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May 12, 2021

Ms. Mary Jo Wood, Planning Board Clerk
Township of Mahwah
475 Corporate Drive
Mahwah, NJ 07430

Re: Fyke Brook Estates LLC
1 Fyke Road
Block 21 – Lots 21, 22, 23
Mahwah, NJ

Dear Ms. Wood:

Attached are the plans entitled:

- a. Site Plan entitled: “Preliminary & Final Major Site Plan, Fyke Brook Estates, Block 21, Lots, 21, 22 & 23, Township of Mahwah, Bergen Co., N.J.”, last revised May 5, 2021.
- b. Architectural plans entitled: “Proposed New Multifamily Development for Fyke Brook Estates, Block 21 Lot 21, 22, 23, 1 Fyke Road, Mahwah, NJ”, last revised May 11, 2021.

The site plan and architectural plans for Fyke Brook Estates have been revised to address the comments from the Planning Board Meeting and the Board Professionals. The plans have been revised as follows:

Site Plan

1. Encroachments into the 10 foot buffers have been removed eliminating any non-conformity.
2. Slopes have been increased to 1V:4H.
3. Landscaping has been enhanced to eliminate any non-conformity.
4. The trash/recycling areas are enclosed in 6’ high masonry walls. Each enclosure is sized to accommodate trash and recycling.
5. Additional information has been provided for the proposed site lighting, including:
 - a. Proposed Isometric contours
 - b. Point-by-point foot-candle levels
 - c. Maximum, average and minimum foot-candle levels.
 - d. Hours of operation.
6. Fire hydrant locations requested by fire official have been provided along with striped and signed fire lanes.
7. The water main size and type has been provided.
8. Sight distances have been provided at the exit driveway to Seminary Drive.
9. Truck turning movements through the proposed roads have been provided.
10. The soil moving quantities and supporting calculations have been provided.

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11. The driveway widths to each unit have been widened to 20' wide.
12. Buildings #1 and #6 have been moved to the west and two trash areas have been relocated to the easterly road away from residents.

Architectural Plans

1. Building grading has changed to agree with the Site Plan grading.
2. Laundry facilities have been added to the affordable units.
3. A ½ bath has been added to the 3-bedroom affordable units.
4. The rooms have been renamed in Building 2 to identify the management office and the maintenance storage area.
5. Window wells have been added for site grading.

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors



David A. Hals, P.E., L.S., P.P. & C.M.E.