

**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 June 15, 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 8:00 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. The Webex link to join the meeting and the call in telephone number with the meeting access codes will be posted on the borough website at www.bergenfield.com.

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
June 15, 2020**

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 June 10, 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

APPROVE MINUTES OF PREVIOUS MEETING – May 18, 2020

Motion from board members to approve minutes.

CORRESPONDENCE

Review of \$4,000,000 Multipurpose Bond Ordinance

VERBAL COMMUNICATIONS

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

Motion from board members to close verbal communications.

OLD BUSINESS

1. Appointments of Standing Committees

Liaison to Board of Adjustment

- a. Michael Knowles
- b.

Site Plan

- a.
- b.

Master Plan

- a. Gerry Naylis
- b. Ernesto Acosta
- c.

d.

Parking/Legal

a.

b.

COMMITTEE REPORTS

1. Site Plan
 2. Parking Legal
 3. Capital Improvements
 4. Master Plan
 5. Liaison to Board of Adjustment
-
2. 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 B. 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 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 ☐ 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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Code Enforcement Office
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BOROUGH OF BERGENFIELD
COUNTY OF BERGEN

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(18) COPIES OF A SKETCH PLAT SHOWING ALL EXISTING STRUCTURES
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DATE 3/19/20

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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 B. Libonati
Address 111 Hallberg Ave., Bergenfield, N.J. 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 219 Lot (b) 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 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 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

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BY ALL APPLICANTS SEEKING
SUBDIVISION APPROVAL

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(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] Dagmar Libonati

AFIDAVIT 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 th

DAY OF March 20 20

Dagmar B. Libonati
Owner, Dagmar B. 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.

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

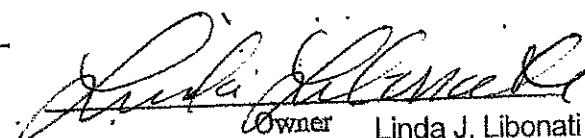
the Borough of Bergenfield, known and designated as number 111 Halberg Ave., Bergenfield,
NJ Block 219, Lot 20

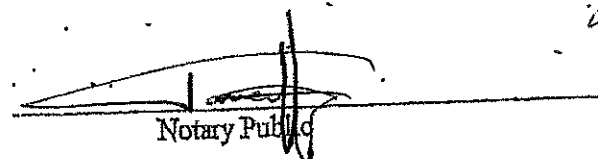
and that he hereby authorizes The Porada Development Group LLC to make the within

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 71/2 sq. feet.
2. Improved lot coverage required 2,000 sq. feet. Proposed 2,454 sq. feet.

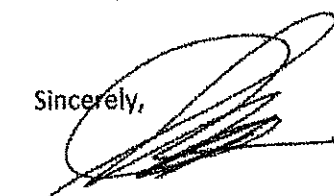
109 Hallberg Avenue:

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:

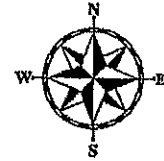
[Signature]

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

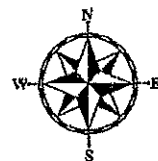
THOMAS G. STEARNS III
N. J. PROFESSIONAL ENGINEER & SURVEYOR
N. J. LICENSE NO. GB40959

• 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:

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

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

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

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

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

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



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Engineering • Surveying



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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:

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

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

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

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

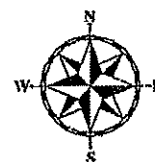
$$Q = \frac{0.556 \times 9.1 \times 0.143}{p^{100}} = 0.726 \text{ cfs}$$

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



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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 x 6 x 6 x 6 / 4) +

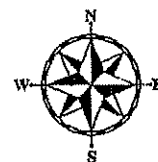
(3.14 x (110 - 42) x 0.4 x 6 / 4 = 298 CF

Provided Storage for Dwelling 298 CF > 283 CF Required



GB ENGINEERING, LLC

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Storage Required for Driveway Runoff:

10 yr storm used 60 min. storm duration

$I = 2.0''/\text{hr}$

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

$V = (3.14 \times 6 \times 6 \times 3 / 4) +$

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

Provided Storage for Driveway 130 CF > 70 CF Required



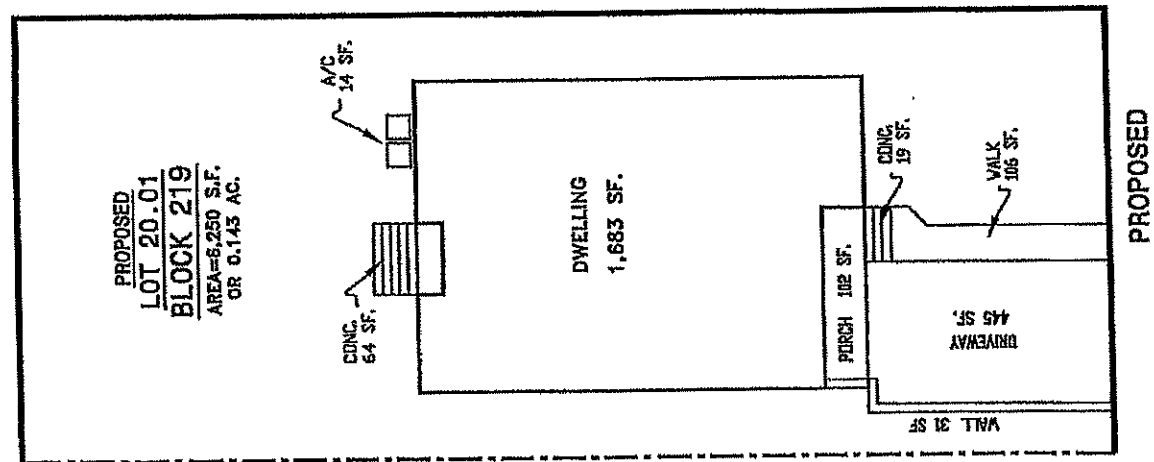
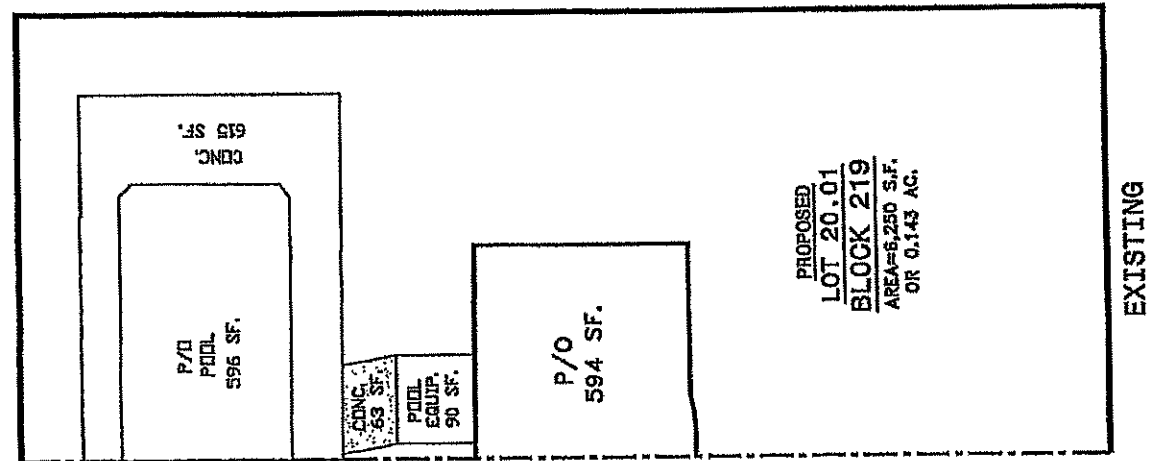
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GB ENGINEERING, LLC

Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

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:

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

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

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

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

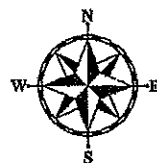
$$Q = \frac{C_i A}{e_{100}} = \frac{0.615 \times 9.1 \times 0.143}{e_{100}} = 0.803 \text{ cfs} \quad 80\% = 0.643 \text{ cfs}$$

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



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144 Jewell Street • Garfield, NJ 07026

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:

$$Q = \frac{0.555 \times 5.2 \times 0.143}{p^2} = 0.414 \text{ cfs}$$

$$V = \frac{0.414 \times 1/2 \times 18.00 \times 60}{p^2} = \underline{224} \text{ cf}$$

$$Q = \frac{0.555 \times 6.7 \times 0.143}{p^{10}} = 0.534 \text{ cfs}$$

$$V = \frac{0.534 \times 1/2 \times 18.00 \times 60}{p^{10}} = \underline{288} \text{ cf}$$

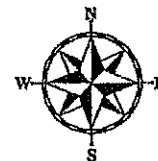
$$Q = \frac{0.555 \times 9.1 \times 0.143}{p^{100}} = 0.725 \text{ cfs}$$

$$V = \frac{0.725 \times 1/2 \times 18.00 \times 60}{p^{100}} = \underline{391} \text{ cf}$$



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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) +

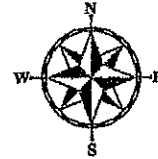
(3.14 x (110 - 42) x 0.4 x 6 / 4 = 298 CF

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.

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

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

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

Provided Storage for Driveway 130 CF > 70 CF Required



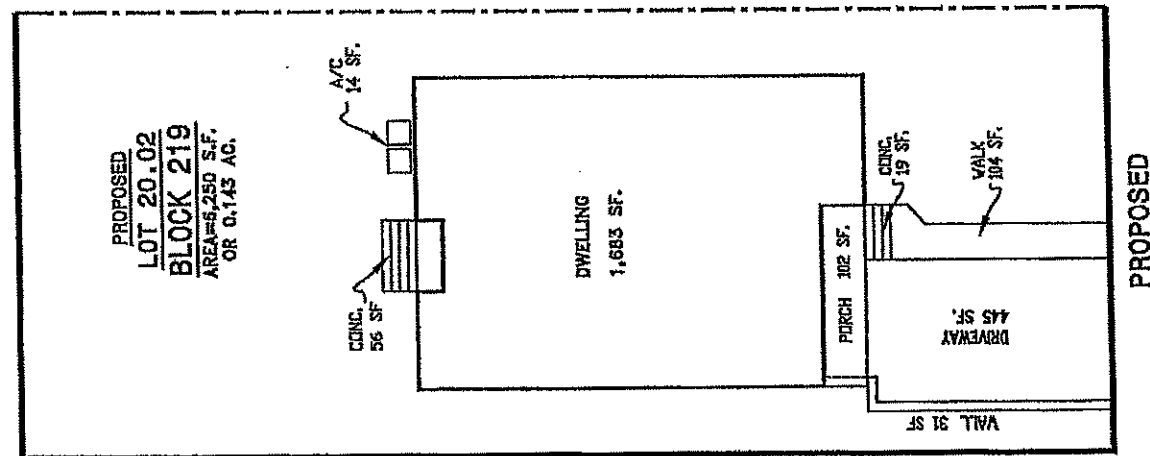
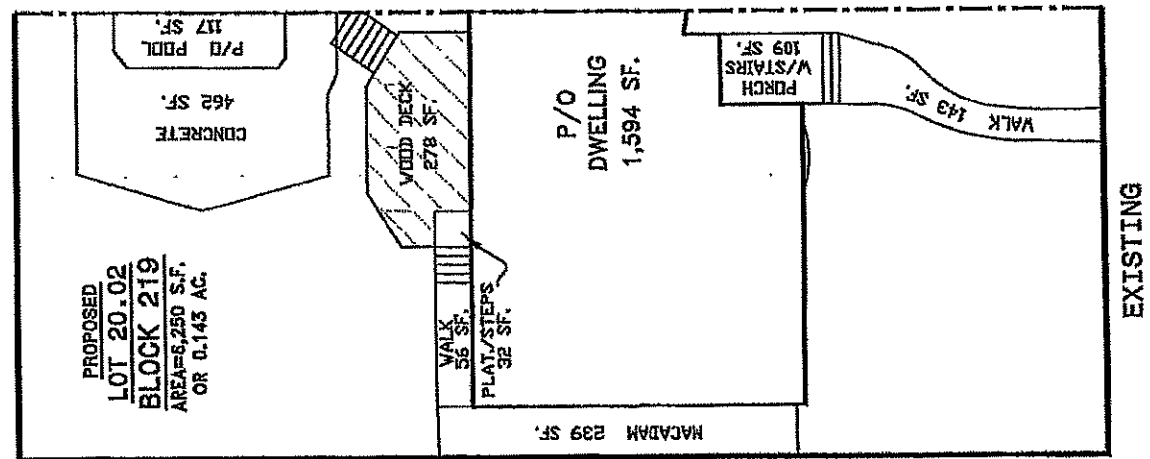
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DRAINAGE CALCULATIONS

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

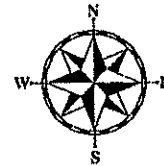
THOMAS G. STEARNS III
N. J. PROFESSIONAL ENGINEER & SURVEYOR
N. J. LICENSE NO. GB40959

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Tel: 973-340-0948 • Fax: 973-340-0015

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:

$$Q = \frac{CiA}{e2} = \frac{0.612 \times 5.2 \times 0.143}{2} = 0.457 \text{ cfs} \quad 50\% = 0.228 \text{ cfs}$$

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

$$Q = \frac{CiA}{e10} = \frac{0.612 \times 6.7 \times 0.143}{10} = 0.588 \text{ cfs} \quad 75\% = 0.441 \text{ cfs}$$

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

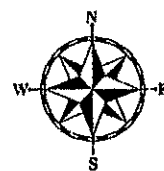
$$Q = \frac{CiA}{e100} = \frac{0.612 \times 9.1 \times 0.143}{100} = 0.799 \text{ cfs} \quad 80\% = 0.639 \text{ cfs}$$

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



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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:

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

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

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

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

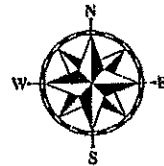
$$Q = \frac{0.556 \times 9.1 \times 0.143}{p^{100}} = 0.726 \text{ cfs}$$

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



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

2 yr storm	224	cf	-	123	=	<u>101</u>	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 $I = 2.0''/\text{hr}$

Roof Area - 1683 sf. Front Porch 102 cf.

Designated Area $1785 \times \frac{2.0}{12} \times 0.95 \times \frac{60}{60} = \underline{283}$ 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

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

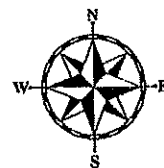
$(3.14 \times (110 - 42) \times 0.4 \times 6 / 4 = 298 \text{ CF}$

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 $I = 2.0''/\text{hr}$

Driveway Area 445 sf.

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

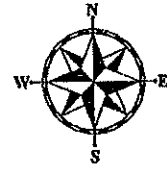
$$V = (3.14 \times 6 \times 6 \times 3 / 4) + \\ (3.14 \times (90 - 42) \times 0.4 \times 3 / 4 = 130 \text{ CF}$$

Provided Storage for Driveway 130 CF > 70 CF Required



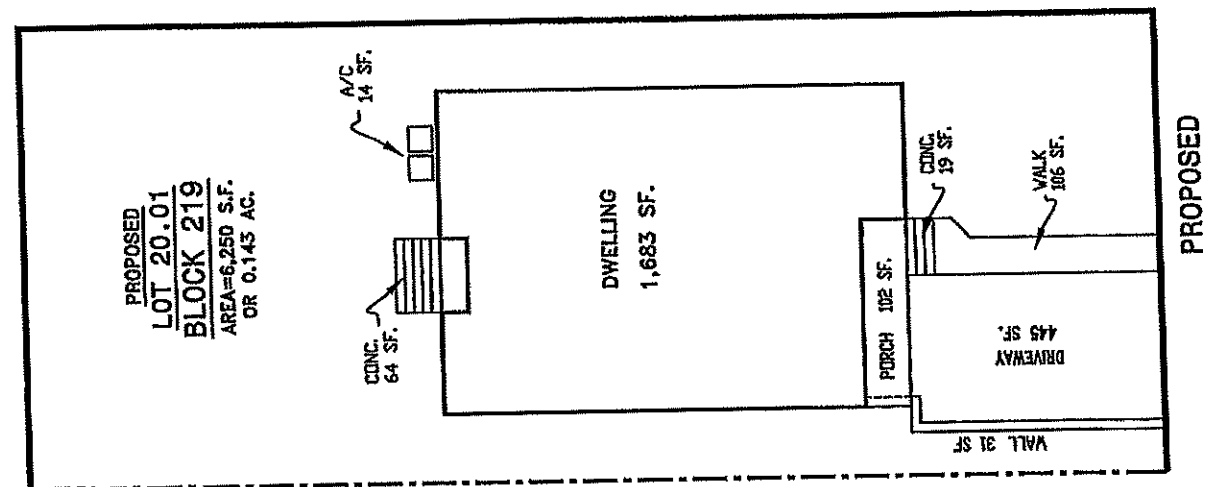
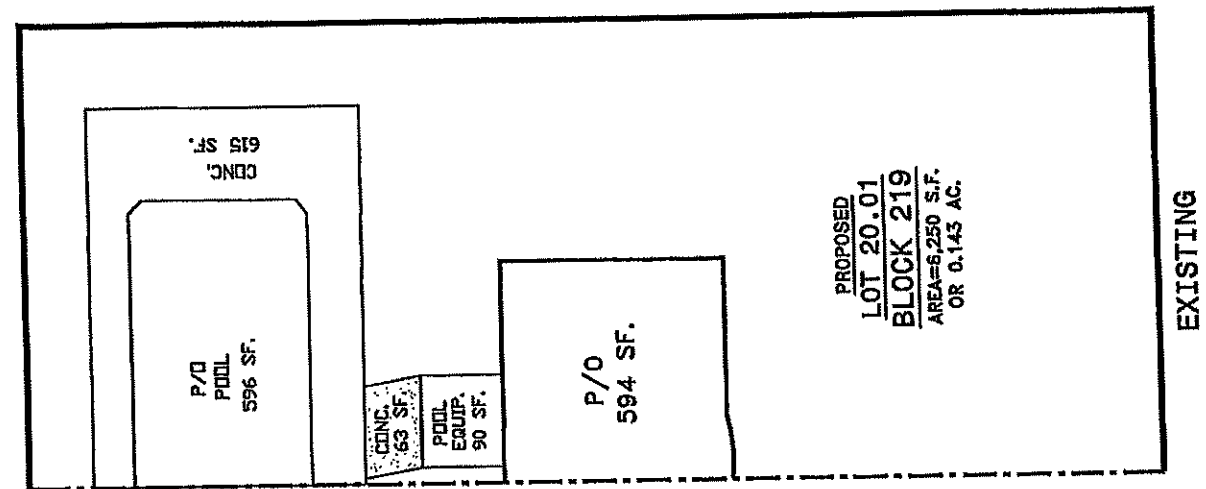
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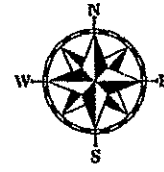
144 Jewell Street • Garfield, NJ 07026

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Tel: 973-340-0948 • Fax: 973-340-0015

DRAINAGE CALCULATIONS

FOR

109 HALLBERG AVENUE
PROP. LOT 20.02 in BLOCK 219
BOROUGH OF BERGENFIELD
BERGEN COUNTY
NEW JERSEY
2019/1215

Prepared for:

STEVEN PORADA

February 5, 2020

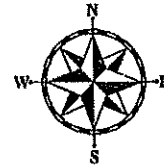
THOMAS G. STEARNS III
N. J. PROFESSIONAL ENGINEER & SURVEYOR
N. J. LICENSE NO. GB40959

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144 Jewell Street • Garfield, NJ 07026

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:

$$Q = \frac{CiA}{e2} = 0.615 \times 5.2 \times 0.143 = 0.459 \text{ cfs} \quad 50\% = 0.229 \text{ cfs}$$

$$V = \frac{0.229}{e2} \times \frac{1}{2} \times 18.00 \times 60 = \underline{124} \quad \text{allowable volume}$$

$$Q = \frac{CiA}{e10} = 0.615 \times 6.7 \times 0.143 = 0.591 \text{ cfs} \quad 75\% = 0.443 \text{ cfs}$$

$$V = \frac{0.443}{e10} \times \frac{1}{2} \times 18.00 \times 60 = \underline{239} \quad \text{allowable volume}$$

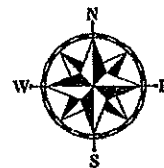
$$Q = \frac{CiA}{e100} = 0.615 \times 9.1 \times 0.143 = 0.803 \text{ cfs} \quad 80\% = 0.643 \text{ cfs}$$

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



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Proposed Developed Site:

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tc = 6 min.

2	year storm,	i = 5.2 "/hr;	Use Rational Method
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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:

$$Q = \frac{0.555 \times 5.2 \times 0.143}{p^2} = 0.414 \text{ cfs}$$

$$V = \frac{0.414 \times 1/2 \times 18.00 \times 60}{p^2} = \underline{224} \text{ cf}$$

$$Q = \frac{0.555 \times 6.7 \times 0.143}{p^{10}} = 0.534 \text{ cfs}$$

$$V = \frac{0.534 \times 1/2 \times 18.00 \times 60}{p^{10}} = \underline{288} \text{ cf}$$

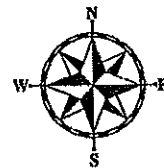
$$Q = \frac{0.555 \times 9.1 \times 0.143}{p^{100}} = 0.725 \text{ cfs}$$

$$V = \frac{0.725 \times 1/2 \times 18.00 \times 60}{p^{100}} = \underline{391} \text{ cf}$$



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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) +

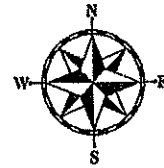
(3.14 x (110 - 42) x 0.4 x 6 / 4 = 298 CF

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

$V = (3.14 \times 6 \times 6 \times 3 / 4) +$

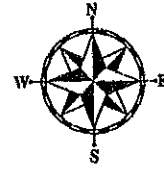
$(3.14 \times (90 - 42) \times 0.4 \times 3 / 4 = 130$ CF

Provided Storage for Driveway 130 CF > 70 CF Required



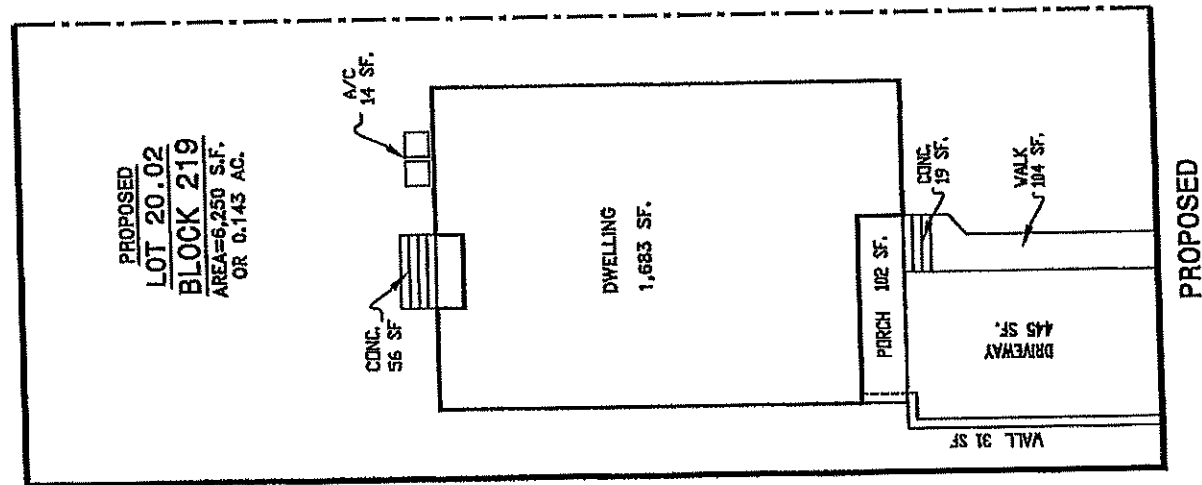
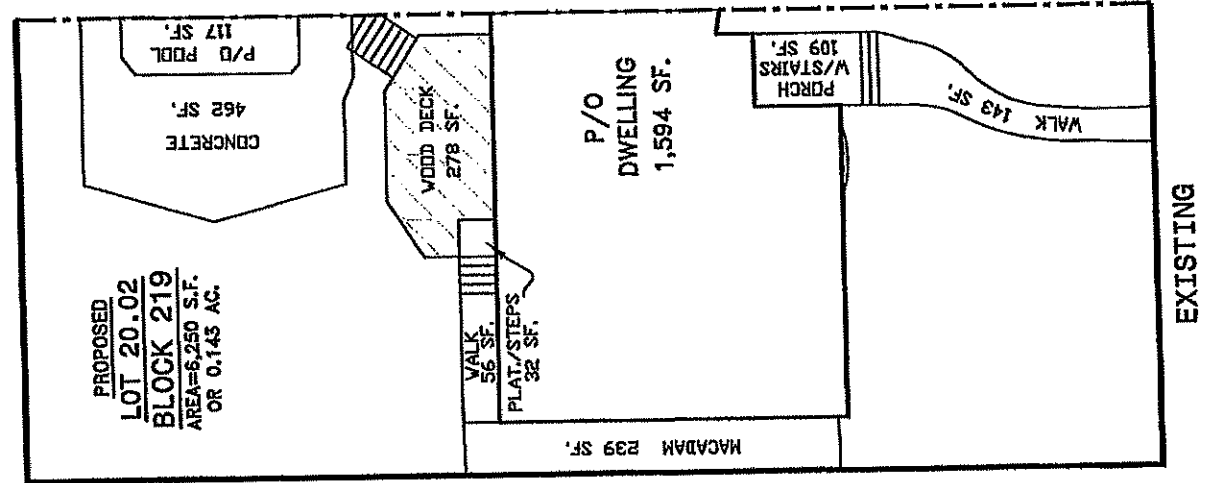
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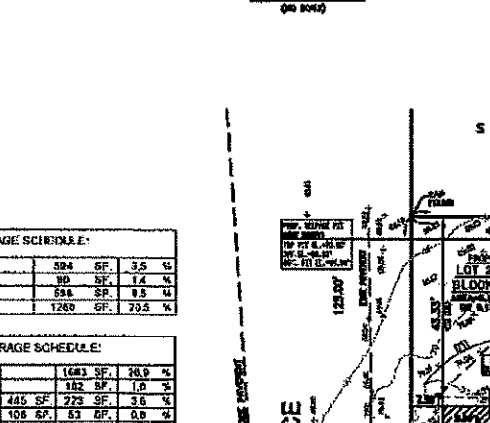
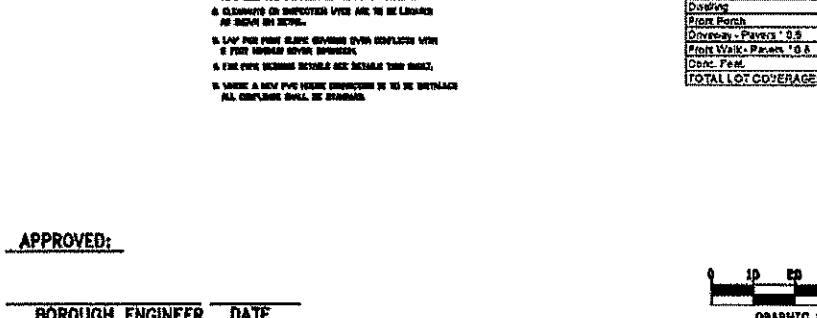
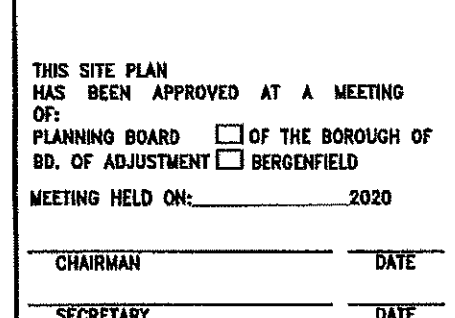
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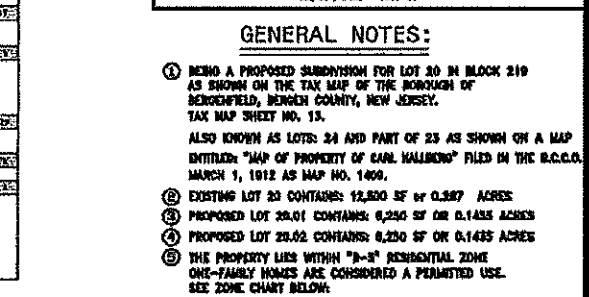
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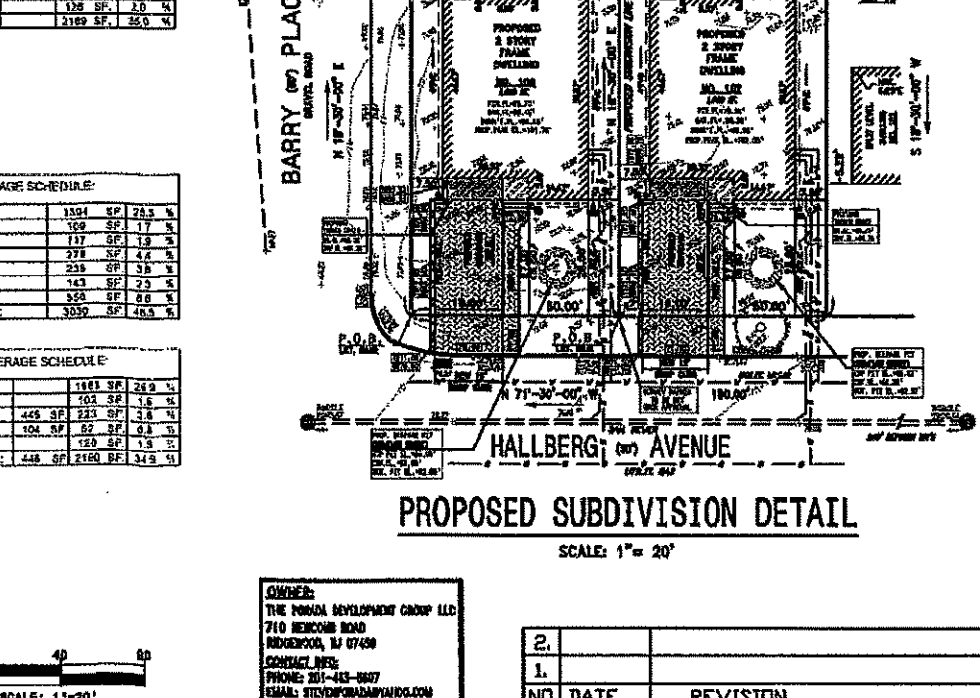


SOIL MOVING CALCULATIONS									
PROJECT: LOT 2042									
FOOTING CUT									
Location	Dist. ft.	Area sq. ft.	Volume cu. yd.	Area sq. ft.	Volume cu. yd.	Dist. ft.	Area sq. ft.	Volume cu. yd.	Dist. ft.
1	220	1000	22	1000	22	220	1000	22	220
PROMISED CUT									
Location	Dist. ft.	Area sq. ft.	Volume cu. yd.	Area sq. ft.	Volume cu. yd.	Dist. ft.	Area sq. ft.	Volume cu. yd.	Dist. ft.
1	220	1000	22	1000	22	220	1000	22	220
PROMISED CUT									
Location	Dist. ft.	Area sq. ft.	Volume cu. yd.	Area sq. ft.	Volume cu. yd.	Dist. ft.	Area sq. ft.	Volume cu. yd.	Dist. ft.
1	220	1000	22	1000	22	220	1000	22	220



ZONE "R-5"	EXIST.	PROPOSED	PROPOSED	VARIANCE
REQUIREMENTS: ⁷⁻² MIN. LOT AREA	LOT 20 12,500 SF.	LOT 20.01 6,250 SF.	LOT 20.02 6,250 SF.	LOT 20.01 LOT 20.02
MIN. LOT WIDTH	60 FT.	100.00' ¹	80.00' ²	YES YES
MIN. FRONT YARD SETBACK	25 FT.	34.67' ¹	27.00' ²	NO NO
MIN. FRONT YARD SETBACK	25 FT.	5.74' ¹	N/A	NO YES
MIN. SIDE YARD	7.5 FT.	22.02' ¹	7.50' ²	NO NO
MIN. SIDE YARD	15 FT.	31.78' ¹	15.00' ²	NO NO
MIN. REAR YARD	25 FT.	61.77' ¹	43.33' ²	NO NO
LOT COVERAGE	30%	17.5%	28.5%	NO NO
IMPROVED LOT COVERAGE	30%	21.32%	35%	NO NO
MAX. BUILDING HGT.	30' FT.	1 STY.	28.97' ²	28.91' ²
	2 FTY.		2.11Y' ²	3.11Y' ²
				NO NO

- ② EXISTING VARIANCE
② VARIANCE REQUESTED
- ⑤ SURVEY INFORMATION BY OS ENGINEERING, LLC,
DATED MARCH 9, 2018.
- ⑦ ELEVATIONS SHOWN ARE BASED ON MONITOR DATUM.
- ⑧ PROPERTY IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE
RATE MAP NO. 440000 0102 P, DATED AUGUST 20, 2018,
BERGEN COUNTY, NEW JERSEY.
- ⑨ UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. EXACT
LOCATIONS TO BE MARKED OUT AT TIME OF CONSTRUCTION.
- ⑩ UTILIZE EXISTING UTILITIES WHERE POSSIBLE.
- ⑪ CONTRACTOR TO REMOVE ANY UNDERGROUND TANKS & CAP ALL
EXISTING UTILITIES IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- ⑫ ALL CONSTRUCTION TO BE IN ACCORDANCE WITH BOROUGH OF
ROCKEFIELD STANDARDS & ORDINANCES.
- ⑬ DRAINAGE FROM THIS PROPERTY SHALL NOT IMPACT ADJ. PROPERTIES
FRONT, REAR AND ADJAC. CONSTRUCTION. IN THE EVENT ALL PROPERTIES ARE
IMPACTED, THE APPLICANT IS REQUIRED TO CONDUCT THIS MATTER AT THEIR OWN EXPENSE.
- ⑭ APPLICANT TO ENSURE THAT FINAL DRAINAGE OF LOT DOES NOT
CAUSE SURFACE WATER RUNOFF TO FLOW TO ADJACENT PROPERTIES.
- ⑮ REFER TO ARCHITECT PLANS FOR DETAILS.
- ⑯ THIS SUBDIVISION WILL BE FILED BY DEED.



THE FOLLOWING PLAN HAS BEEN PREPARED UNDER MY IMMEDIATE SUPERVISION
CERTIFIED TO THE PLANNING DEVELOPMENT GROUP LLC
EXTRACT OF INFORMATION FOR 2018-0000000000

7-1-18...

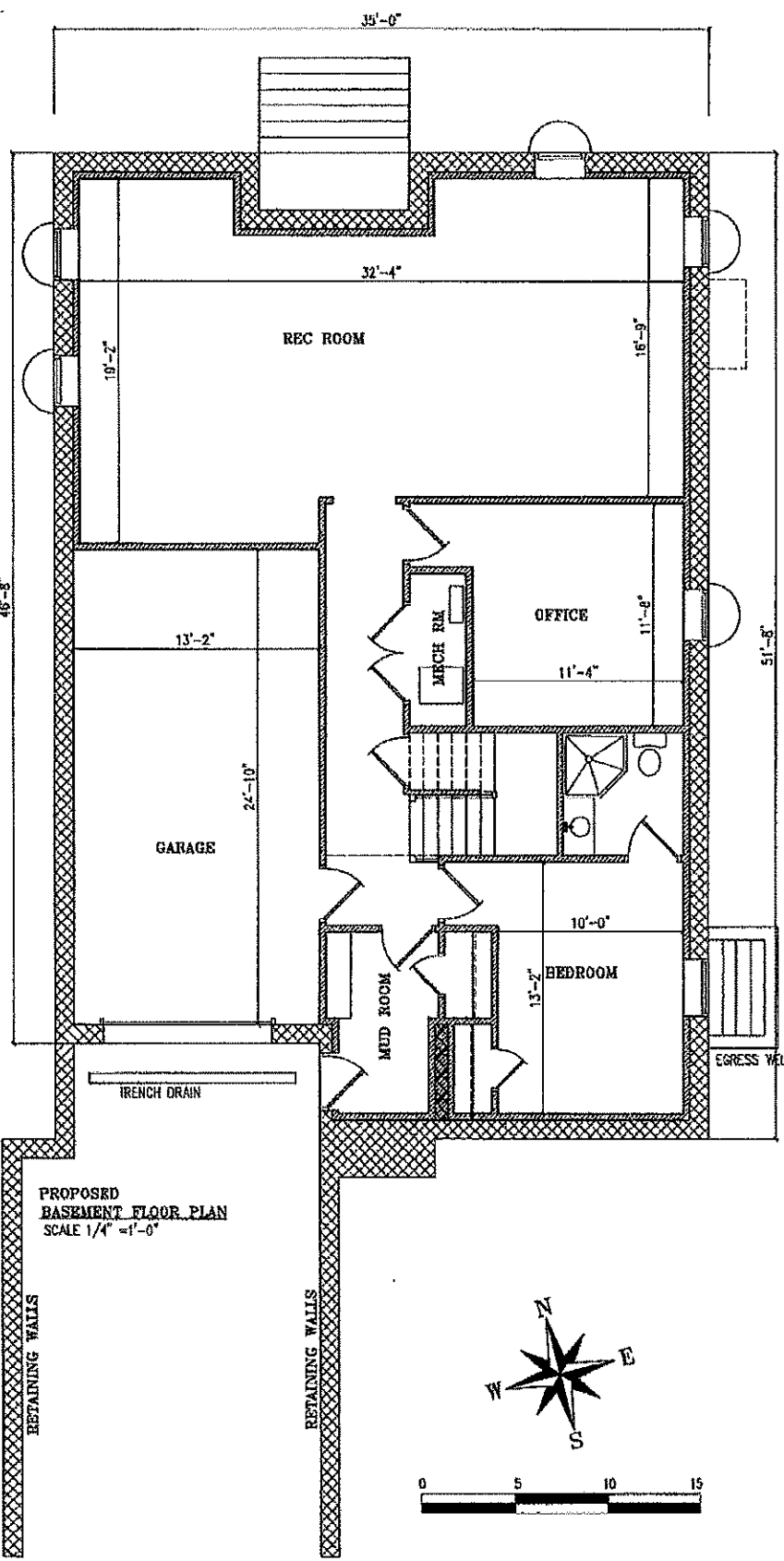
THOMAS G. STODOLSKI III - 000-10000
N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR

MAP SHOWING
• MINOR SUBDIVISION •
111 HALLBERG AVENUE
LOT 20 IN BLOCK 219 TAX MAP

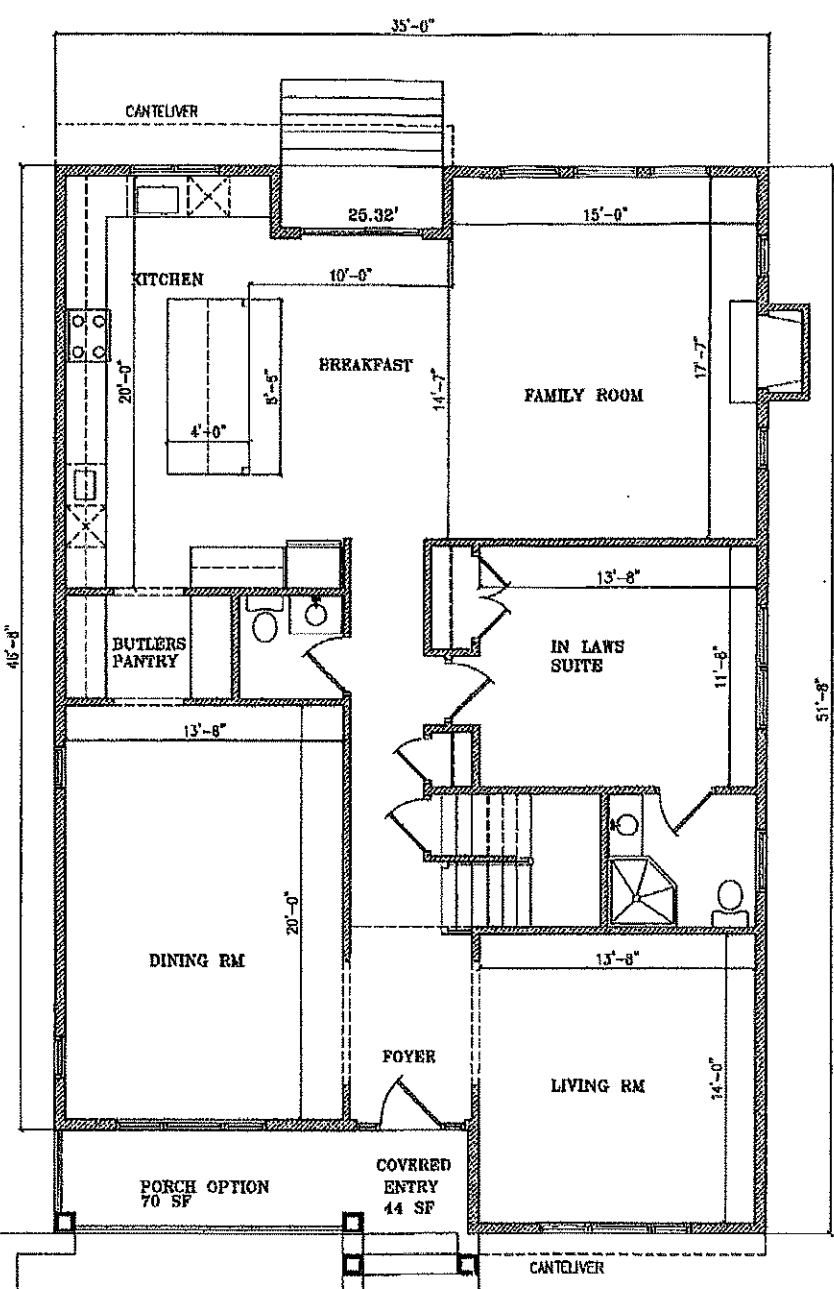
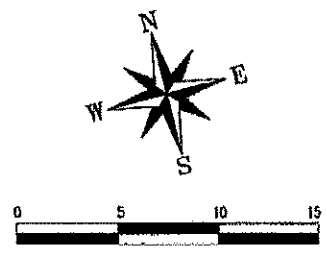
BOROUGH OF BERGENFIELD
BERGEN COUNTY **NEW JERSEY**

GB ENGINEERING, LLC
ENGINEERS & SURVEYORS
114 JENNY STREET
GARFIELD, NEW JERSEY 07026
EMAIL: SURVEY@GBENGINEERING.COM

SCALE: 1"= 20'-0"
DATE: FEBRUARY 6, 2020
SHEET NO. 1 of 1
2018/12/15



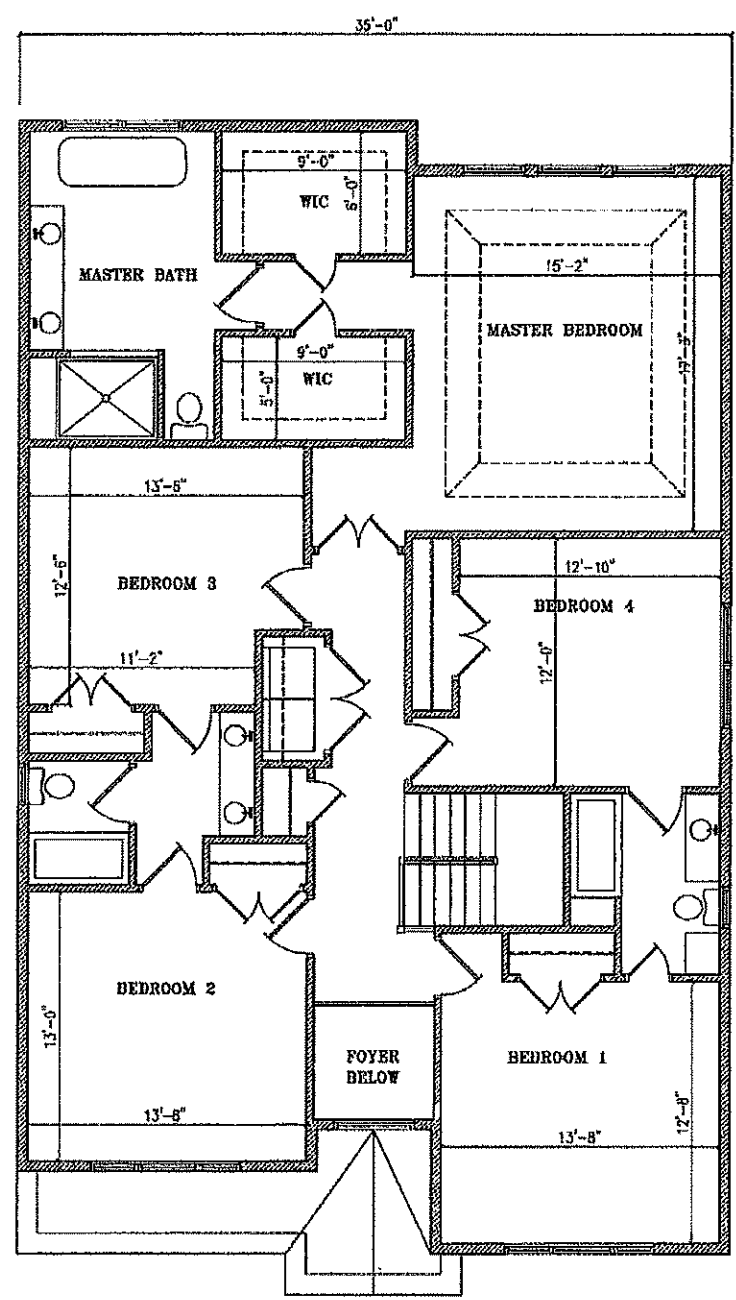
PROPOSED
BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



PROPOSED
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

GROSS SF 1715 SF
COVERED ENTRY 44 SF
PORCH OPTION 70 SF
STAIRS 20 SF

TOTAL 1849 SF
29.6% BUILDING COVERAGE
MAX BUILDING COVERAGE ALLOWED 30% = 1875 SF
DRIVEWAY- WALK 569 SF
LOT AREA 6000 SF 125 X 50 = 6,350 SF
MAX IMPERVIOUS COVERAGE ALLOWED 2187.6 SF @ 35.0%
2418 SF IMPERVIOUS OVER COVERAGE 38.7% LOT COVERAGE



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

GROSS BUILDING AREA 1702 SF
1706 W/O FOYER SPACE AND STAIRS



B.A.S

52 LONG HILL Road
Long Valley, NJ. 07853
(908) 391-2255
RLEODNAR1234@GMAIL.COM

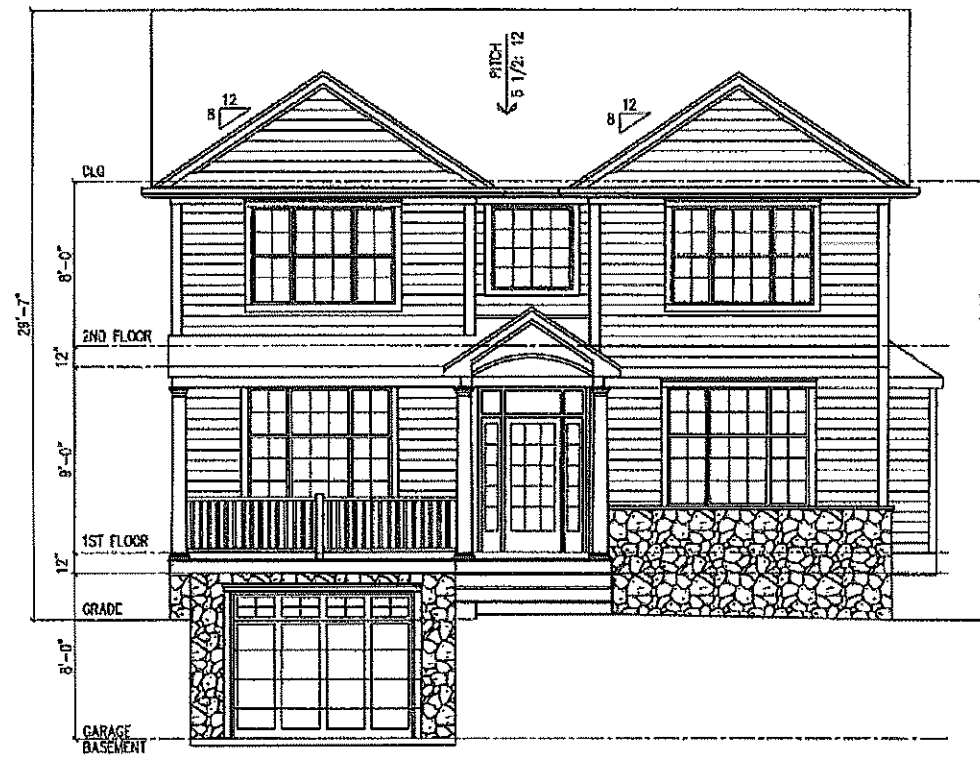
Russell L. Bodnar
NJ AI-13590

BODNAR ARCHITECTURAL STUDIO

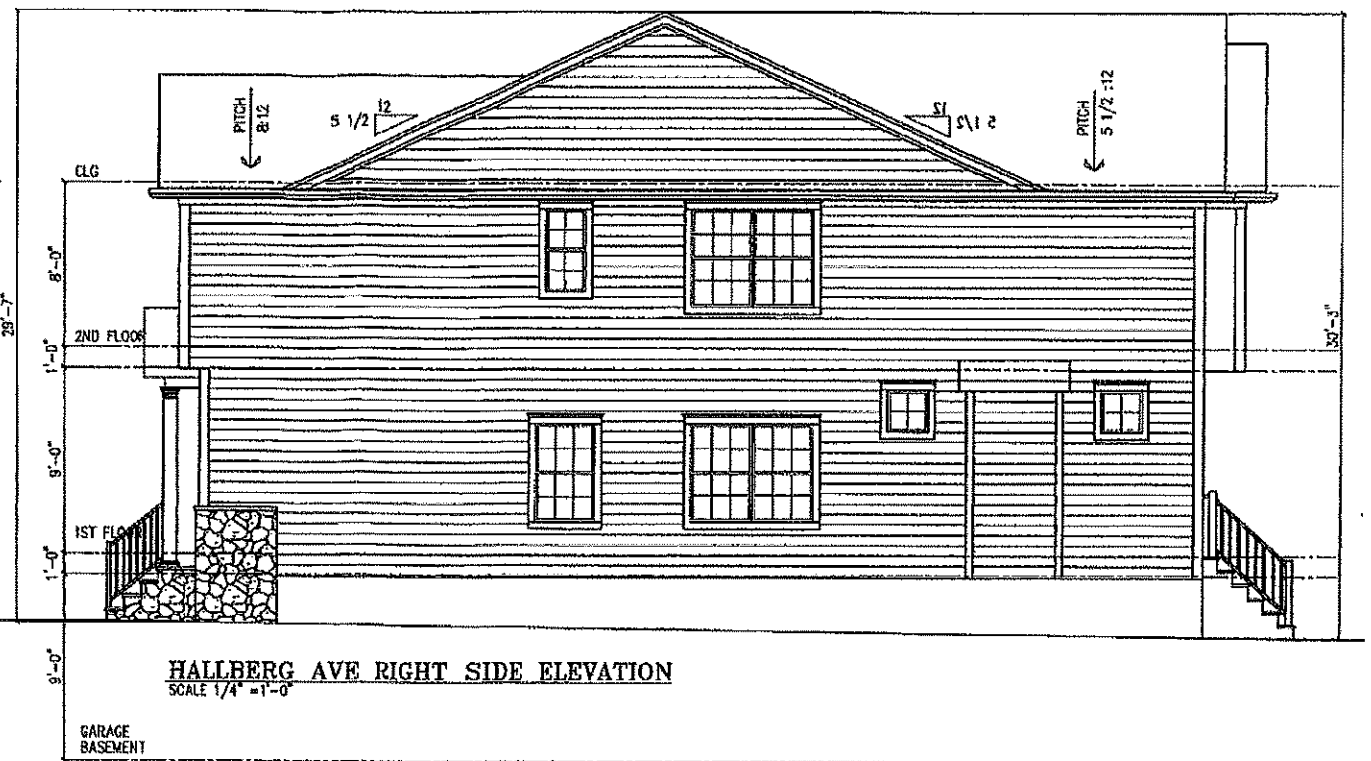
NEW SINGLE FAMILY
111 HALLBERG AVENUE
BLOCK 219 LOT 20
BERGENFIELD, NJ
PORADA DEVELOPMENT GROUP LLC

REVISIONS			
NO.	DATE	DESCRIPTION	BY

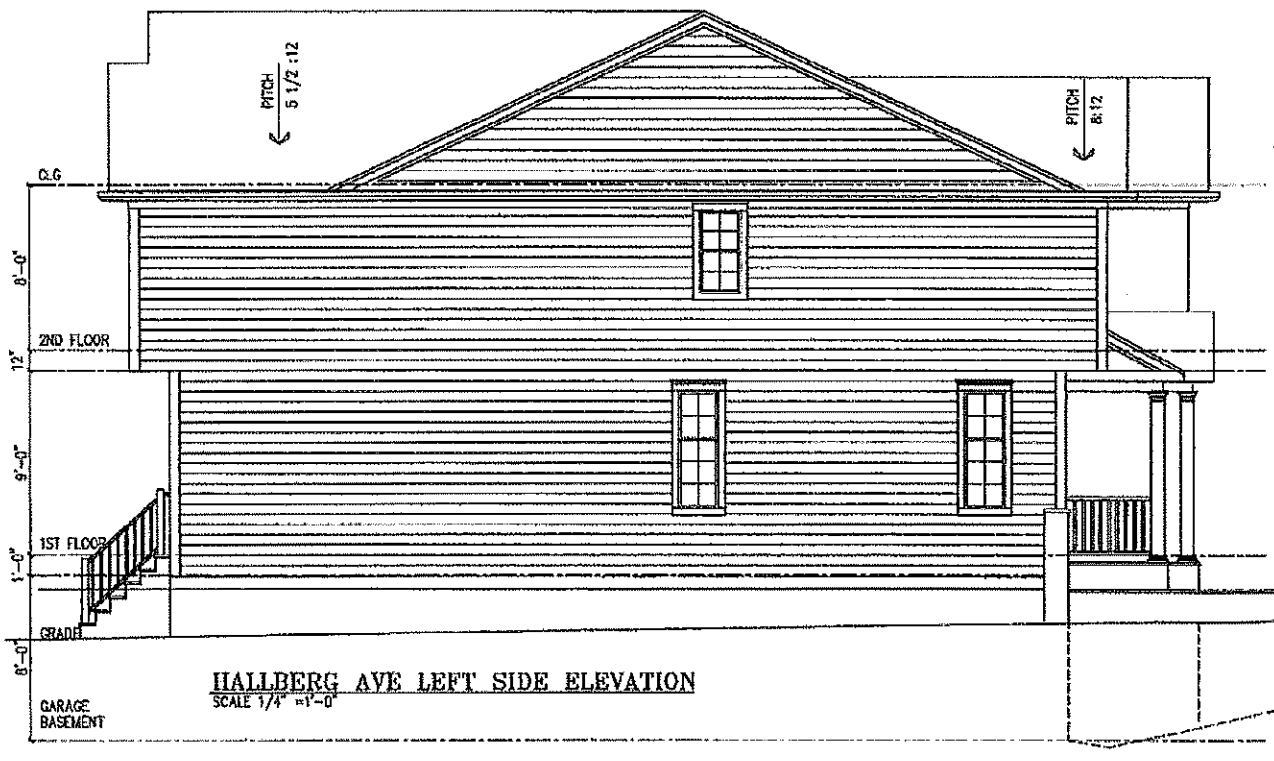
TITLE PROPOSED FLOOR PLANS	
CAD	+
DRAWN	RS
CHECKED	RJB
SCALE	AS SHOWN
DATE	8-14-20
CONTRACT No.	2019-16
SHEET	REV.
ZN1	0



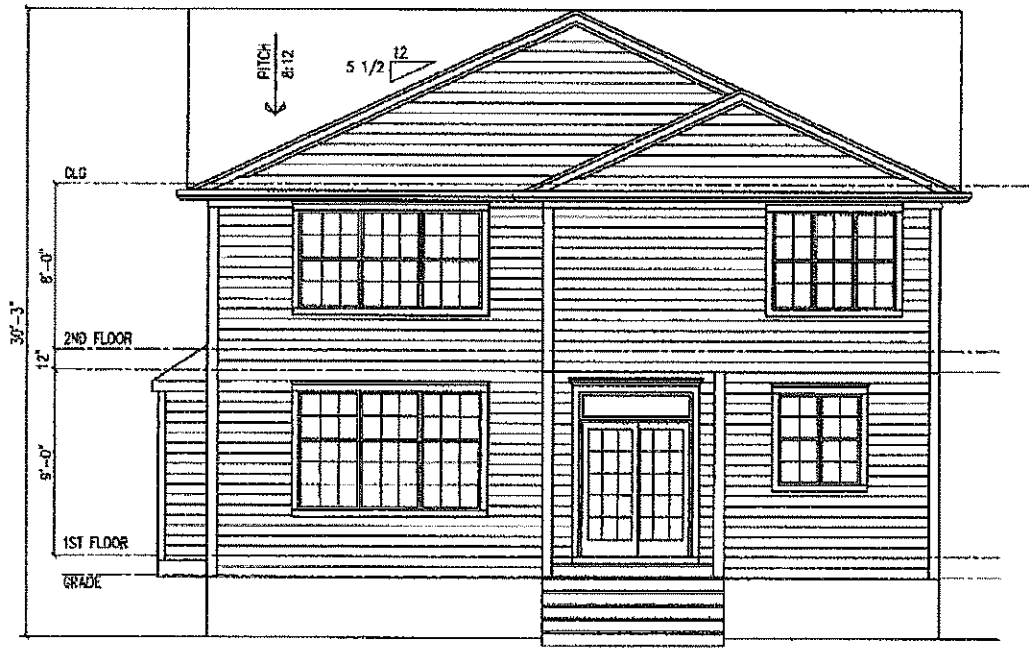
HALLBERG AVE FRONT ELEVATION
SCALE 1/4" = 1'-0"



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 VALLEY, NJ, 07853
(908) 391-2255
RLBODNAR1234@GMAIL.COM

Resident & Architect

NJ A-13380

NEW SINGLE FAMILY

111 HALLBERG AVENUE

BLOCK 219 LOT 20

BERGENFIELD, NJ

PORADA DEVELOPMENT GROUP LLC

BODNAR ARCHITECTURAL STUDIO

REVISIONS

NO.	DATE	DESCRIPTION

TITLE
PROPOSED
ELEVATION

CAD
DRAWN
CHECKED
SCALE
DATE
CONTRACT No.

2019-16

SHEET
Z02

REV.
0

B.A.S

52 LONG HILL ROAD
LONG VALLEY, NJ 07853
(908) 391-2255
RLBODNARI1234@GMAIL.COM

Free Will & Belief

NJ A-13360



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

CHECKED

SCALE

DATE

CONTRACT No.

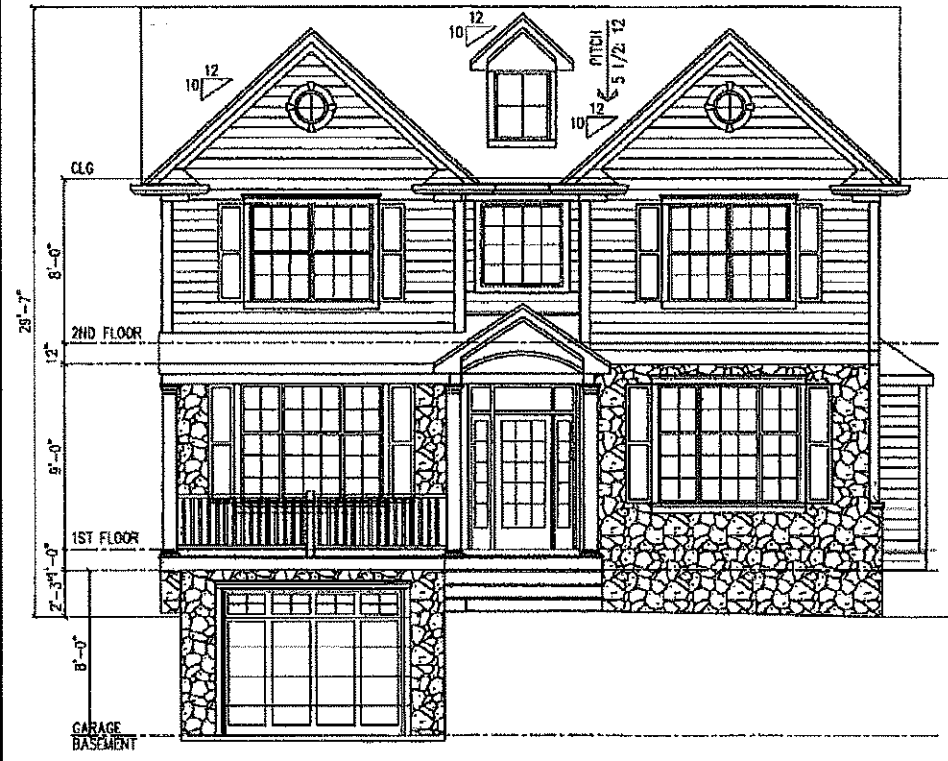
2019-16

SHEET

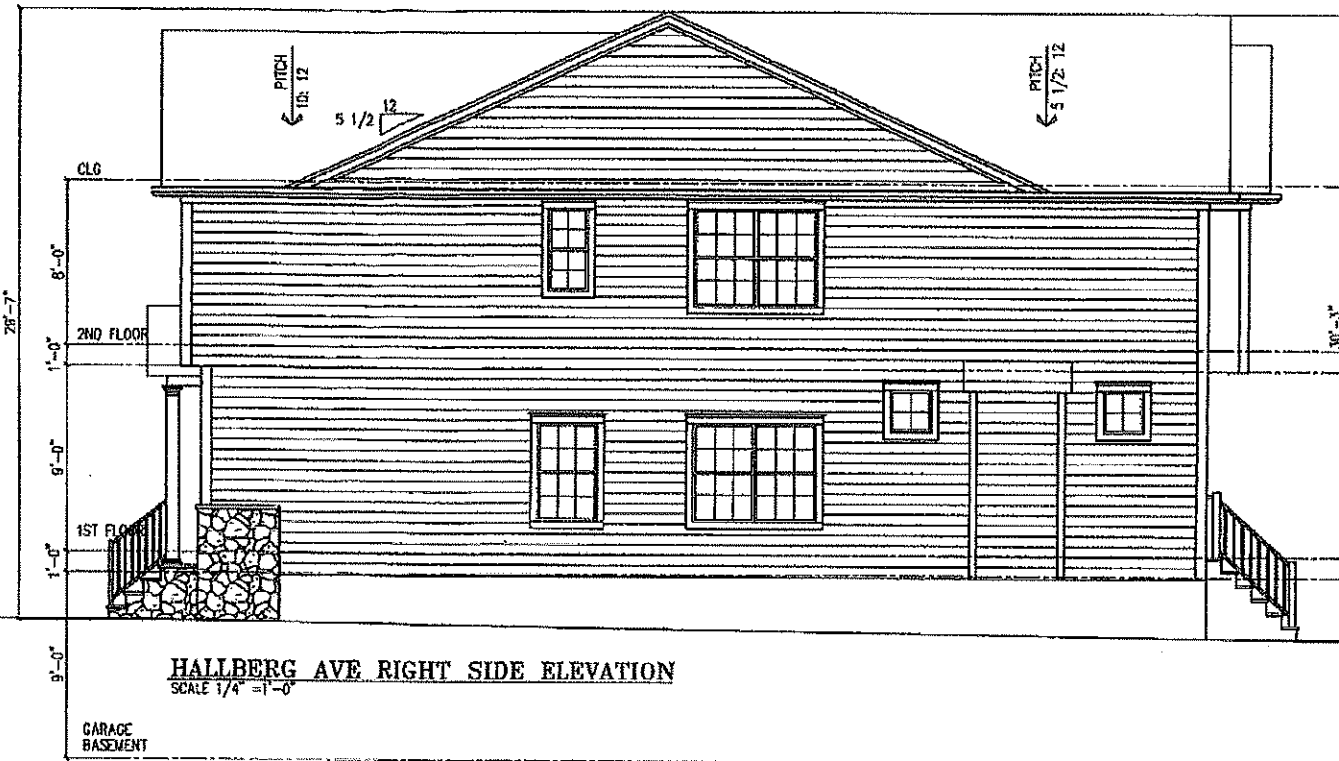
REV.

ZN3

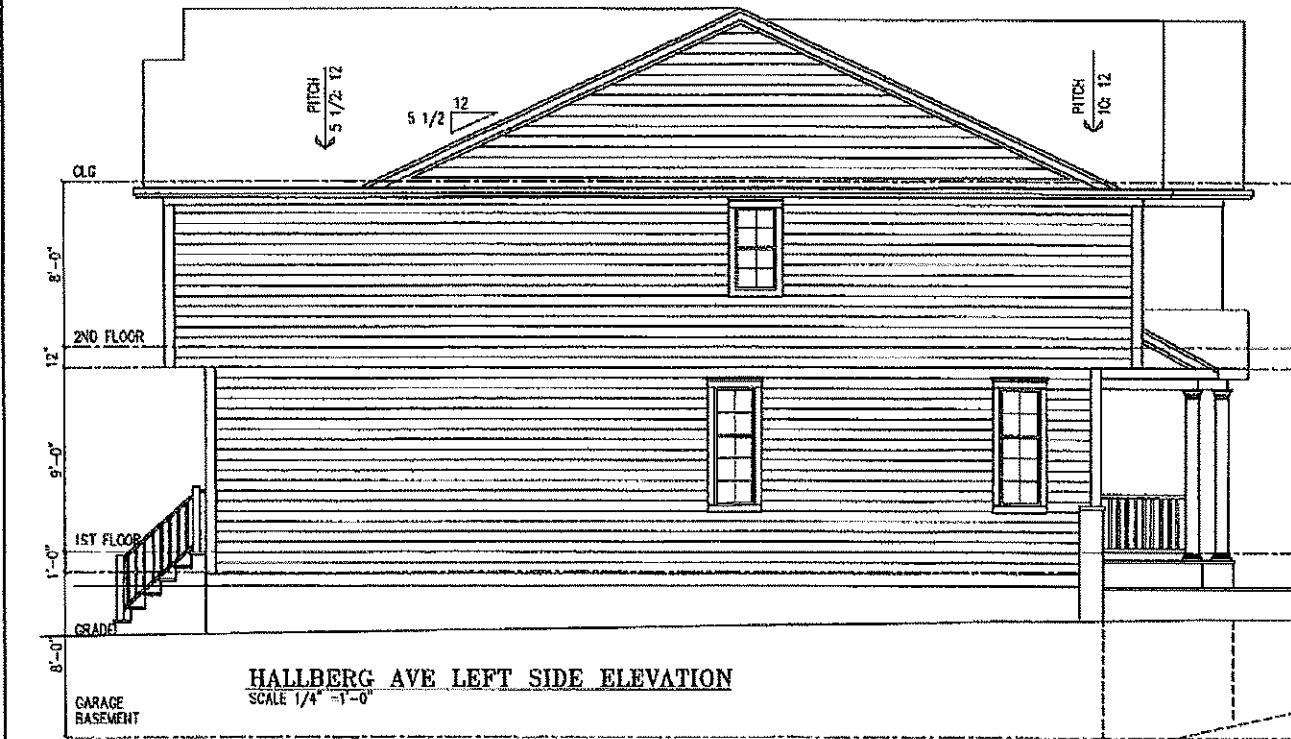
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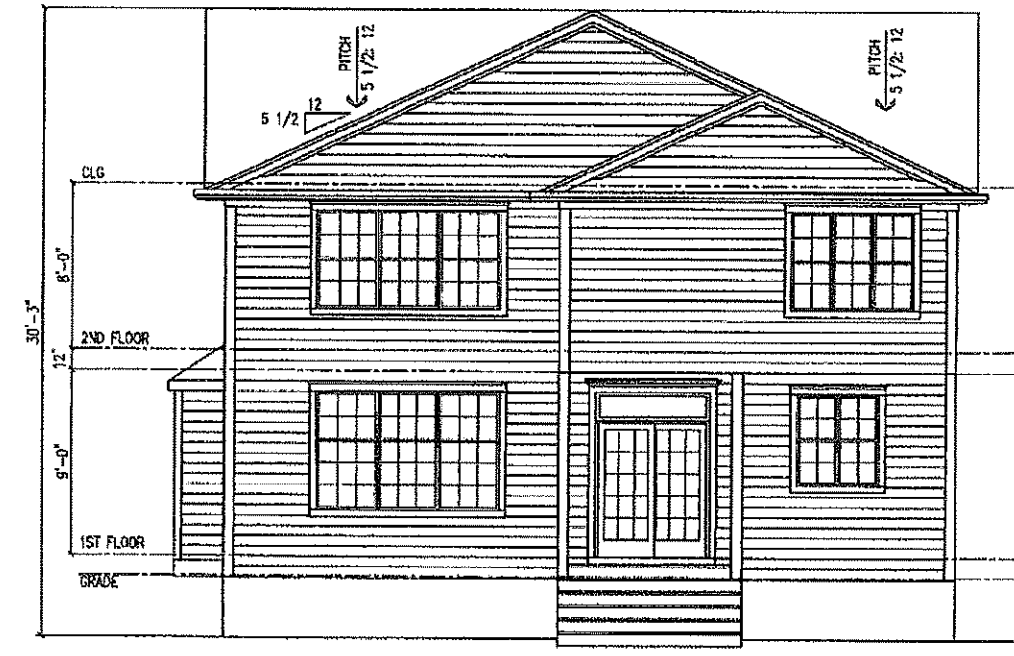
HALLBERG AVE FRONT ELEVATION
SCALE 1/4" = 1'-0"



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"