



TOWNSHIP OF RIVER VALE  
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**COUNTY OF BERGEN**  
**Department of Planning & Engineering**

One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601-7076

Tel. (201) 336-6446 \* Fax (201) 336-6449

<http://www.co.bergen.nj.us/planning>

**James J. Tedesco, III**  
*County Executive*

**Joseph A. Femia**  
*Director/County Engineer*

October 11, 2018

River Vale Planning Board  
406 River Vale Road  
River Vale, NJ 07675

Re: Application No. SD7895  
The Fairways at Edgewood  
Block 1201; 2001, 2201; Lot 5, 6 ; 1, 26, 31  
**River Vale**

Dear Board Members:

Please be advised that our office is in receipt of a Subdivision Application in your community.

The Applicant/Agent has so indicated on the enclosed Development Review Application, that filing has also taken place with your Board, if this is not the case, please advise us.

As you know, it is the Department of Planning and Engineering's policy not to accept an application unless it has been filed locally. We do this in order to assure that both reviews, yours and the County's, are undertaken concurrently so as to foster a coordinated result. Your Board is invited to provide this office with copies of your requirements (recommendations) to the Applicant so we may accomplish this end.

If you have any questions regarding our policy or this application, please give me a call.

Sincerely,

Eric V. Timsak, P.P.  
Supervising Planner

Enclosure

# SUBDIVISION

Application # SD 7895

James Tedesco III  
County Executive




**COUNTY OF BERGEN**  
Department of Planning & Engineering  
One Bergen County Plaza, Hackensack N.J. 07601-7000 (201) 336-6446

## APPLICATION FOR SUBDIVISION APPROVAL

The undersigned hereby applies for approval of the accompanying real estate subdivision. Four (4) copies of this Application accompanied by the Initial Investigation Fee and four (4) copies of the plat conforming to the minimum requirements as outlined in Section III, Plat Details, of the County of Bergen Subdivision Review Resolution. Permission is given to walk the property for review purposes. We acknowledge that the reporting period set forth in N.J.S.A. 40:27-6.5 shall not begin to run until this application and accompanying plat are COMPLETE IN ALL RESPECTS. We acknowledge and agree that if this application is not completed within one year of the date of filing, it will be subject to administrative dismissal without prejudice. The copies of the plan submitted for review should be FOLDED, not rolled.

(1) Municipality River Vale Township

(2) \*\*Signature of Applicant/Agent   
Eric Witmond, Manager

(3) Project Name: The Fairways at Edgewood

(4) Full Project Description Portion of existing golf course to be converted to multifamily residential use (249 units including COAH). 18-hole golf course to remain.

(5) Location (Street address and nearest intersecting street) 449 Rivervale Rd, River Vale, NJ 07675

(6) County Facilities Affected CR 114 (Piermont Avenue)

(7) Block(s)	1201 (River Vale) 2001; 2201 (Hillsdale)	(8) Lot(s)	5 & 6 - River Vale 1 (2001), 26 & 31 (2201) - Hillsdale	(9) Plot Area (acres)	160 (River Vale) 27 (Hillsdale) 187 TOTAL
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(10) Proposed Use Residential (11) If residential indicate number of Dwelling Units 249

(12) Impervious Area:

Existing	565,400 SF (River Vale) 41,250 SF (Hillsdale)	New	997,100 SF (River Vale) 0 SF (Hillsdale)	Total	1,562,500 SF (River Vale) 41,250 SF (Hillsdale)	(13) # of Lots	Three (3)
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(14) This plan has been filed with the following municipal agencies on:

Planning Bd. (Date)	Bd. Of Adjustment (Date)	Const. Official (Date)	Status
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### Name, Address and Telephone Number of

(15) Applicant The Fairways at Edgewood, LLC, c/o Woodmont Properties, 100 Passaic Ave., Ste 240, Fairfield, NJ 07004 (973) 316-9400

(16) Attorney Porzio, Bromberg & Newman, PC (Peter J Wolfson, Esq), 100 Southgate Parkway, PO Box 1997, Morristown, NJ 07962 (973) 889-4366

(17) Property Owner Edgewood Golf Course Realty Associates LLC & 455 River Vale, LLC, c/o Woodmont Properties, 100 Passaic Ave., Ste 240, Fairfield, NJ 07004 (973) 316-9400

(18) Plan Preparer Partner Engineering and Science, Inc. (Daphne A. Galvin, PE, PP), 611 Industrial Way West, Eatontown, NJ 07724 (732) 318-1700

(19) Contract Purchaser N/A

**\*\* ALL FIELDS MUST BE FILLED OUT - INCOMPLETE FORMS WILL BE RETURNED  
PLEASE SEE FEE SCHEDULE FOR FEES**

2013 OCT 10 A 10:12  
 TOWNSHIP OF RIVER VALE  
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<b>FOR OFFICIAL USE ONLY</b>		<b>RECEIVED</b>	
Application/Fee <i>OK EST 10/10/13</i>	Reproducible Plan .....	Processing Fee .....	Deed .....
Performance Guarantee .....	Soil .....	Other .....	
Approved Plan Received by: .....		Date: .....	