

Schwanewede / Hals Engineering

9 Post Road
Suite M11
Oakland, New Jersey 07436
E-Mail: staff@halsengineering.com

Professional Engineering and Land Surveying
(201) 337-0053
Fax (201) 337-0173

August 20, 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 August 20, 2021.
- b. Architectural plan sheet A-8 entitled: "Proposed New Multifamily Development for Fyke Brook Estates, Block 21 Lot 21, 22, 23, 1 Fyke Road, Mahwah, NJ", last revised August 18, 2021.

The site plan has been revised with the elimination of the access driveway to Seminary Drive and the reduction of the proposed number of units to 39. The plans have also been revised to address the comments from Colliers Engineering & Design and Boswell Engineering. The plans have been revised as follows:

Site Plan

1. The access driveway to Seminary Drive had been removed. Access to the site is from Fyke Road on the northerly side of the property.
2. The number of units has been reduced to 39 units, 31 market rate and 8 affordable. Fyke Road is a cul-de-sac street with the elimination of the access to Seminary Drive. The RSIS permits a maximum of 250 vehicle trips/day on a cul-de-sac. The existing street provides access to two single family homes which generate 10.1 trips per day or 20.2 trips. The proposed development will generate 226.9 trips/day [(31 units x 5.9 tpd) + (8 units x 5.5 tpd)]. The proposed total trips/day for the street is 247.1 (20.2 + 226.9).
3. The surface parking spaces have been increased to 29 spaces to ensure that there is parking for the affordable units and visitors.
4. All of the proposed utilities connecting to Seminary Drive will be made through the existing 10' easement west of the property.
5. The trash enclosure southwest of Building 5 has been moved to eliminate a variance condition.

Fyke Brook Estates LLC
1 Fyke Road
Block 21 – Lots 21, 22, 23
Mahwah, NJ
August 20, 2021

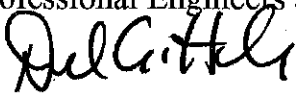
6. Foundation plantings have been added around the perimeter of all the buildings to eliminate a variance condition.
7. The proposed site lighting has been adjusted to eliminate any design waivers.
8. The front yard of the property is the 50' Fyke Road frontage and has been labeled.
9. The concrete pad next to the lift station is for a back-up generator and has been labeled.
10. A separate truck turning exhibit has been added to Sheet 13.
11. Dimension of the light pole has been added.
12. The lighting has been updated.
13. The landscaping has been updated.
14. A detail of the project identification sign has been added to Sheet 11.
15. The Zoning table and notes on Sheet 3 have been updated.
16. Manor Road has been labeled on the Key Map.
17. The proposed soil moving quantities have been updated.

Architectural Plans

1. Sheet A-8 of the architectural plan has been revised to reflect the removal of the market rate unit in the Building 5. The front and rear elevations now match the site plans.

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors



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