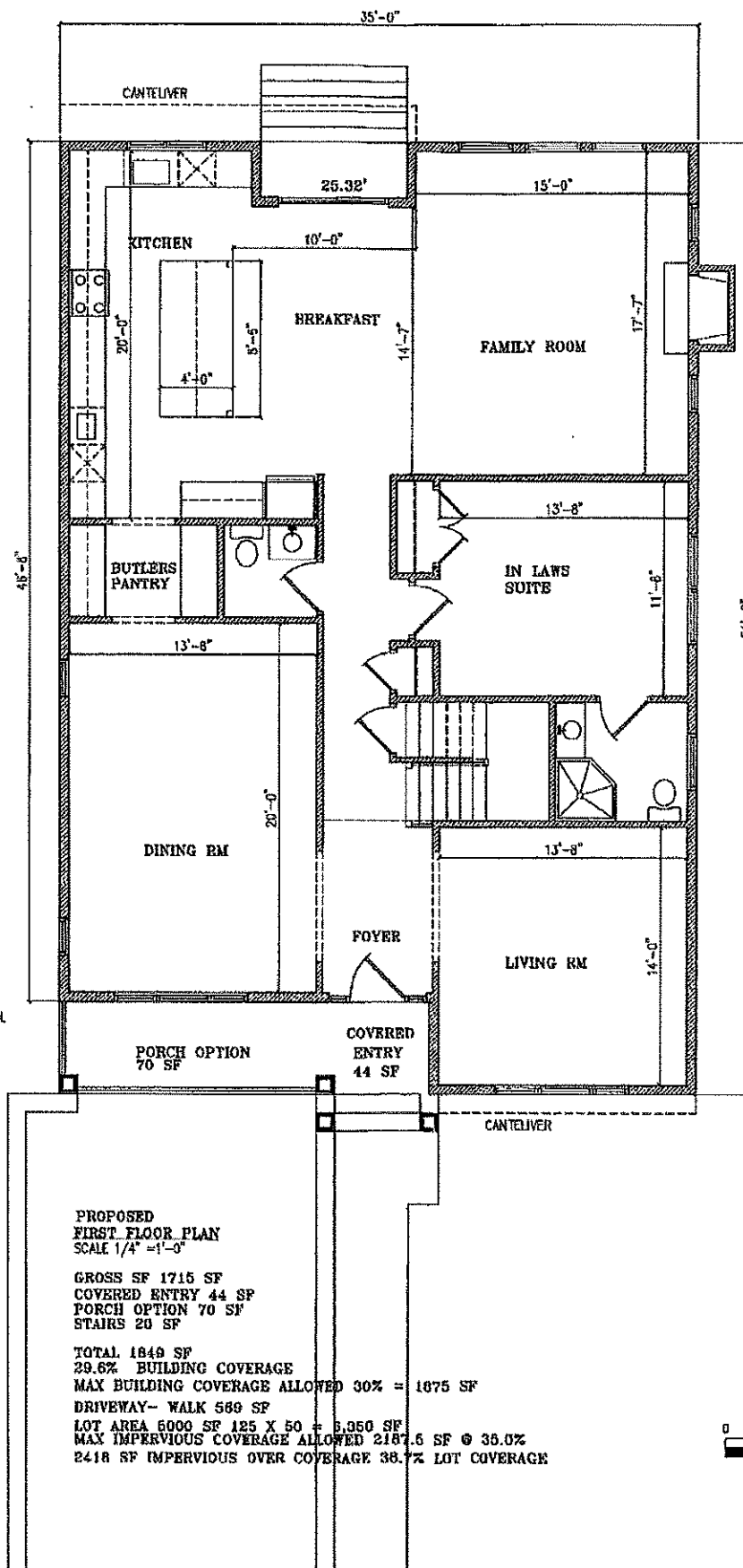
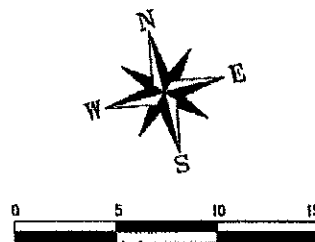
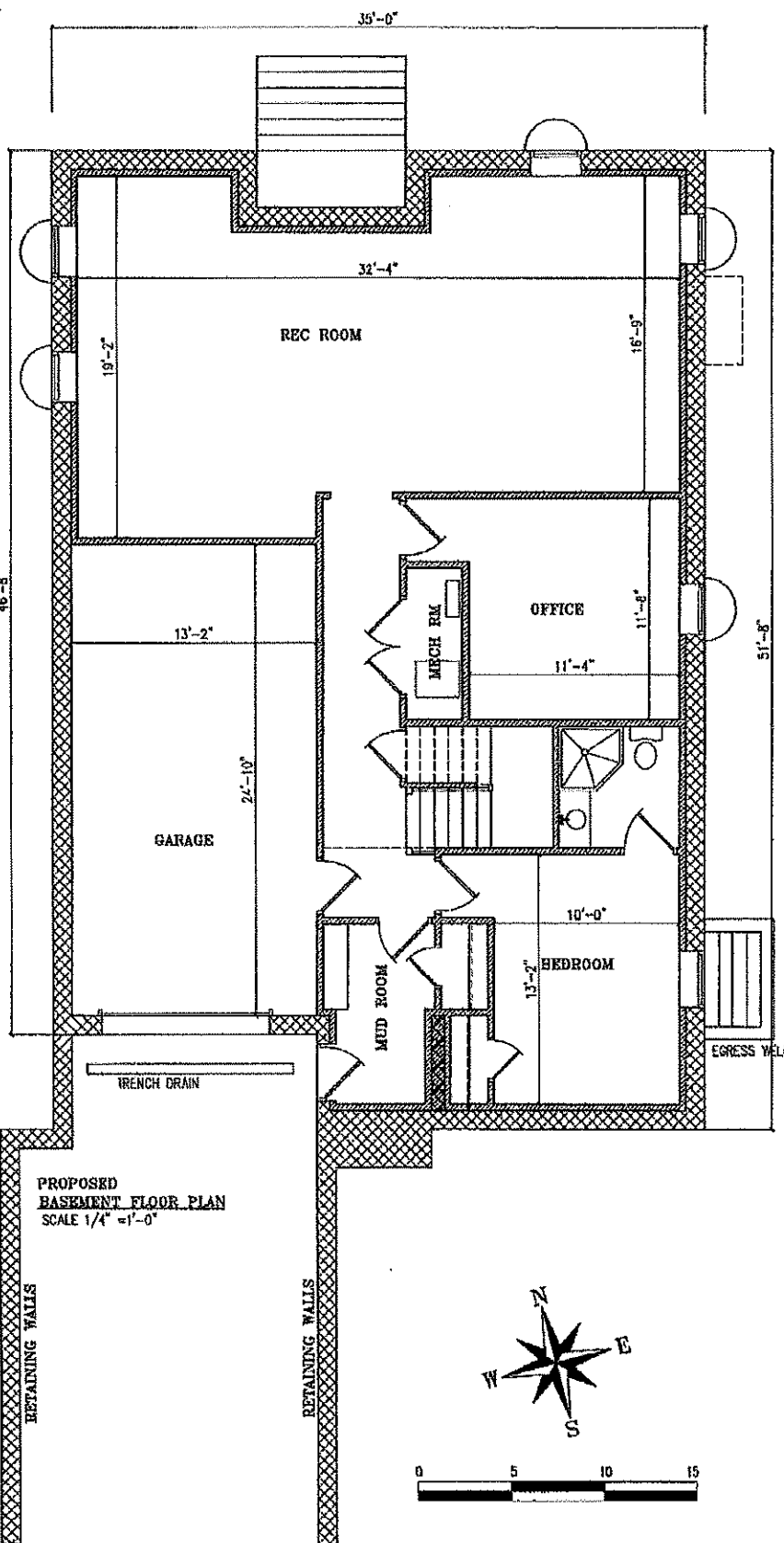
NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BOROUGH OF BERGENFIELD ENGINEERING SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BOROUGH OF BERGENFIELD ENGINEERING SPECIFICATIONS.
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5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BOROUGH OF BERGENFIELD ENGINEERING SPECIFICATIONS.

EXISTING LOT COVERAGE SCHEDULE:		
Lot No.	Area (sq. ft.)	% of Lot Area
LOT 20.01	1,000.00	100.00%
LOT 20.02	1,000.00	100.00%
LOT 20.03	1,000.00	100.00%
LOT 20.04	1,000.00	100.00%
LOT 20.05	1,000.00	100.00%
LOT 20.06	1,000.00	100.00%
LOT 20.07	1,000.00	100.00%
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LOT 20.00	1,000.00	100.00%

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LOT 20.00	1,000.00	100.00%

EXISTING LOT COVERAGE SCHEDULE:			
Percentage of lot			
PAV Driveway	1394	SF	24.3 %
Driveway	160	SF	1.7 %
PAV Road	217	SF	1.9 %
Ward Drack	178	SF	4.4 %
Mudcrata	235	GP	3.8 %
Front yard	143	SF	2.9 %
Concrete foot	350	SF	6.6 %
TOTAL LOT COVERAGE:	686	SF	46.5 %



B.A.S

52 LONG HILL Road
Long Valley, NJ. 07853
(908) 391-2255
RLEODHAR1234@GMAIL.COM

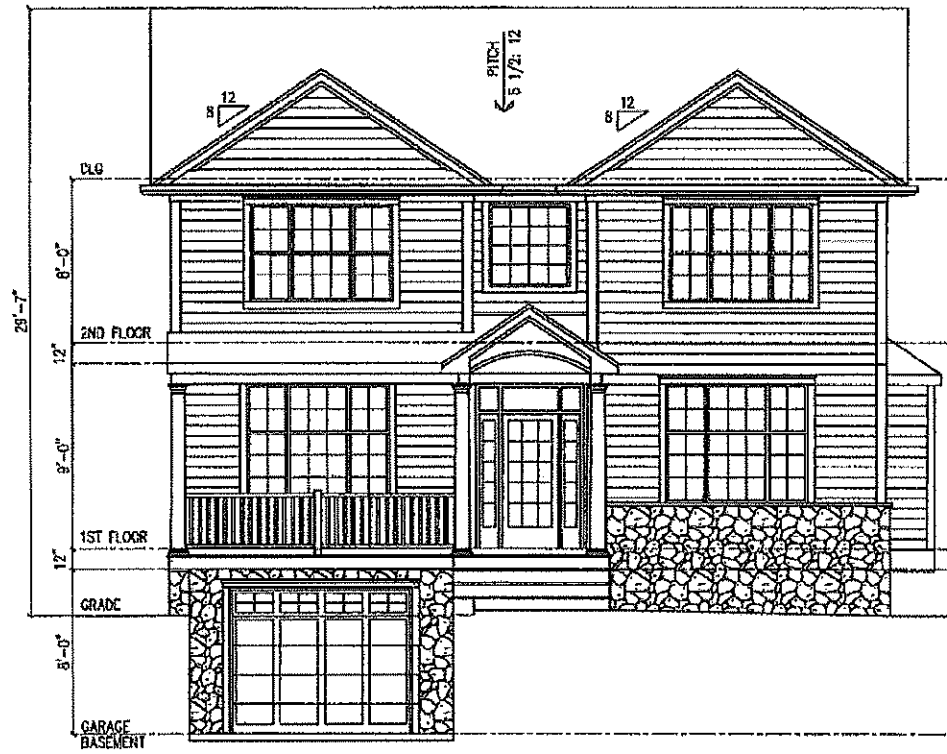
Russell L. Bodnar
NJ AJ-13580

NEW SINGLE FAMILY
111 HALLBERG AVENUE
BLOCK 219 LOT 20
BERGENFIELD, NJ
PORADA DEVELOPMENT GROUP LLC

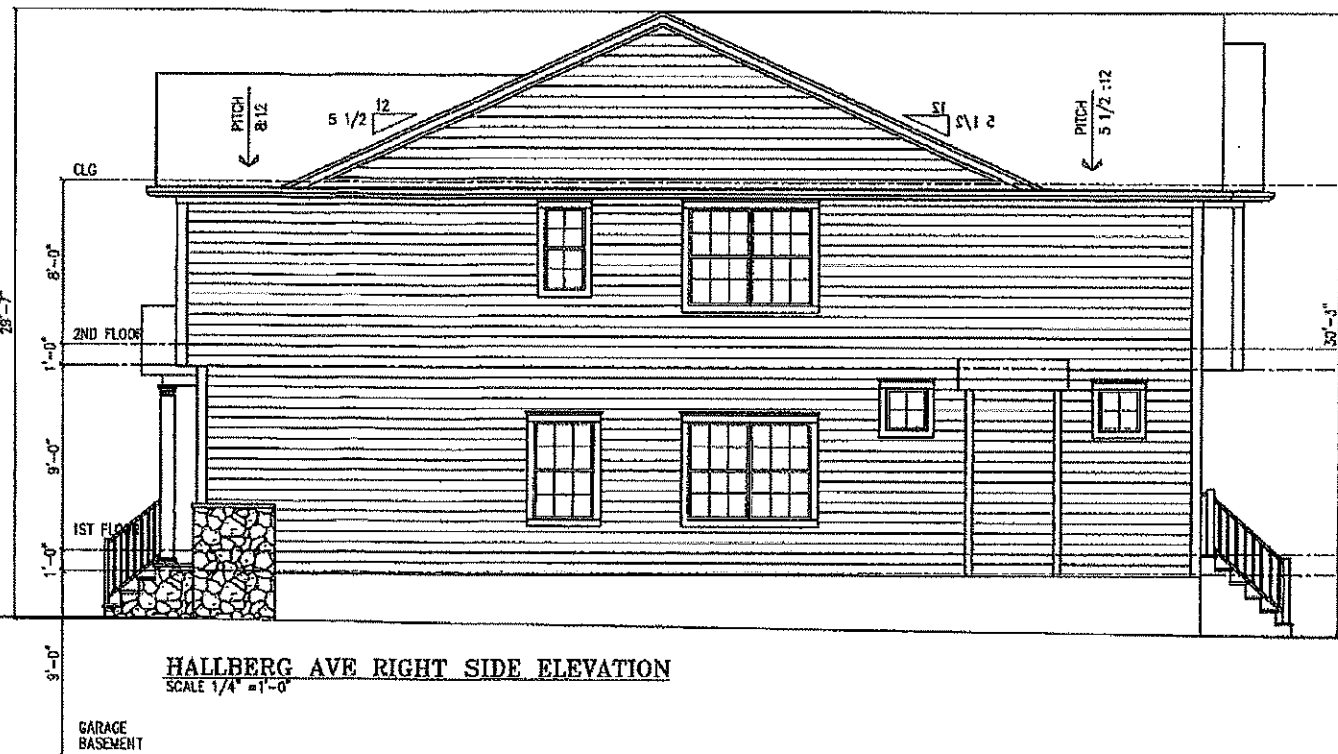
BODNAR ARCHITECTURAL STUDIO

REVISIONS:			
NO.	DESCRIPTION	DATE	BY

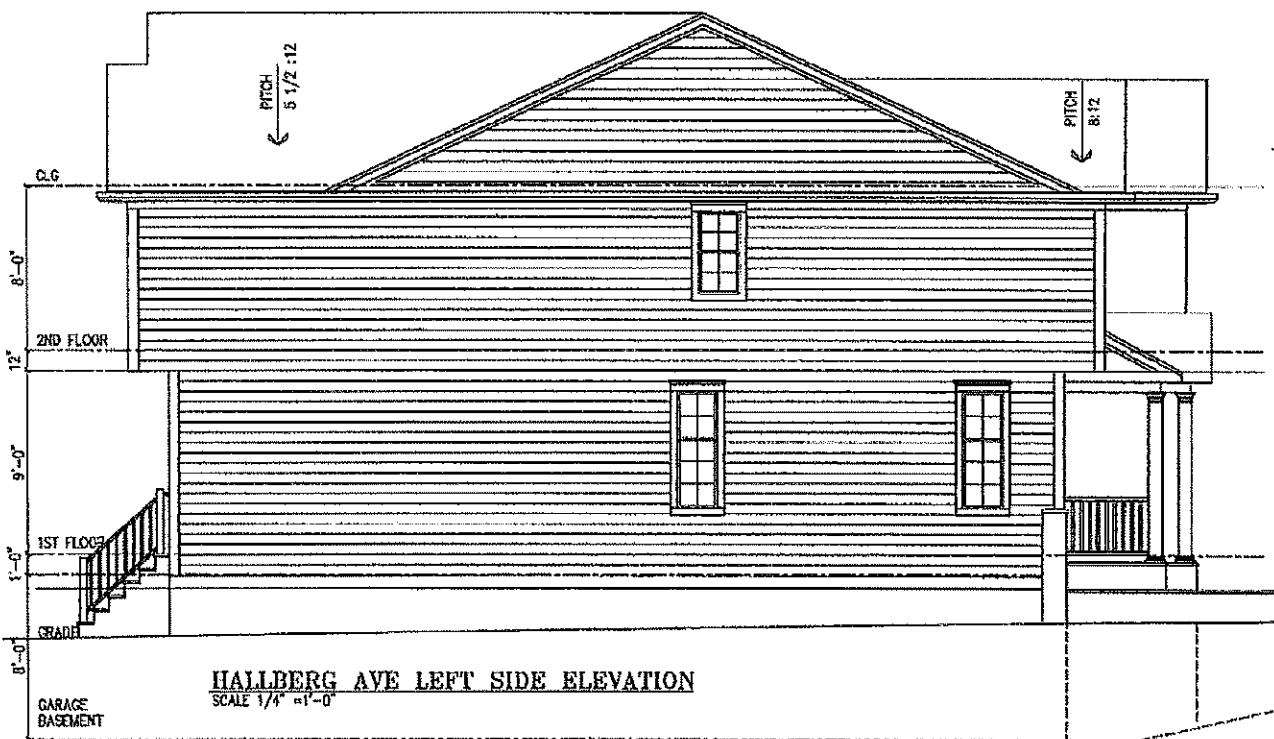
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CAD -	
DRAWN -	RS
CHECKED -	RS
SCALE -	AS SHOWN
DATE -	2-14-20
CONTRACT No. -	2019-16
SHEET -	REV.
ZN1	0



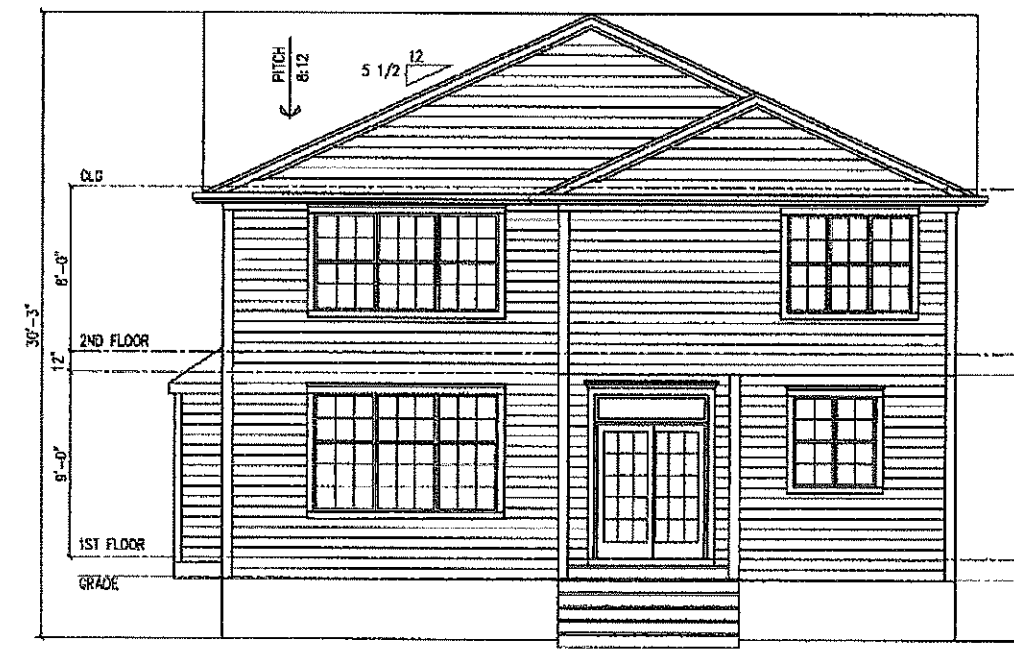
HALLBERG AVE FRONT ELEVATION
SCALE 1/4" = 1'-0"



HALLBERG AVE RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



HALLBERG AVE LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



HALLBERG REAR ELEVATION
SCALE 1/4" = 1'-0"



B.A.S

52 LONG HILL ROAD
LONG VILLAGE, NJ 07853
(908) 391-2255
RLBODNAR1234@GMAIL.COM

REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHKD

TITLE: PROPOSED ELEVATION

CAD: DRAWN: B.S. CHECKED: R.B. SCALE: N.T.S. DATE: 12-23-10 CONTRACT No.: 2019-16

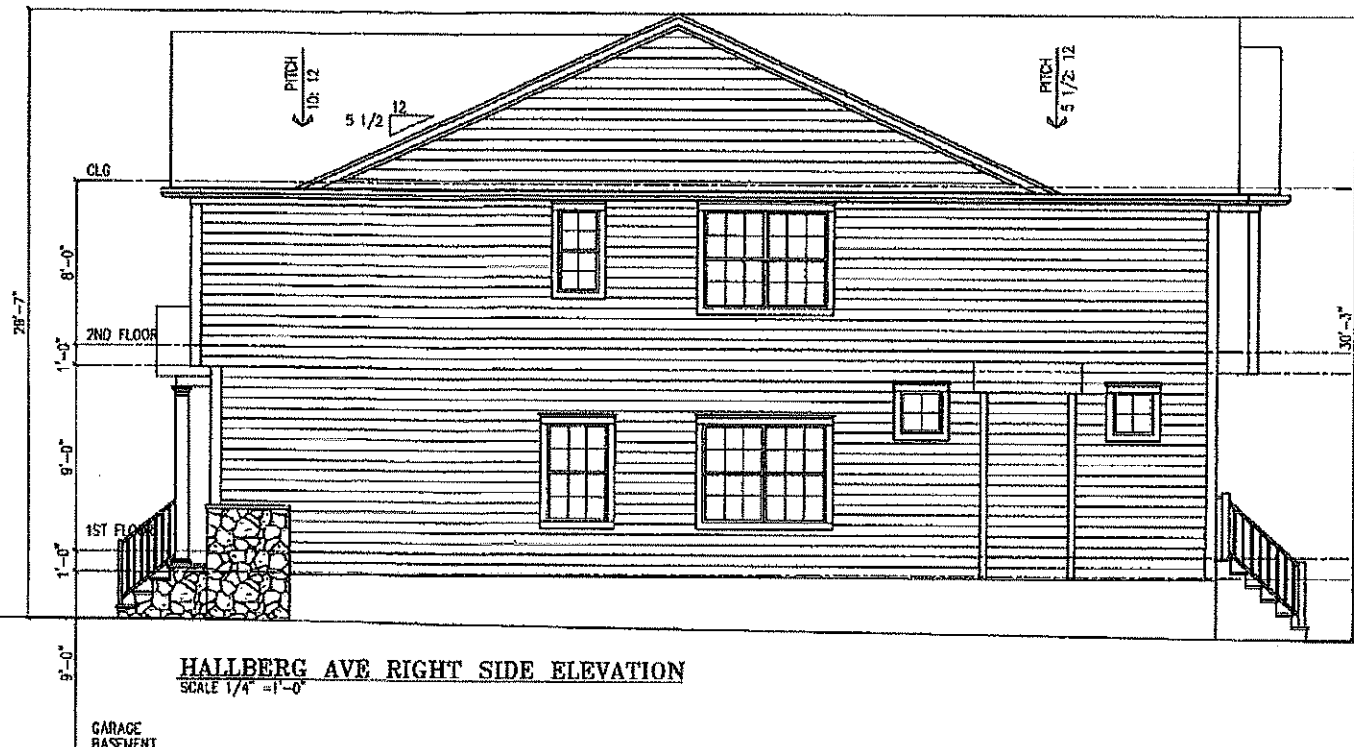
SHEET: ZN2 REV: 0

BODNAR ARCHITECTURAL STUDIO

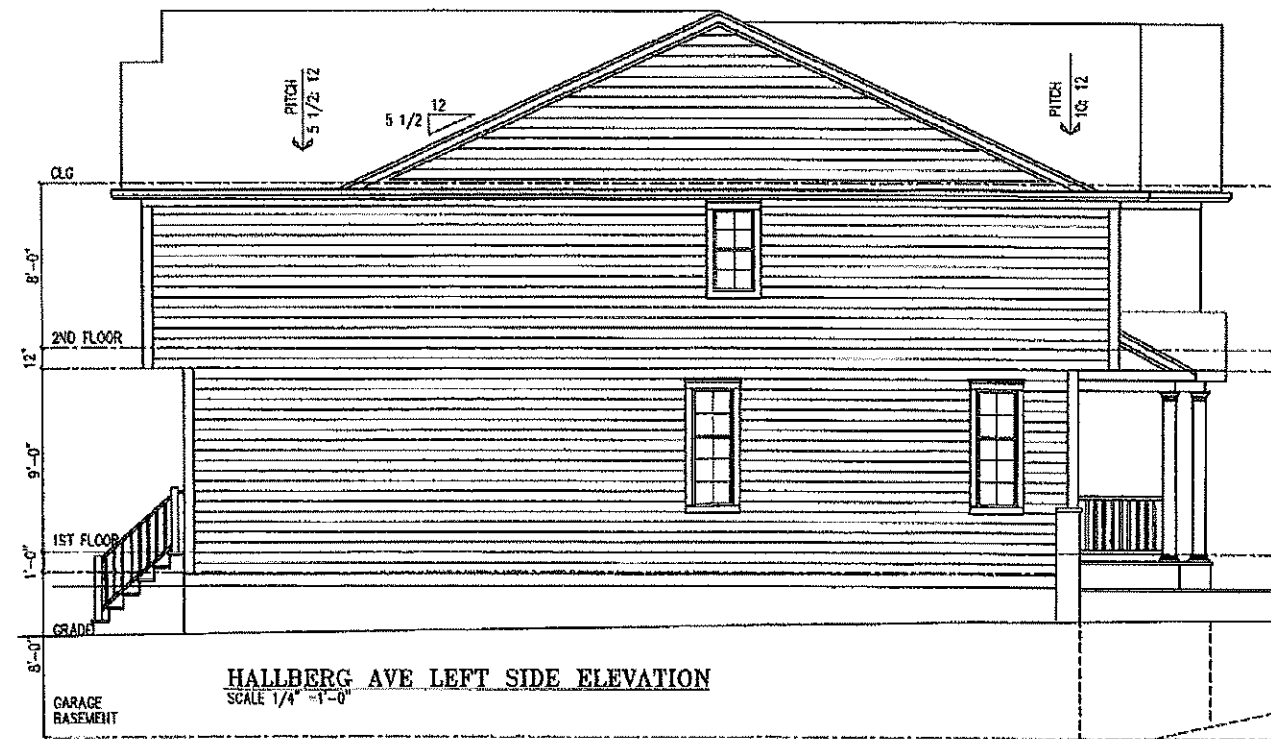
NEW SINGLE FAMILY
1.1.1 HALLBERG AVENUE
BLOCK 219 LOT 20
BERGENFIELD, NJ
PORADA DEVELOPMENT GROUP LLC



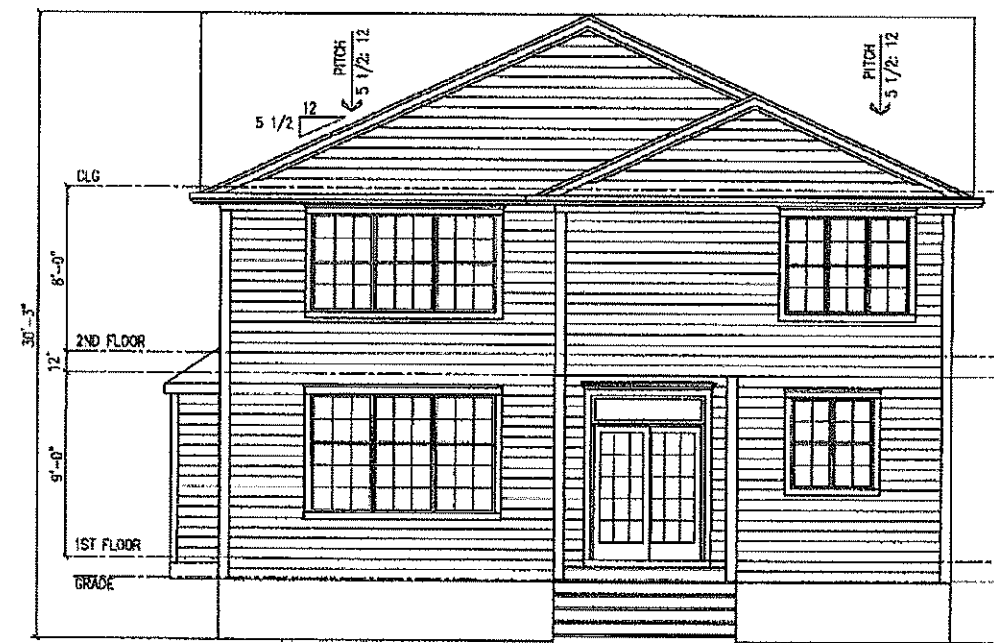
HALLBERG AVE FRONT ELEVATION
SCALE 1/4" = 1'-0"



HALLBERG AVE RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



HALLBERG AVE LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



HALLBERG REAR ELEVATION
SCALE 1/4" = 1'-0"



B.A.S

52 LONG HILL ROAD
LONG VALLEY, NJ, 07853
(908) 391-2255
RLBODHAR1234@GMAIL.COM

Project: L. Bodnar

N.J. A-13380



NEW SINGLE FAMILY
111 HALLBERG AVENUE
BLOCK 219 LOT 20
BERGENFIELD, NJ
PORADA DEVELOPMENT GROUP LLC

BODNAR ARCHITECTURAL STUDIO

REVISIONS			
NO.	DESCRIPTION	DATE	BY

TITLE:
PROPOSED
ELEVATION

CAD: *

DRAWN: * RL

CHECKED: * RL

SCALE: * NTD

DATE: * 1-25-20

CONTRACT No.: *

2019-16

SHEET: * REV.

ZN3 0