



VIA EMAIL

November 9, 2020

Board of Adjustment
Township of Mahwah
475 Corporate Drive
Mahwah, New Jersey 07430

Attention: Ms. Angela Dragone, Board of Adjustment Clerk

Re: Gary Roscoe
**Review of Board of Adjustment Application,
Variance Application -
Expansion of a Detached Garage**
116 East Crescent Avenue
Block 120, Lot 53
Township of Mahwah
Docket No. 1481-20
Our File No. MAES-2029

Dear Ms. Dragone:

We have received copies of the following documents relative to the above referenced application:

- a. Plan (1 sheet) entitled, "Maps/Zoning Information, Proposed Garage Addition, The Roscoe Residence, 116 East Crescent Ave., Mahwah, NJ", prepared by Robert De Pippa, Jr., A.I.A., dated June 1, 2020.
- b. Survey (1 sheet) entitled, "Boundary Survey, Block 120, Lot 53, 116 East Crescent Avenue, Township of Mahwah, Bergen County, New Jersey", prepared by William T. Manning, P.L.S., PAX Surveying & Environmental Consultants, LLC, dated March 26, 2020. Survey has expanded garage sketched on it.
- c. Architectural Drawing (1 sheet) entitled, "Garage Addition Plans/Elevations, Proposed Garage Addition, The Roscoe Residence, 116 East Crescent Avenue, Mahwah, NJ", prepared by Robert P. De Pippa, Jr., R.A., dated June 1, 2020.
- d. Township of Mahwah, Board of Adjustment Application, dated August 11, 2020.

- e. Township of Mahwah, Board of Adjustment Submission Checklist, dated October 5, 2020.

We have reviewed the above documents and offer the following comments:

General

1. The Applicant and property owner in this matter is:

Gary Roscoe
116 East Crescent Avenue
Mahwah, New Jersey 07430

The Applicant must notify the Township of any changes in this information.

2. Lot 53 in Block 120 is approximately 40,002 square feet (s.f.) in area and located in the One Family Residential (R-40) Zone. The lot is bordered on all sides by the R-40 Zone.
3. The lot is currently developed with the following improvements:
- Dwelling
 - Paver driveway
 - Detached two (2) car garage
 - Paver Patio
 - Paver walkways
 - Deck
 - Hot tub
 - Two sheds
4. The Applicant has submitted a Board of Adjustment Application to expand the existing detached garage to create a six (6) car garage. The area of the proposed garage is $48' \times 44' = 2,112$ s.f.

Submission Status

5. We find the before mentioned plans and accompanying Development Application to be complete with respect to the items of the Municipal Code that the Township Engineer is charged to review.
6. The Applicant proposes to create more than 1,000 s.f. of new impervious coverage.

7. The comments in this report must be satisfactorily addressed prior to this Application being approved.

Variances/Waivers

8. The Application requires the following variances:
 - a. Accessory Structure Maximum Area: Article 24-6.8.a.1.(f) permits the maximum area of any accessory structure in a residential zone, except for storage sheds, to be 1,000 s.f.

The Applicant proposes a detached garage at 2,112 s.f.

- b. Accessory Structure Rear and Yard Setbacks: Article 24-6.8.9.1.(h) permits an accessory structure located in the rear yard to be erected in 1/2 of the required side yard and rear yard setback of the principal structure with a minimum of five (5) feet for the side yard.

The minimum side yard setback required is 15 feet. The existing garage has a side yard setback of approximately six (6') feet. The proposed garage will continue to have a side yard setback of approximately six (6') feet.

The minimum rear yard setback required is 20 feet. The existing garage has a rear yard setback of approximately six (6') feet. The proposed garage will continue to have a rear yard setback of approximately six (6') feet.

Plot Plan

9. The Applicant proposes the expansion of a detached two (2) car garage to a detached six (6) car garage.

The Applicant should provide testimony of how motor vehicles will access the garage. Is the driveway to be expanded?

10. The final grading of the lot must ensure that additional surface runoff does not flow or get trapped on any adjoining properties. This office reserves the right to direct regrading of the lot if it is not graded properly.
11. The Applicant must provide testimony with respect to the architectural features of the proposed structure.

12. No portion of an accessory structure shall be used for living quarters (Article 24-6.8.a.1(e)).
13. The Applicant has not indicated if any trees are proposed to be removed. A Tree Preservation Application should be submitted.

Stormwater Management

14. The increase in impervious coverage will require the installation of stormwater management structures.
15. The Applicant shall provide a drainage plan and runoff calculations for the proposed garage expansion.
16. Percolation tests must be performed prior to installation of the drainage system to ensure the system drains adequately. This office shall be contacted when a test is scheduled, and the results should be forwarded to our office.

The test should show that:

- The system lies above the terminal high water table.
 - The soil is sufficiently permeable to drain the system free of water within a 36-hour period.
17. Our office will also be required to inspect the installation of the drainage structure. All inspection requests will be required to be made at least 48 hours prior to the required inspection.

Soil Movement

18. If approved, the Applicant must submit the appropriate Soil Movement Permit Application.
19. The contractor must maintain soil erosion and sediment control measures during the entire time of construction.

Guarantee Requirements

20. We will provide the required guarantee amounts once the items noted in this report are satisfactorily addressed.

Certificate of Insurance

21. A Certificate of Insurance must be submitted to the Township for review and approval.

We will not be in a position to issue a Soil Movement Permit for this project until Board of Adjustment approval is received and the above items are satisfactorily addressed.

Thank you for your kind attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

BOSWELL ENGINEERING



Michael J. Kelly, P.E.
Township Engineer Representative

MJK/md

cc: Quentin Wiest, Township Business Administrator
Geri Entrup, Administrative Officer
Dan Mairella, Construction Code Official
Sylvia Gerou, Escrow and Soil Movement Clerk
Ben R. Cascio, Esq.
Robert P. De Pippa, Jr., R.A.
Gary Roscoe

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