



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>

TOWNSHIP OF RIVER VALE
RECEIVED
2018 OCT 23 A 9:47

James J. Tedesco, III
County Executive

Joseph A. Femia
Director/County Engineer

October 18, 2018

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

Re: Application No. SP8531
The Fairways at Edgewood, LLC
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 Site Plan 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

SITE PLAN

James Tedesco III
County Executive

2018 OCT 23



Application # SP .. 8531

COUNTY OF BERGEN

Department of Planning & Engineering

One Bergen County Plaza, Hackensack N.J. 07601-7000 (201) 336-6446

APPLICATION FOR SITE PLAN APPROVAL

The undersigned hereby applies for approval of the accompanying site development plan. Four (4) copies of this Application accompanied by the Initial Investigation Fee and four (4) copies of the plan conforming to the minimum requirements as outlined in Section III, Site Plan Details, of the County of Bergen Site Plan 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. 40:27-6.7 shall not begin to run until this application and accompanying plans 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 & nearest intersecting street) 449 Rivervale Rd, River Vale, NJ 07675
- (6) County Facilities Affected CR 114 (Piermont Avenue) 160 (River Vale)
- (7) Block(s) 1201 (River Vale) (8) Lot(s) 5 & 6 - River Vale (9) Plot Area (ACRES) 27 (Hillsdale)
2001; 2201 (Hillsdale) 1 (2001) 26 & 31 (2201) - Hillsdale 187 TOTAL
- (10) Proposed Use Residential (11) if residential indicate number of Dwelling Units 249
- | | | | |
|--------------------------------------|-------------------------|-------------------------|---------------------------|
| (12) Number of Parking Spaces | Existing | New | Total |
| (13) Tot. Area of Bldg. (All Floors) | Existing | New | Total |
| | SF (River Vale) | SF (River Vale) | SF (River Vale) |
| | 0 SF (Hillsdale) | 0 SF (Hillsdale) | 0 SF (Hillsdale) |
| (14) Impervious Area | Existing | New | Total |
| | 565,400 SF (River Vale) | 997,100 SF (River Vale) | 1,562,500 SF (River Vale) |
| | 41,250 SF (Hillsdale) | 0 SF (Hillsdale) | 41,250 SF (Hillsdale) |

(15) This plan has also been filed with the following municipal agencies:

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

- (16) Applicant The Fairways at Edgewood, LLC, c/o Woodmont Properties, 100 Passaic Ave., Ste 240, Fairfield, NJ 07004 (973) 316-9400
- (17) Attorney Porzio, Bromberg & Newman, PC (Peter J Wolfson, Esq), 100 Southgate Parkway, PO Box 1997, Morristown, NJ 07962 (973) 889-4366
- (18) 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
- (19) Plan Preparer Partner Engineering and Science, Inc. (Daphne A. Galvin, PE, PP), 611 Industrial Way West, Eatontown, NJ 07724 (732) 318-1700
- (20) Contract Purchaser N/A

****ALL FIELDS MUST BE FILLED OUT - INCOMPLETE FORMS WILL BE RETURNED**

PLEASE SEE FEE SCHEDULE FOR FEES

FOR OFFICIAL USE ONLY		RECEIVED	
Application/Fee <u>OK</u>	Reproducible Plan	Processing Fee	Deed
Performance Guarantee	Soil	Other	Date:
Approved Plan Received by:	(Please print)	(Signature)	