

WILENTZ

—ATTORNEYS AT LAW—

DONNA M. JENNINGS, ESQ.

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Suite 900 Box 10
Woodbridge, NJ 07095-0958
732.636.8000

October 18, 2024

VIA HAND DELIVERY

Amanda Booth, MLUL Officer
Borough of Tenafly Planning Board
100 Riveredge Road
Tenafly, NJ 07670
abooth@tenafly.net

**Re: Adoni Property Group, LLC
Soil Moving Permit Application
66 West Railroad Avenue;
Block 1104, Lot 4;
Tenafly, New Jersey 07670**

Dear Ms. Booth:

As you are aware, this office represents Adoni Property Group, LLC (“Applicant”) in connection with the above-referenced matter. Enclosed, please find the following:

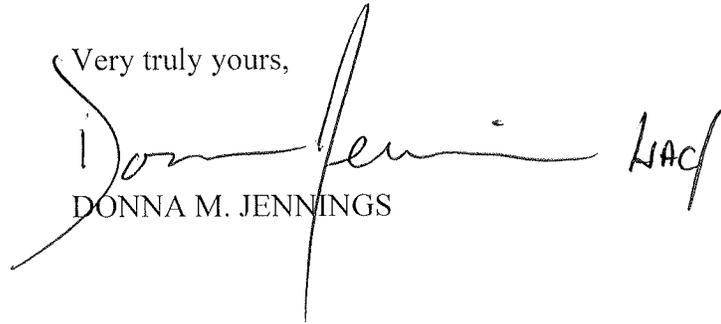
- 22 copies of Applicant’s Soil Moving Permit Application; and
- 22 11”x17” copies of plans entitled “Preliminary/Final Major Site Plan – 66 West Railroad Avenue, prepared by MidAtlantic Engineering Partners, LLC, dated July 21, 2023 and last amended May 7, 2024, consisting of two (2) sheets.

This submission is made for the purpose of conducting the hearing scheduled for October 23, 2024.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Thank you for your assistance with this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Donna M. Jennings". The signature is fluid and cursive, with a large initial "D". To the right of the signature, there are initials "HAC" written in a similar cursive style.

DONNA M. JENNINGS

w/encl.

cc: Adoni Property Group, LLC
Joseph Mele, PE
Sheldon Danley, Jr., PE
Robert Larsen, RA, PP
Anthony Zarillo III, Esq.

BOROUGH OF TENAFLY
SOIL MOVING PERMIT

A. Applicant

Name of Applicant Adoni Property Group, LLC
Address 123 South Ave. East, Westfield, NJ 07090
Telephone No. 732-634-3900 Email: sonny@adonipropertygroup.com
djennings@wilentz.com

B. (a) Classification of Application (Check one)

Home Improvement. Any expansion or addition to an existing residence for which a certificate of occupancy has previously been issued, or for the construction of improvements such as, but not limited to, any garage, pond, patio, deck, driveway, sidewalk, or accessory building, on any residential lot(s) upon which there is an existing residence for which there exists a valid certificate of occupancy. The construction of a tennis court or a swimming pool shall not be considered a "home improvement."

Development. The expansion or construction of any structures on residential or non-residential property that does not qualify as a home improvement.

C. Location of Property

Address 66 West Railroad Avenue, Tenafly, NJ 07670 Zone AHO-2, C
Known as Block 1104 in Lot 4 on the Tax Map of the Borough of Tenafly.

D. Property Owner (If different than Applicant)

Name of Property Owner Tenafly Apartments, LLC
Address 123 South Ave. East, Westfield, NJ 07090
Telephone No. 732-634-3900

E. Soil Moving

Will you be moving any soil? YES NO (Circle one)

If yes, purpose or reason for soil moving

Construction of a three-story mixed-use building with forty residential units and floor retail space

-Proposed Site Plan and soil moving calculations must be attached.
-Certificate of Insurance naming the Borough as the additional insured must be attached.

Estimated cubic yards to be moved 5,400 C.Y.

Start Date Q1 2025 Expected Completion Date 60 days

How will soil movement affect trees with a diameter of 6" or more and, what protection will be provided for such trees?

Existing trees on Site will be removed. Replacement trees are proposed.

Location/Source of Soil to be brought to Site (Import) N/A

Attach a certification from a certified laboratory as to the soil suitability or the certification from a environmental consultant based upon the historical survey of the source site of the soil suitability.

Location/Destination of Soil (Export)

Downes Tree Service

(Address and Town)

Saddle River Road, Fair Lawn, NJ

Person in Charge of Soil Operation:

Name: Mike Adoni, Adoni Excavating

Address 16 Franklin Street, Mahwah, NJ 07430

Phone 201-852-5902

Description of Equipment and Trucks to be Used

Minimum two 160 case excavators

Number of Trucks to be Used ~450 10-15 tri-axle trucks daily

Truck Route

Tenafly Road to Route 4 to 208 to Saddle River Road

G. Soil Moving Fees:

Minor Soil Moving <250cy:

\$250.00 Engineer Fee + \$125.00 for each plan revision; \$100.00 Borough Fee

Intermediate Soil Moving >250cy:

\$500.00 Engineer Fee + \$125.00 each plan revision. \$100.00 + \$2.00/cy

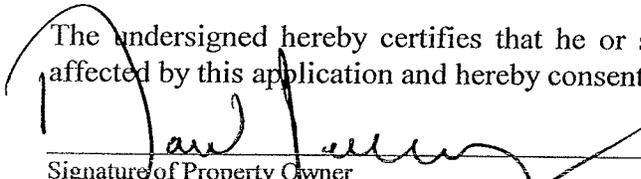
Major Soil Moving > Planning Board appearance required.

~~\$1,500.00~~ Application Fee and ~~\$3,000.00~~ Escrow must be posted.

TOTAL SOIL FEE AMOUNT: \$ 4,500

H. Consent of Property Owner

The undersigned hereby certifies that he or she is the owner of the property which is affected by this application and hereby consents to this application.


Signature of Property Owner

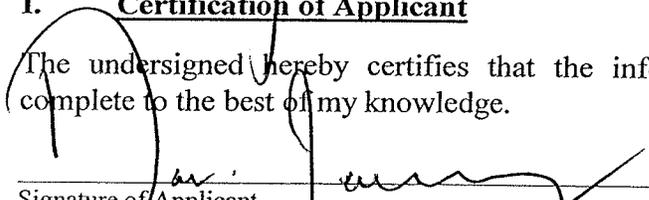
Date

8/8/2024

(Wilentz, Goldman & Spitzer, P.A. on behalf of the Owner)

I. Certification of Applicant

The undersigned hereby certifies that the information provided herein is true and complete to the best of my knowledge.


Signature of Applicant

Date

8/8/2024

(Wilentz, Goldman & Spitzer, P.A. on behalf of the Applicant)

**J. FOR BOROUGH USE ONLY
APPLICATION CHECK LIST**

- Consent of property owner
- Site Plan
- Certificate of Insurance
- Certificate of soil suitability
- Applicant certification
- Permit fee:

Amount \$ _____ Check No. _____ Date Paid _____

SOIL APPLICATION COMPLETE by: _____ Date: _____

SOIL APPLICATION INCOMPLETE by: _____ Date: _____

SOIL BOND \$ _____ Check _____ Cash _____ Date _____

Received by: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/5/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Eastern Insurors LLC 445 Godwin Avenue Midland Park NJ 07432	CONTACT NAME: Chi-Hung Liao		
	PHONE (A/C, No, Ext): (201) 445-0100	FAX (A/C, No): (201) 445-8392	
INSURED Mike Adoni, LLC Dba Mikes Landscaping 16 Franklin St., Mahwah NJ 07430-3113	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Mercer Insurance Company of NJ		43540
	INSURER B: ART Ins Co		13900
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES CERTIFICATE NUMBER: 23-24 Revision REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			60484541	12/30/2023	12/30/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Liquor Liability Exclusion \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			60484541	12/30/2023	12/30/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP-Basic \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			60484541	12/30/2023	12/30/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	PWC1104989	2/10/2024	2/10/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	SNOW PLOWING LIABILITY			NXTT4L8V2E-02-GL	11/29/2023	11/29/2024	EACH OCCURRENCE \$1,000,000 GENERAL AGGREGATE \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Township of Tenafly 100 Riveredge Rd Tenafly, NJ 07670	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Christopher Rossi/RQ 

66 West Railroad Avenue

PROJECT NO. APG-2302

August 7, 2024

Proposed Final Grade (at garage FFE) compared to Existing Grade									
									-3501 CY
14	IN	Parking Garage Slab & Stone	33,198	SF	=	38,731	CF	=	1434 CY
25	CF	Column Footings	49	EA	=	1,225	CF	=	45 CY
6	SF	Perimeter Strip Footing	940	LF	=	5,640	CF	=	209 CY
12	IN	Brick Pavers & Stone	939	SF	=	939	CF	=	35 CY
8	IN	Concrete Sidewalk & Stone	3,548	SF	=	2,365	CF	=	88 CY
2	SF	Curb & Stone	108	LF	=	216	CF	=	8 CY
4	IN	ForeverLawn Dog Walk	762	SF	=	254	CF	=	9 CY
0.785	SF	Sanitary Laterals	52	LF	=	41	CF	=	2 CY
0.785	SF	Water	140	LF	=	110	CF	=	4 CY
6	SF	6" Storm pipe/ trench	242	LF	=	1,452	CF	=	54 CY
8	SF	8" Storm pipe/ trench	15	LF	=	120	CF	=	4 CY
9	SF	10" Storm pipe/ trench	17	LF	=	153	CF	=	6 CY
TOTAL =									1,898 CY

Net Cut/Fill =	(5,399) CY CUT
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PROPERTY OWNERS WITHIN 200'

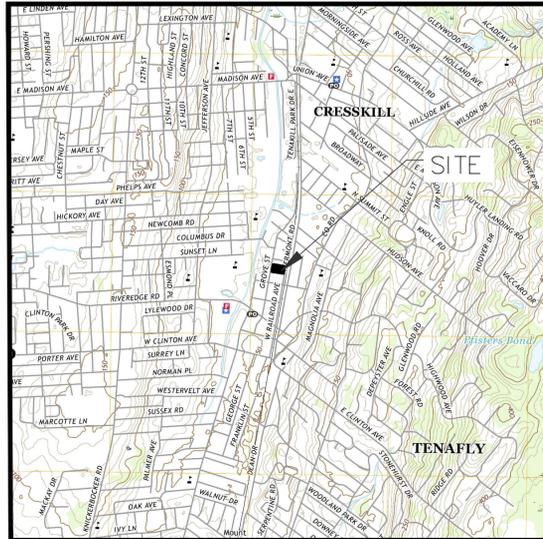
Address	Owner	Address	Owner
1104 1.528	Chen, Joseph & Soerwom	1104 1.602	Chung, Moon H & Chang H
1104 1.604	Lee, Han Suk	1104 1.606	Yu, Bing & Wang, Wenhong
1104 1.608	Chen, Joseph & Soerwom	1104 1.610	Ahn, Jae-Wang & Min, You-Kyung
1104 1.612	Chen, Joseph & Soerwom	1104 1.614	Kim, Sun-H
1104 1.616	Chen, Joseph & Soerwom	1104 1.618	Chen, Joseph & Soerwom
1104 1.620	Chen, Joseph & Soerwom	1104 1.622	Chen, Joseph & Soerwom
1104 1.624	Chen, Joseph & Soerwom	1104 1.626	Chen, Joseph & Soerwom
1104 1.628	Chen, Joseph & Soerwom	1104 1.630	Chen, Joseph & Soerwom
1104 1.632	Chen, Joseph & Soerwom	1104 1.634	Chen, Joseph & Soerwom
1104 1.636	Chen, Joseph & Soerwom	1104 1.638	Chen, Joseph & Soerwom
1104 1.640	Chen, Joseph & Soerwom	1104 1.642	Chen, Joseph & Soerwom
1104 1.644	Chen, Joseph & Soerwom	1104 1.646	Chen, Joseph & Soerwom
1104 1.648	Chen, Joseph & Soerwom	1104 1.650	Chen, Joseph & Soerwom
1104 1.652	Chen, Joseph & Soerwom	1104 1.654	Chen, Joseph & Soerwom
1104 1.656	Chen, Joseph & Soerwom	1104 1.658	Chen, Joseph & Soerwom
1104 1.660	Chen, Joseph & Soerwom	1104 1.662	Chen, Joseph & Soerwom
1104 1.664	Chen, Joseph & Soerwom	1104 1.666	Chen, Joseph & Soerwom
1104 1.668	Chen, Joseph & Soerwom	1104 1.670	Chen, Joseph & Soerwom
1104 1.672	Chen, Joseph & Soerwom	1104 1.674	Chen, Joseph & Soerwom
1104 1.676	Chen, Joseph & Soerwom	1104 1.678	Chen, Joseph & Soerwom
1104 1.680	Chen, Joseph & Soerwom	1104 1.682	Chen, Joseph & Soerwom
1104 1.684	Chen, Joseph & Soerwom	1104 1.686	Chen, Joseph & Soerwom
1104 1.688	Chen, Joseph & Soerwom	1104 1.690	Chen, Joseph & Soerwom
1104 1.692	Chen, Joseph & Soerwom	1104 1.694	Chen, Joseph & Soerwom
1104 1.696	Chen, Joseph & Soerwom	1104 1.698	Chen, Joseph & Soerwom
1104 1.700	Chen, Joseph & Soerwom	1104 1.702	Chen, Joseph & Soerwom
1104 1.704	Chen, Joseph & Soerwom	1104 1.706	Chen, Joseph & Soerwom
1104 1.708	Chen, Joseph & Soerwom	1104 1.710	Chen, Joseph & Soerwom
1104 1.712	Chen, Joseph & Soerwom	1104 1.714	Chen, Joseph & Soerwom
1104 1.716	Chen, Joseph & Soerwom	1104 1.718	Chen, Joseph & Soerwom
1104 1.720	Chen, Joseph & Soerwom	1104 1.722	Chen, Joseph & Soerwom
1104 1.724	Chen, Joseph & Soerwom	1104 1.726	Chen, Joseph & Soerwom
1104 1.728	Chen, Joseph & Soerwom	1104 1.730	Chen, Joseph & Soerwom
1104 1.732	Chen, Joseph & Soerwom	1104 1.734	Chen, Joseph & Soerwom
1104 1.736	Chen, Joseph & Soerwom	1104 1.738	Chen, Joseph & Soerwom
1104 1.740	Chen, Joseph & Soerwom	1104 1.742	Chen, Joseph & Soerwom
1104 1.744	Chen, Joseph & Soerwom	1104 1.746	Chen, Joseph & Soerwom
1104 1.748	Chen, Joseph & Soerwom	1104 1.750	Chen, Joseph & Soerwom
1104 1.752	Chen, Joseph & Soerwom	1104 1.754	Chen, Joseph & Soerwom
1104 1.756	Chen, Joseph & Soerwom	1104 1.758	Chen, Joseph & Soerwom
1104 1.760	Chen, Joseph & Soerwom	1104 1.762	Chen, Joseph & Soerwom
1104 1.764	Chen, Joseph & Soerwom	1104 1.766	Chen, Joseph & Soerwom
1104 1.768	Chen, Joseph & Soerwom	1104 1.770	Chen, Joseph & Soerwom
1104 1.772	Chen, Joseph & Soerwom	1104 1.774	Chen, Joseph & Soerwom
1104 1.776	Chen, Joseph & Soerwom	1104 1.778	Chen, Joseph & Soerwom
1104 1.780	Chen, Joseph & Soerwom	1104 1.782	Chen, Joseph & Soerwom
1104 1.784	Chen, Joseph & Soerwom	1104 1.786	Chen, Joseph & Soerwom
1104 1.788	Chen, Joseph & Soerwom	1104 1.790	Chen, Joseph & Soerwom
1104 1.792	Chen, Joseph & Soerwom	1104 1.794	Chen, Joseph & Soerwom
1104 1.796	Chen, Joseph & Soerwom	1104 1.798	Chen, Joseph & Soerwom
1104 1.800	Chen, Joseph & Soerwom		

PRELIMINARY/FINAL MAJOR SITE PLAN

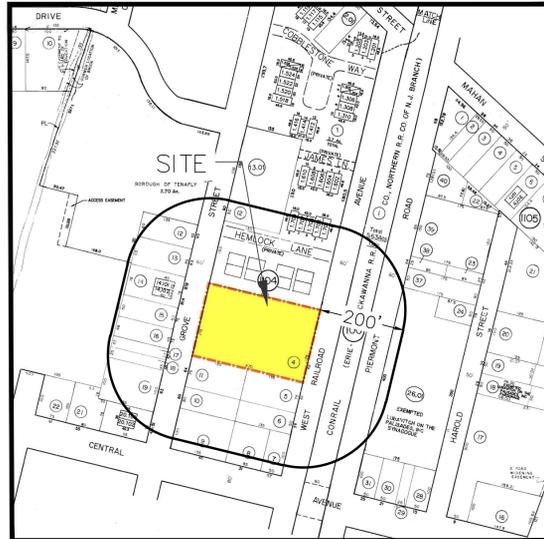
66 WEST RAILROAD AVENUE

BLOCK 1104; LOT 4

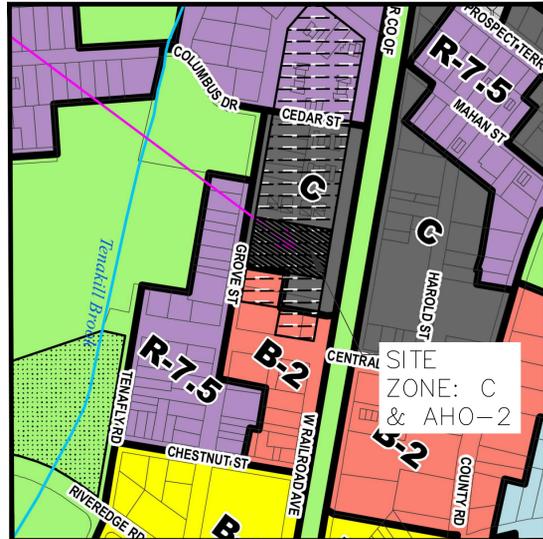
BOROUGH OF TENAFLY, BERGEN COUNTY, NEW JERSEY



TOPOGRAPHIC KEY MAP
YONKERS, NY USGS QUAD MAP
SCALE: 1" = 2,000'



TAX MAP
SCALE: 1" = 200'
SHEET 11 REVISED JUNE, 2020



ZONING MAP
SCALE: 1" = 300'



AERIAL MAP
SCALE: 1" = 300'

UTILITY CONTACTS

New Jersey Bell/Verizon Richard D. Young III 540 Broad St, Room 2001 Newark, NJ 07101	Bergen County Utilities Authority Chief Engineer/Director of WPC DIV. PO Box 122 Little Ferry, NJ 07643
Veolia C/O Corporate Secretary 69 Devoe Place Hackensack, NJ 07601	CableVision General Manager 40 Potomac Road Oakland, NJ 07436
Public Service Electric & Gas Co. C/O Corporate Secretary 80 Park Plaza Mail Code TSE Newark, NJ 07101	Bergen County Planning Board C/O Division of Planning and Engineering One Bergen County Plaza 4 th Floor Hackensack, NJ 07601

PROJECT CONTACTS

Owner & Applicant Mr. Sonny Adoni Adoni Property Group, LLC 123 South Ave. East Westfield, NJ 07090	Surveyor CPL Partnership, LLC 95 Madison Road, Second Floor Matawan, NJ 07747
Architect MidAtlantic Architecture & Design 2026B Briggs Road, Suite 300 Mount Laurel, NJ 08054	Land Use Attorney Mrs. Donna M. Jennings, Esq. Wilentz, Goldman, & Fitzner, P.A. 90 Woodbridge Center Drive, Suite 900 Woodbridge, NJ 07095
Engineer MidAtlantic Engineering Partners 2026B Briggs Road, Suite 300 Mount Laurel, NJ 08054	

SHEET INDEX

No.	Description	Revision Date
1.	TITLE SHEET	05/07/24
2.	DEMOLITION PLAN	05/07/24
3.	GEOMETRY, SIGNAGE & STRIPING PLAN	05/07/24
4.	GRADING PLAN	05/07/24
5.	UTILITY PLAN	05/07/24
6.	UTILITY PROFILES	05/07/24
7.	SOIL EROSION & SEDIMENT CONTROL PLAN	05/07/24
8.	LANDSCAPE PLAN	05/07/24
9.	GREEN ROOF LAYOUT PLAN	05/07/24
10.	LIGHTING PLAN	05/07/24
11.	LIGHTING & LANDSCAPE DETAILS	05/07/24
12.	CONSTRUCTION DETAILS	05/07/24
13.	CONSTRUCTION DETAILS	05/07/24
14.	CONSTRUCTION DETAILS	05/07/24

SUPPLEMENTAL PLANS - CPL SURVEY

UNIT TYPE ⁽¹⁾	UNITS	SPACES REQUIRED	SPACES PROPOSED		TOTAL
			GROUND LEVEL	BASEMENT LEVEL	
MID-RISE APARTMENTS					
1 BEDROOM (1.8 SPACES/UNIT)	1 UNIT	1.8			
2 BEDROOM (2.0 SPACES/UNIT)	37 UNITS	74	2	78	80
3 BEDROOM (2.1 SPACES/UNIT)	2 UNITS	4.2			
GENERAL RETAIL (1 SPACE/250 SF)	2,588 SF	10.4	4	0	4
SUBTOTAL		91	6	78	84
EV (MAKE READY) (15% OF SUBTOTAL)		14 ⁽²⁾	0	78 ⁽³⁾	78
EV (EVSE) (1/2 OF 15%)		5 ⁽²⁾	4 ⁽²⁾	2 ⁽²⁾	6
TOTAL		91 * 90% = 82	6	78	84
ADA SPACES (ALL VAN ACCESSIBLE)		4	2	2	4

Residential Unit Mix	
1 Bedroom (COAH)	1 Unit
2 Bedroom (COAH)	3 Units
3 Bedroom (COAH)	2 Units
2 Bedroom	34 Units
Total Residential Units	40 Units

PROJECT NAME:	ZONES:				
66 West Railroad Avenue	Affordable Housing Overlay 2 (AHO-2) Commercial (C)				
Permitted Uses:	Proposed Uses:				
Retail stores and shops	Retail Shopping, Apartments above first floor and				
Dwelling units above first floor	COAH Regulated (Affordable) Housing				
Block 1104, Lot 4					
Zone: Commercial (C)	Required	Existing	Proposed	Complies	Code Section
Min. Lot Area	5,000 SF (0.11 Ac)	47,250 SF (1.08 Ac)	No Change	Yes	§ 35-801.4 b
Min. Lot Width (at street line)	50 FT	175 FT	175 FT	Yes	§ 35-801.4 b
Min. Front Yard Setback	20 FT	64.08 FT	20 FT	Yes	§ 35-801.4 b
Min. Side Yard Setback	20 FT	35.72 FT	15 FT	Variance	§ 35-801.4 b
Max. Building Coverage	40% (18,900 SF)	7.9% (3,724 SF)	57.6% (27,200 SF)	Variance	§ 35-801.4 b
Max. Building Height	40 FT (3 Stories)	N/A	40 FT (3 Stories)	Yes	§ 35-801.4 b
Impervious Cover		7.9% (3,724 SF)	77.3% (36,507 SF)		Checklist

* AS SPECIFIED IN SECTION 35-201 OF THE BOROUGH CODE, BUILDING HEIGHT IS CALCULATED FROM THE AVERAGE GRADE TO THE HIGHEST POINT OF THE ROOF, EXCLUSIVE OF PARAPET WALLS, UP TO A HEIGHT OF 5 FEET (35-802-13). PER THE CODE, AVERAGE GRADE IS DETERMINED BY CODE DEFINITION, "AVERAGE GRADE".

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES

BUILDING SUBCODE OFFICIAL _____ DATE _____

BOROUGH ENGINEER _____ DATE _____

OCCUPANCY PERMIT ISSUED DATE: _____

I CONCENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD (BOARD OF ADJUSTMENT) OF THE BOROUGH OF TENAFLY

APPLICANT _____ DATE _____

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED IN ACCORDANCE WITH SECTION _____ OF THE SITE PLAN

APPROVED ON _____ AT A REGULAR MEETING OF THE TENAFLY _____ BOARD

BOARD CHAIRPERSON _____ DATE _____

BOARD SECRETARY _____ DATE _____

BUILDING SUBCODE OFFICIAL _____ DATE _____

BOROUGH ENGINEER _____ DATE _____

DATE	REVISIONS	AMENDED SITE PLAN	TOWNSHIP COMMENTS	AMENDED SITE PLAN	DATE
9/19/23	MB				
9/11/23	MB				
5/07/24	JKK				

RELEASED BY: JM	VERTICAL SCALE: N/A
CHECKED BY: SMD	HORIZONTAL SCALE: AS NOTED
DRAWN BY: JKK	PROJECT No.: AFG-2302
DATE: 04/19/23	DRAWING NAME: 01-Title Sheet.dwg

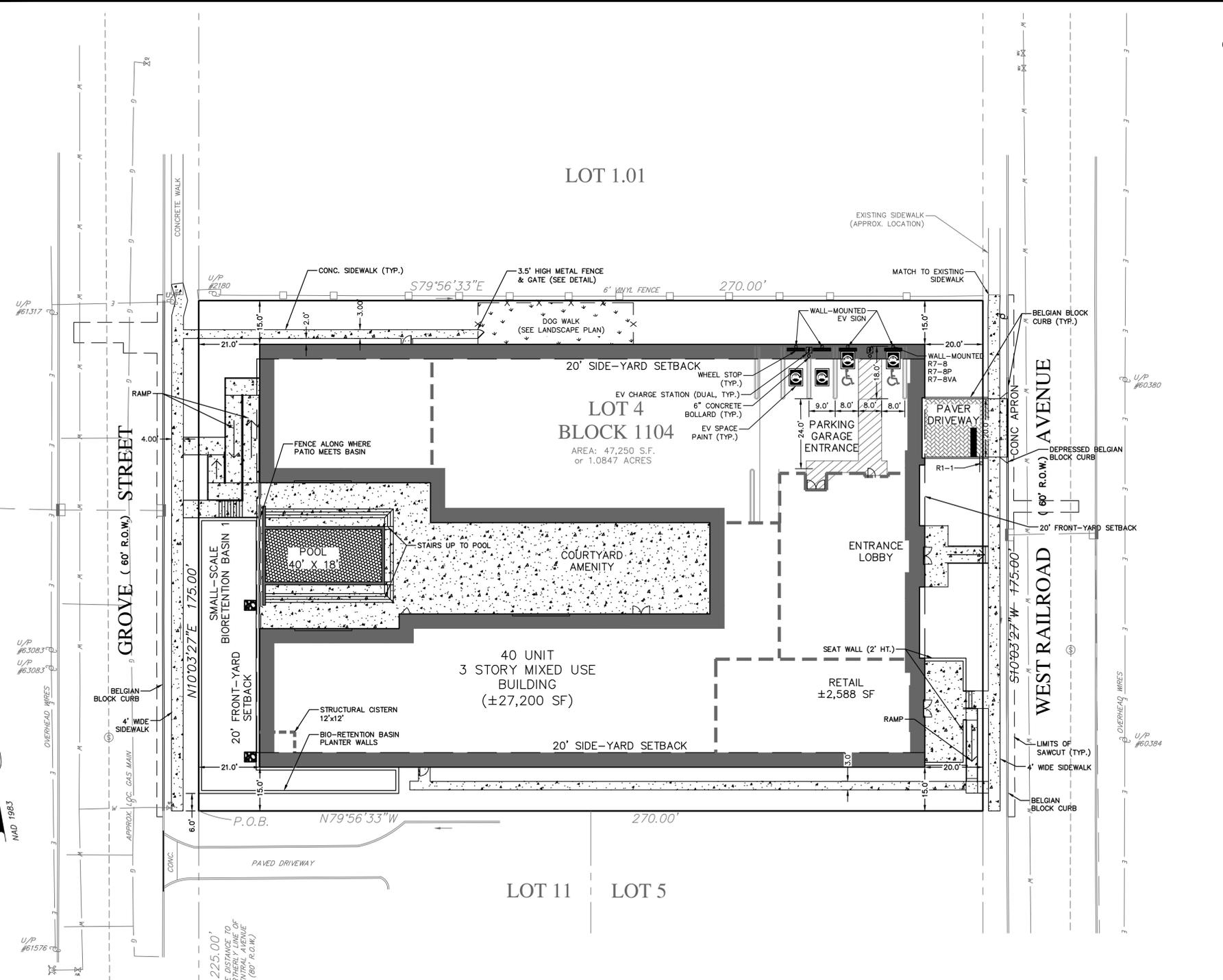
Date: 05/07/24
Joseph Mele P.E. & P.L.S.
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. Lic. No. 43259

PRELIMINARY/FINAL MAJOR SITE PLAN
 BLOCK 1104, LOT 4
 66 WEST RAILROAD AVENUE
TITLE SHEET
 SITUATED IN
 BOROUGH OF TENAFLY, BERGEN COUNTY, NEW JERSEY

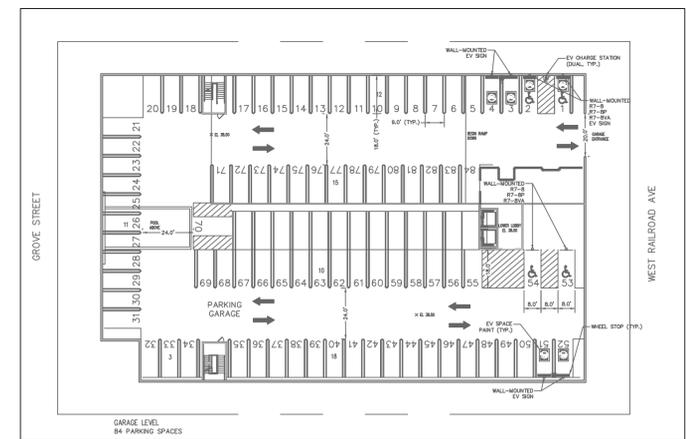
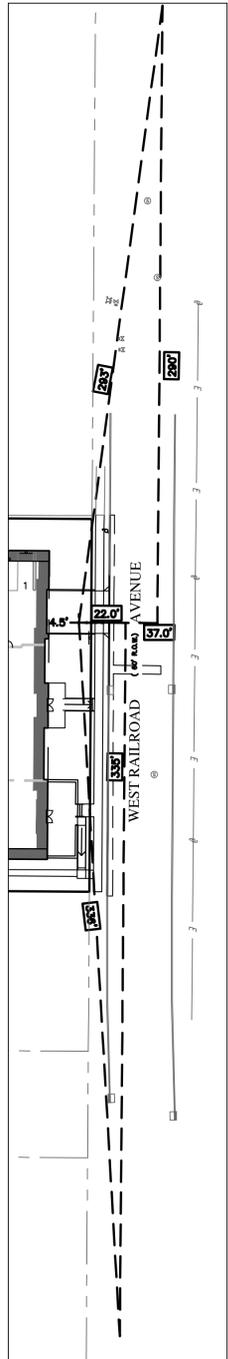
2026B Briggs Road, Suite 300
 Mount Laurel, NJ 08054
 Certificate of Authorization No. 240A00184000
 Louis L. Zagner P.E. PE No. GB34262600
 William J. Pacht P.E. PE No. GB34753800

APPROVED BY THE
 COUNTY PLANNING BOARD
 COUNTY OF BERGEN, NEW JERSEY

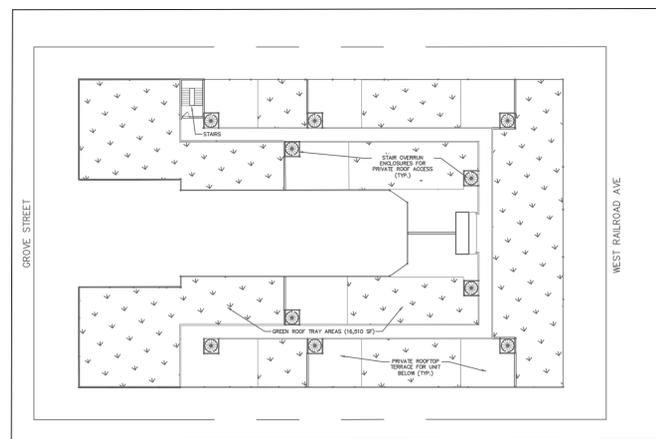
ATTESTED TO BY _____ DATE _____



SIGHT TRIANGLE ENLARGEMENT
 POSTED SPEED: 25 M.P.H.
 DESIGN SPEED: 30 M.P.H.
 (ENTRANCE ON WEST RAILROAD AVENUE)
 SCALE: 1" = 40'



CELLAR DETAIL
 (ENTRANCE ON WEST RAILROAD AVE)
 SCALE: 1" = 40'



ROOF DETAIL
 SCALE: 1" = 40'

PROJECT NAME:		ZONES:			
66 West Railroad Avenue		Affordable Housing Overlay 2 (AHO-2) Commercial (C)			
Permitted Uses:		Proposed Uses:			
Retail stores and shops Dwelling units above first floor		Retail Shopping, Apartments above first floor and COAH Regulated (Affordable) Housing			
Block 1104, Lot 4					
Zone: Commercial (C)	Required	Existing	Proposed	Complies	Code Section
Min. Lot Area	5,000 SF (0.11 Ac)	47,250 SF (1.08 Ac)	No Change	Yes	§ 35-801.4 b
Min. Lot Width (at street line)	50 FT	175 FT	175 FT	Yes	§ 35-801.4 b
Min. Front Yard Setback	20 FT	64.08 FT	20 FT	Yes	§ 35-801.4 b
Min. Side Yard Setback	20 FT	35.72 FT	15 FT	Variance	§ 35-801.4 b
Max. Building Coverage	40%	7.9%	57.6%	Variance	§ 35-801.4 b
Max. Building Height	(18,900 SF)	(3,724 SF)	(27,200 SF)	Yes	§ 35-801.4 b
Impervious Cover	40 FT (3 Stories)	N/A	40 FT (3 Stories)	Yes	§ 35-801.4 b
					Checklist

* AS SPECIFIED IN SECTION 35-201 OF THE BOROUGH CODE, BUILDING HEIGHT IS CALCULATED FROM THE AVERAGE GRADE TO THE HIGHEST POINT OF THE ROOF, EXCLUSIVE OF PARAPET WALLS, UP TO A HEIGHT OF 5 FEET (35-802-13). PER THE CODE, AVERAGE GRADE IS DETERMINED BY CODE DEFINITION, "AVERAGE GRADE".

UNIT TYPE ⁽¹⁾	UNITS	SPACES REQUIRED	SPACES PROPOSED		TOTAL
			GROUND LEVEL	BASEMENT LEVEL	
MID-RISE APARTMENTS					
1 BEDROOM (1.8 SPACES/UNIT)	1 UNIT	1.8			
2 BEDROOM (2.0 SPACES/UNIT)	37 UNITS	74	2	78	80
3 BEDROOM (2.1 SPACES/UNIT)	2 UNITS	4.2			
GENERAL RETAIL (1 SPACE/250 SF)	2,588 SF	10.4	4	0	4
SUBTOTAL		91	6	78	84
EV (MAKE READY) (15% OF SUBTOTAL)		14 ⁽²⁾	0	78 ⁽²⁾	78
EV (EVSE) (1/3 OF 15%)		5 ⁽²⁾	4 ⁽²⁾	2 ⁽²⁾	6
TOTAL		91 * 90% = 82	6	78	84
ADA SPACES (ALL VAN ACCESSIBLE)		4	2	2	4

⁽¹⁾ - Parking standards follow RSIS and ADA guidelines.
⁽²⁾ - Per EV Parking Ordinance, a parking space prepared with EVSE or Make-Ready Equipment shall count as at least two parking spaces for the purpose of complying with a Minimum Parking Space Requirement. This shall result in a reduction of no more than 10 percent of the Total Required Parking.
 NOTE: Spaces numbered 1-7 are proposed retail spaces. Spaces 1, 2, 4, 5 are retail EVSE spaces. Spaces numbered 8-83 are all proposed residential spaces. Spaces 53 and 54 are residential EVSE spaces and the remaining residential spaces are all residential Make Ready (8-52 & 83).

LEGEND

- EXISTING BOUNDARY
- EXISTING CURB
- PROPOSED CURB
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED SETBACK
- EXISTING FENCELINE
- PROPOSED FENCELINE
- 100-YR WATER SURFACE ELEV.
- BASIN BOTTOM
- PROPOSED RETAINING WALL

20 10 0 20 40 60
 15 5
 GRAPHIC SCALE
 1 INCH = 20 FEET

PRELIMINARY/FINAL MAJOR SITE PLAN
 BLOCK 1104, LOT 4
 66 WEST RAILROAD AVENUE
 GEOMETRY, SIGNAGE, & STRIPING PLAN

SITUATED IN
 BOROUGH OF TENAFLY, BERGEN COUNTY, NEW JERSEY

MidAtlantic
 Engineering Partners, Inc.

Joseph Mele P.E. & P.L.S.
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. Lic. No. 43239

DATE: 04/19/23
 PROJECT No.: APG-2302
 DRAWING NAME: 04-Site.dwg

20250 Ridge Road, Suite 300
 Morristown, NJ 08854

Certificate of Authorization No. 240A20184000
 PE No. GB04206500
 FE No. GB04753800

Sheet Number
 3 OF 14

DATE: 9/19/23
 AMENDED SITE PLAN
 COMMENTS: JKK
 DATE: 9/11/23
 AMENDED SITE PLAN
 COMMENTS: MB
 DATE: 5/07/24
 AMENDED SITE PLAN
 COMMENTS: JKK

REVISIONS
 DATE
 DRAWN BY
 CHECKED BY
 RELEASED BY
 CREDITED BY