

Date: April 18, 2019

Job No.: 17253603

VIA HAND DELIVERY

Maria Haag, Land Use Administrator
River Vale Township
406 Rivervale Road
River Vale, NJ 07675

**Re: The Fairways at Edgewood
Piermont and Rivervale Roads
Block 1201 Lots 5 & 6 and Block 2001 Lot 1, Block 2201 Lots 26 & 31 (Hillsdale)
River Vale Township**

Dear Ms. Haag:

Pursuant to our recent email communications, enclosed please find the following documents related to the above-referenced application:

- Two (2) full-sized sets of the "Preliminary and Final Major Site Plan", prepared by Partner Engineering and Science, dated 8/31/2018 and revised through 4/11/2019
- 12 reduced-size sets of the above Plans
- Two (2) full-sized sets of the "Landscape and Lighting Plans", prepared by Spiezle Architects, dated 8/31/2018 and revised through 4/11/2019
- 12 reduced-size sets of the above Plans
- Two (2) full-sized copies of the "Final Plat", prepared by Kennon Surveying Services, Inc, dated 8/31/2018 and revised through 4/11/2019
- 12 reduced copies of the above Final Plat
- 14 copies of the "Stormwater Management Report", prepared by Partner Engineering and Science, dated 8/31/2018 and revised through 4/11/2019
- 14 copies of the "Operations and Maintenance Manual, The Fairways at Edgewood", prepared by Partner Engineering and Science, dated 4/11/2019
- 14 copies of the "Sanitary Sewer Capacity Analysis", prepared by Partner Engineering and Science, dated 4/11/2019
- 14 copies of "Soil Movement Application", including cut and fill quantity estimate, dated 4/11/2019

A full set of all documents, except the reduced-size copies, will be overnighted directly to Chris Statile.

The above documents were revised in accordance with comments in Christopher P. Statile, P.A. (CPS) 12/17/2018 review letter and various communications with him, and supplemental comments received during the public hearings. Many of the comments were addressed in the "February 15, 2019 Responses to CPS 12/17/2018 Letter", forwarded to you and Mr. Statile on 2/15/2019. More specifically, below is a detailed response to the comments within his letter:

ZONING REVIEW

1. Architectural testimony will be provided.
2. Provided in testimony. The fence has been extended into the riparian buffer to the westerly property line. Permits will be applied for by CPS. The decorative fence shall replace all existing fence along Rivervale Road and Piermont Road and shall be 5' in height, with 6' piers.
3. Provided in testimony and emailed to CPS from the Applicant on 3/6/2019

4. Agreed
5. Agreed
6. Provided in testimony and emailed to you and CPS from Partner on 2/15/2019

SITE PLAN

1. The COAH and maintenance buildings have been lowered by approximately three feet (3'). Architectural testimony will be provided regarding the COAH roof. Lowering of the parking areas in front of the COAH and maintenance buildings and additional landscaping reduces the impact of the headlight glare. The electric and gas meter locations will be coordinated with CPS and the utility companies after site plan approval.
2. The location of the HVAC units will be dispersed around the building perimeter and buffered with landscaping. The locations will be coordinated with CPS after meter placement is finalized. A note has been added to the landscape plans.
3. No underground storage tanks are proposed. There will be fuel storage in Building B consistent with the existing operations. Architectural testimony will be provided.
4. The fence has been extended into the riparian buffer to the westerly property line. Permits will be provided for by CPS.
5. The pump house does not generate any noise or odors outside of the building. The existing building will comply with the applicable ordinances or legal requirements with respect to odor or noise. Architectural testimony will be provided regarding maintenance buildings/operations.
6. The sidewalk was widened to accommodate the meters and equipment.
7. The trash enclosure was relocated right in front of the COAH building and modified as requested by CPS.
8. Parking was eliminated in front of the two walkways.

PARKING AND CIRCULATION

9. There will be no on-street parking outside of the designated guest parking stalls. A sign detail has been provided.
10. Agreed
11. Additional parking stalls, including barrier free parking has been added near Units 1-18 and 150-161.
12. Minimum distance from curb to face of garage is 25.5', including 5.5' to back of sidewalk and 20' driveway length. The plans have been revised, including the details reflecting these dimensions.
13. Buildings 121 and 175 were rotated.
14. Driveways for Units Q17 and Q13 have been modified.
15. Building 18 was rotated
16. Unit 149 was shifted to improve driveway access.
17. A stop sign was added at Piermont Road.
18. Site triangles have been added. Proposed signs do not encroach.

FIRE DEPARTMENT RECOMMENDATIONS AND CONCERNS

19. An additional gated egress has been added, lining up with Mark Lane. This egress will also function as emergency ingress for emergency vehicles.
20. Corner radii have been increased to provide an additional 3' of pavement. Castle Stuart Court has been widened to 26' wide.
21. Hydrant locations were modified based upon comments from CPS and Suez.
22. The hydrant previously proposed in front of Building "A" Turf Maintenance was relocated onto Piermont Road, per Suez's request.
23. Water main feed was increased to 10" to the interior looped system.
24. Agreed, except for the designated guest parking stalls.

25. As agreed with CPS, cul-de-sacs were not enlarged. The cul-de-sacs are adequately-sized and meet ordinance requirements and RSIS.
26. See Item 19
27. The islands near the gate house off Rivervale Road have been pulled back.
28. The Clubhouse Fire Department Connection (FDC) has been relocated to the west side of the Clubhouse for better access.
29. 15' level lawn areas have been incorporated. As discussed with CPS, the grading also complies with building code requirements to effectuate proper drainage.
30. Architectural testimony to be provided.
31. Agreed
32. Stairs are provided in the affordable housing building, no elevators are required or proposed.
33. See Item 3 regarding fuel storage at the maintenance buildings. No interior floor drains will be connected to the sanitary sewer system.
34. The existing golf course maintenance buildings are to be removed consistent with Sheet 3 of the Site Plans. There are caretaker dwellings and housing for seasonal employees working on-site in the midway building, as permitted in the ordinance.
35. See Item 19
36. Agreed
37. See Item 9

STORMWATER MANAGEMENT

In response to CPS review comments, the stormwater management system was redesigned to consolidate the Wet Pond (Basin 1) and Basin 2 into a single Wet Pond (still identified as Basin 1). This Wet Pond provides stormwater runoff quality and quantity functions, as well as irrigation water for the existing golf course. Basin 3, serving the COAH and maintenance buildings, has been relocated to the previous location of Basin 2 and is now identified as Basin 2. The stormwater design exceeds the requirements of NJDEP stormwater management regulations for stormwater runoff quality and quantity. The project is exempt from the NJDEP requirement to provide groundwater recharge, but proposes recharge by re-using the stormwater for irrigation. All CPS technical comments are addressed in this submission, with the exception of a few construction-related items described below.

38. Details have been provided
39. Computations regarding the basin embankments will be provided to CPS prior to construction.
40. A pond aerator has been added. A "splash zone" has also been added.
41. A pumping system is planned to be inside the maintenance building. Details will be provided to CPS prior to construction.
42. Engineering testimony was provided.
43. Rip-rap protection has been added.
44. The maintenance outlet and pond outlet have been combined into a single structure, a detail has been provided.

Inlets have been added to the existing club parking lot along the west edge of pavement.

Fencing is proposed around the wet pond and basin, a detail has been provided.

Applicant agrees to have additional test pits in the wet pond witnessed by CPS at the time of construction when the basin is excavated to determine if a liner will be beneficial. There is no credit taken for recharge, so the stormwater design or calculations are not affected.

TRAFFIC

45. Agreed
46. Agreed
47. Testimony has been provided. Curbs will have detrimental impact, with little benefit. The excavation and filling of the curbs would negatively impact the health of existing, large, mature

trees which are part of the required buffer. Additionally, stormwater runoff to Piermont Road is being reduced.

48. Provided in testimony
49. See Item 19

UTILITIES

50. The sanitary sewer capacity analysis is enclosed.
51. Agreed regarding "Condominiums Service Act". Architectural testimony to be provided regarding residential waste containers.
52. Applicant has an application pending with Suez. In a recent meeting, Suez acknowledged that they have adequate capacity.
53. Provided in testimony. The existing wash sinks at the Club will be connected to the existing grease trap (or a new grease trap).
54. No floor drains in the maintenance buildings will be connected to the sanitary sewer system.
55. Agreed

LIGHTING PLANS

56. The lighting design has been "reduced" as suggested by CPS, but still to provide a level of lighting deemed appropriate by the landscape architect. Applicant agrees to coordinate with the Township regarding payment for electric service.
57. Agreed

SIDEWALKS, DRIVEWAYS AND PARKING

58. A diminimus waiver from RSIS for providing sidewalks on both sides of interior was requested. Applicant will determine with the Township during preparation of the Developers Agreement any contribution in lieu of construction of the additional sidewalk.
59. Sidewalk alignments were modified to incorporate radii to provide smoother alignments.
60. Detectable warning surfaces have been added.
61. The River Vale bike path will be improved as follows:
 - Between northeasterly limit of project site (just north of existing entry drive along Rivervale Road) and entry drive – reconstruct 7' concrete path adjacent to curb
 - From entry drive, southerly along Rivervale Road, through widened intersection with Piermont Road, to the existing asphalt bike path along Piermont Road – construct a 3' landscape strip behind curb and 7' wide asphalt path behind strip
 - Existing asphalt path to remain to Mark Lane – except limited areas needing reconstruction
 - From Mark Lane along Piermont to westerly property limits – construct new 7' wide asphalt path behind existing tree line

Proposed fencing along Piermont Road shall be installed on the Road side of the existing row of large evergreens, as part of the required buffer. At the westerly end of Piermont Road, in front of the COAH and maintenance buildings, there is limited area to construct the fence in front of the evergreens, so the fence will be installed behind the evergreens, as discussed with CPS.

TREE REMOVAL

The revised plans meet the amended A-1 overlay zone and Chapter 225 "Tree Removal".

SOIL REMOVAL PERMIT APPLICATION

62. The attached cut and fill estimates reflect a negligible amount of material (16CY) to be imported.
63. Soil reuse will be consistent with NJDEP regulations.

REQUIRED APPROVALS/REFERRALS

- 64. The Applicant agrees to address new referrals from Township departments based upon the enclosed plan revisions.
- 65. Agreed
- 66. Agreed
- 67. Agreed
- 68. Agreed
- 69. Agreed

In addition to the above comments, this submission includes the following:

- Incorporation of the Zone Tables for Lots A, B and C (now proposed Lots 6.01, 6.03 and 6.02, respectively) onto Sheet 2 of the Site Plans
- Berm upgrades along Piermont Road – previously-proposed berms have been extended in length and increased in height. New berms have been added, including at the Piermont Road/Rivervale Road intersection.
- Landscaping upgrades along Piermont Road – landscaping has been enhanced along the entire length
- Landscaping upgrades along Rivervale Road – additional screening was added
- Buffering upgrades adjacent to existing Lot 4, including 6’ Board-on-Board PVC fence and additional evergreens.

We look forward to presenting the revised plans and additional testimony at the upcoming April 30th public hearing.

If you have any questions or comments regarding this submission, please contact this office.

Very truly yours,

PARTNER ENGINEERING AND SCIENCE, INC.



Daphne A. Galvin, PE
Director of Land Development

DAG

cc: The Fairways at Edgewood, LLC, via email
Christopher P. Statile, PA, via overnight mail

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