

**BOROUGH OF BERGENFIELD**  
**COUNTY OF BERGEN**

**APPLICATION FOR SUBDIVISION**

MUST BE MADE OUT IN TRIPLICATE AND SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO PLANNING BOARD MEETING. APPLICATION MUST BE ACCOMPANIED BY AN ORIGINAL AND EIGHTEEN (18) COPIES OF A SKETCH PLAT SHOWING ALL EXISTING STRUCTURES WITHIN THE PORTION TO BE SUBDIVIDED AND WITHIN 200' THEREOF

Date 7-8-21

1. Application is hereby made for approval of the subdivision of land as herein described and shown on accompanying plat.  
Applicant's Name The Porada Development Group, LLC Telephone 201-463-8607  
Address 710 Newcomb Road, Ridgewood, NJ 07450
2. If applicant is a partnership, corporation or company, give name and address of the principal.  
Steven Porada - See above address
3. Property owner's name (if other than #1 above) Linda J. Libonati, as Administrator of the Estate of Dagmar B. Libonati  
Address 111 Halberg Avenue, Bergenfield, NJ 07621 Telephone C/O Linda J. Libonati 201-838-2350
4. Interest of applicant if other than owner Contract purchaser
5. Description of land to be subdivided: (a) Block 219 Lot(s) 20  
(b) Address 111 Halberg Avenue, Bergenfield, NJ 07621  
(c) Give size of original plot 12,500 SF (d) Give size of lots after subdivision 6,250 SF  
(e) Are the following utilities existing:  
Paved streets  Sanitary Sewers  Gas   
Curbs  Storm Sewers  Water   
Sidewalks  Electric
- (f) What is the zoning of the property? Zoning of the property is R-5 (but subject to R-5 requirements per footnote 4).
- (g) Are there any existing structures on the property? Yes If dwelling, how many families 1  
Type Single-family home
6. What is the purpose of the subdivision request? Subdivide existing 12,500 SF lot into 2 lots  
6,250 SF lots, each featuring a single family home
7. Has there been any previous appeal involving these premises? Yes  No  If so, date filed 3-23-20  
Disposition Application was denied
8. Are there any existing violations of the zoning ordinance? Yes  No  If so, explain \_\_\_\_\_
9. Is this, or any part of this property in the flood zone? Yes  No
10. Does this property border on any county road? Yes  No
11. Name and address of person preparing sketch plat (plat must be drawn by a licensed engineer or land surveyor):  
Name Thomas G. Stearns III, P.E. & L.S. Telephone 973-340-0948  
Address GB Engineering, LLC, 644 Jewell Street, Garfield, NJ 07026
12. Signature of applicant [Signature]  
Signature of property owner, if other than applicant [Signature]

**ADDITIONAL QUESTIONS TO BE ANSWERED  
BY ALL APPLICANTS  
SEEKING SUBDIVISION APPROVAL**

1. In what zone is the property located? Zoning of the property is R-6 (but subject to R-6 requirements per footnote 4). 1 & 2 family dwelling zone.  
(If the applicant intends to use the proposed subdivided lots for a use not permitted in that zone, a variance must be obtained from the Bergenfield Zoning Board of Adjustment)

2. State dimensions and square footage area of each proposed lot:  
Lot 20.01 - 60' x 125' (6,250 SF)  
Lot 20.02 - 60' x 125' (6,250 SF)

3. If any structure exists on any of the proposed subdivided lots, state with reference to that lot or lots.  
(a) Front setback length: Lot 20.01 - 27'  
Lot 20.02 - 27'  
(b) Each side yard length: Lot 20.01 - 7.6'  
Lot 20.02 - 7.6'  
(c) Rear yard length: Lot 20.01 - 43.33'  
Lot 20.02 - 43.33'  
(If any setback, side or rear yard measurements are less than permitted for that zone, a variance may be applied for before the Bergenfield Planning Board, (with proper notices)

Signature of applicant [Signature]  
Signature of property owner [Signature]  
If other than applicant [Signature]

**FOR OFFICE USE ONLY**

Application received \_\_\_\_\_ Fee of \$ \_\_\_\_\_ paid \_\_\_\_\_  
Referred to members of Subdivision Committee on \_\_\_\_\_  
If County approval is required, referred to County Planning Board on \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
Declared to be a major/minor subdivision on \_\_\_\_\_ at a meeting of the Bergenfield Planning Board held on \_\_\_\_\_  
the above request for a subdivision was approved \_\_\_\_\_ rejected \_\_\_\_\_  
Held over for additional information \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_

AFIDAVIT PLANNING BOARD/BOARD OF ADJUSTMENT  
OF THE  
BOROUGH OF BERGENFIELD

STATE OF NEW JERSEY  
COUNTY OF BERGEN  
BOROUGH OF BERGENFIELD

SS: The Porada Development Group, LLC  
Name of Applicant

Steven Porada being duly sworn deposes and says;

that he resides at number 710 Newcomb Road in the Borough of  
Village of Ridgewood, in the County of Bergen

in the State of New Jersey, and says that he is the appellant making  
appeal for a variation of the provisions of the Zoning Ordinance of the Borough of Bergenfield in  
connection with the property which is the subject matter of this appeal and known as number  
111 Hallberg Avenue, Bergenfield, NJ 07621 designated as Block 219 and

Lot 20 on the Assessment Map of the Borough of Bergenfield. That all  
Statements made in this application, and statements made in the plans submitted herewith are  
True. The applicant further states that he is ready and able to proceed with the construction if  
And when the application is granted.

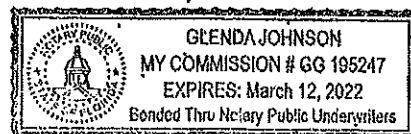
Sworn to me this - 4th

Day of July 2021

Glenda Johnson  
Notary Public

Steven Porada  
Applicant

Note: All partnerships and corporations must supply a list of stockholders with a 10% or  
greater share, they must also be represented by an Attorney at the hearing.



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,  
COUNTY OF BERGEN

SS:

Linda J. Libonati of full age, duly sworn according  
to the law, deposes and says that he resides at 111 Hallberg Avenue  
in the Borough of Bergenfield in the County of Bergen  
in the State of New Jersey that he is the owner in fee of real property lying in  
the Borough of Bergenfield, known and designated as number 111 Hallberg Avenue, Bergenfield, NJ  
Block 219, Lot 20  
and that he hereby authorizes The Porada Development Group, LLC to make the within  
application in his behalf and that the statements in the said application are true.

SWORN TO BEFORE ME THIS 2nd  
DAY OF July 2021

[Signature]  
Owner

[Signature]  
Notary Public

**HARVEY J. CAVAYERO**  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50077249  
My Commission Expires 2/20/2023

Note: All partnership and corporations must supply a list of stockholders with a 10% or greater share, that they must also be represented by an Attorney at the hearing.



TAX COLLECTOR'S CERTIFICATION  
PAYMENT OF PROPERTY TAXES

Date: 7-8-21

Block: 219 Lot: 20 Address: 111 Hallberg Avenue, Bergenfield, NJ 07621

Owners Name: Linda J. Libonati, as Administrator of the Estate of Dagmar B. Libonati

Owner's Address 111 Hallberg Avenue, Bergenfield, NJ 07621

Phone Number: C/O Linda J. Libonati 201-838-2350 Cell Number: C/O Linda J. Libonati 201-838-2350

Application for:  Board of Adjustment  Planning Board  
 Building Department Permit

Description of Work to be Performed:  
Minor subdivision (2 lots).

*All applications for the above are required to obtain a certification from the Tax Collector's Office prior to receiving placement on the agenda of any board and / or receiving a permit from the building department for construction or certificate of occupancy. "No Exceptions"*

\*\*\*\*\*  
Tax Office Use Only:

Tax Current:  Yes  No Last Quarter Paid On: \_\_\_\_\_  
(Printout Attached)

Tax Collector / Deputy Tax Collector Certification:

\_\_\_\_\_  
Date: \_\_\_\_\_

Certification Number: \_\_\_\_\_



## BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE  
BERGENFIELD, NEW JERSEY 07621

CONSTRUCTION CODE DEPT.  
(201) 387-4055 EXT. 1-4092  
FAX: (201) 385-7376

May 24, 2021

The Porada Development Group LLC  
111 Hallberg Ave,  
Bergenfield, NJ 07621

RE: Minor Subdivision- 111 Hallberg Ave

Dear Mr. Sinisi

Your application for the proposed minor subdivision has been denied. You have the right to appeal my decision to the Planning Board. You will require Bulk Variances which, in this case, will be reviewed by the Planning Board.

One family dwellings on lots of 6,000 sq ft are subject to R-6 requirements.

Block 219, Lot 20.01

- Required lot width 60 ft, proposed lot width 50 ft
- Required improved lot coverage 35% or 2,187.5 sq ft, proposed lot coverage 39.2% or 2,450 sq ft with no deck or rear patio

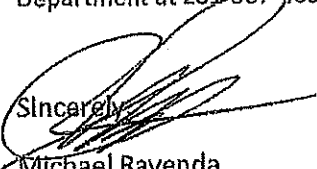
Block 219, Lot 20.02

- Required lot width 60 ft, proposed lot width 50 ft
- Required improved lot coverage 35% or 2,187.5 sq ft, proposed lot coverage 39.2% or 2,450 sq ft with no deck or rear patio.
- Corner lots require 15 ft front on side street, proposed 7 ½ ft.

You may also contact the Building Department to obtain the proper applications.

If you have any question on the above matter, please contact our office. You can call the Building Department at 201-387-4055 Ext. 4

Sincerely,

  
Michael Ravenda  
Zoning Officer

tbz

**CERTIFICATE OF OWNERSHIP OF APPLICANT**  
**The Porada Development Group, LLC**  
**AS REQUIRED BY THE NEW JERSEY MUNICIPAL LAND USE LAW**  
**(N.J.S.A. 40:55d-48.1)**

Listed below are names and addresses of all owners of 10% or more of the stock/interest\* in the undersigned applicant corporation/partnership:

	Name	Address	% Interest
1.	Steven Porada.	710 Newcomb Road Ridgewood NJ 07450.	100%
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

\* Where corporations/partnerships own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the noncorporate stockholders/individual partners exceeding the 10% ownership criterion have been listed.

The Porada Development Group, LLC

DATED: 6/3/2021

By: Steven Porada

BLQ: 219. 20. Tax Year: 2021 to 2021  
Owner Name: LIBONATI, LINDA J & DONALD A Property Location: 111 HALLBERG AVENUE

Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,443.55	3,443.55	0.00	0.00	6,887.10
Payments:	3,443.55	0.00	0.00	0.00	3,443.55
Balance:	0.00	3,443.55	0.00	0.00	3,443.55

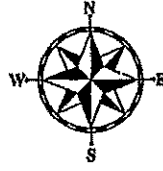
Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
								6,887.10		6,887.10
02/09/21	1	Payment BOX	01	515	CK	18525	55 LG2	3,443.55	0.00	3,443.55

Total Principal Balance for Tax Years in Range: 3,443.55





**GB ENGINEERING, LLC**  
Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

## DRAINAGE CALCULATIONS

FOR

107 HALLBERG AVENUE  
PROP. LOT 20.01 in BLOCK 219  
BOROUGH OF BERGENFIELD  
BERGEN COUNTY  
NEW JERSEY  
2019/1215

Prepared for:

STEVEN PORADA

February 5, 2020

Revised: March 25, 2021

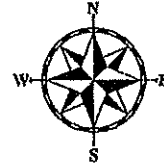
THOMAS G. STEARNS III  
N. J. PROFESSIONAL ENGINEER & SURVEYOR  
N. J. LICENSE NO. GB40959

• Location Surveys • Topography • Site Plans • Subdivisions •



# GB ENGINEERING, LLC

Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

Present Existing Site:

Area in Question consists of Proposed Lot 20.01  
 Area = 6250 sf = 0.143 Acres  
 tc = 6 min.

2	year storm,	i = 5.2 "/hr;	Use Rational Method
10	year storm,	i = 6.7 "/hr;	"
100	year storm,	i = 9.1 "/hr;	"

**EXISTING COEFFICIENT FROM PRESET SITE:**

	Area(SF)	%	Ce	Partial Ce
P/O Dwelling	594	9.5	0.95	0.090
Pool Equip.	90	1.4	0.95	0.014
P/O Pool	596	9.5	0.95	0.091
Conc. Feat.	678	10.8	1.95	0.212
Landscape	<u>4292</u>	<u>68.7</u>	0.3	<u>0.206</u>
	<b>6,250</b>	<b>100%</b>		<b>0.612</b>

**RUNOFF FROM EXISTING SITE:**

$$Q = \frac{C_i A}{e^2} = \frac{0.612 \times 5.2 \times 0.143}{e^2} = 0.457 \text{ cfs} \quad 50\% = 0.228 \text{ cfs}$$

$$V = \frac{0.228 \times 1/2 \times 18.00 \times 60}{e^2} = \underline{123} \quad \text{allowable volume}$$

$$Q = \frac{C_i A}{e^{10}} = \frac{0.612 \times 6.7 \times 0.143}{e^{10}} = 0.588 \text{ cfs} \quad 75\% = 0.441 \text{ cfs}$$

$$V = \frac{0.441 \times 1/2 \times 18.00 \times 60}{e^{10}} = \underline{238} \quad \text{allowable volume}$$

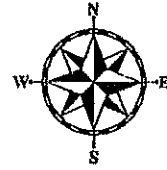
$$Q = \frac{C_i A}{e^{100}} = \frac{0.612 \times 9.1 \times 0.143}{e^{100}} = 0.799 \text{ cfs} \quad 80\% = 0.639 \text{ cfs}$$

$$V = \frac{0.639 \times 1/2 \times 18.00 \times 60}{e^{100}} = \underline{345} \quad \text{allowable volume}$$



# GB ENGINEERING, LLC

Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

**Proposed Developed Site:**

Area in Question consists of Proposed Lot 20.01  
 Area = 6250 sf = 0.143 Acres  
 tc = 6 min.

2	year storm,	i = 5.2 "/hr;	Use Rational Method
10	year storm,	i = 6.7 "/hr;	"
100	year storm,	i = 9.1 "/hr;	"

**RUNOFF COEFFICIENT FROM PROPOSED SITE:**

	Area(SF)	%	Ce	Partial Ce
Dwelling	1683	26.9	0.95	0.256
Front Porch	102	1.6	0.95	0.016
Driveway-pavers	432	6.9	0.95	0.066
Front Walk-pavers	106	1.7	0.95	0.016
Conc. Feat.	127	2.0	0.95	0.019
Landscape	<u>3800</u>	<u>60.8</u>	0.3	<u>0.182</u>
	<b>6250</b>	<b>100%</b>		<b>0.555</b>

**RUNOFF FROM PROPOSED SITE:**

$$Q = \frac{0.555 \times 5.2 \times 0.143}{p^2} = 0.414 \text{ cfs}$$

$$V = \frac{0.414 \times 1/2 \times 18.00 \times 60}{p^2} = \underline{224} \text{ cf}$$

$$Q = \frac{0.555 \times 6.7 \times 0.143}{p^{10}} = 0.533 \text{ cfs}$$

$$V = \frac{0.533 \times 1/2 \times 18.00 \times 60}{p^{10}} = \underline{288} \text{ cf}$$

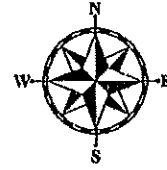
$$Q = \frac{0.555 \times 9.1 \times 0.143}{p^{100}} = 0.724 \text{ cfs}$$

$$V = \frac{0.724 \times 1/2 \times 18.00 \times 60}{p^{100}} = \underline{391} \text{ cf}$$



# GB ENGINEERING, LLC

Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

**Storage Required for Proposed Increase in Runoff Volume:** (as per Residential Site Improvement)

2 yr storm	224 cf	-	123	=	<u>100</u> cf
10 yr storm	288 cf	-	238	=	50 cf
100 yr storm	391 cf	-	345	=	46 cf

**Storage Required for Roof Runoff:**

10 yr storm used 60 min. storm duration I = 2.0"/hr

Roof Area - 1683 sf.      Front Porch      102 cf.

$$\text{Designated Area} \quad 1785 \times \frac{2.0}{12} \times 0.95 \times \frac{60}{60} = \underline{283} \text{ cf.}$$

Note: 100 cf ( req. for 2 yr storm ) < 283 cf

Use 283 cf as design volume

**SEEPAGE PIT STORAGE CALCULATIONS FOR ROOF RUNOFF**

Pre-cast 6 ft inner diameter concrete seepage pit → 6 ft deep  
( 6.5 ft outer diameter )

Provide stone with filter fabric around pit → 2.0 ft thick

40% stone void ratio used.

\* No base stone area considered as storage due to sedimentation.

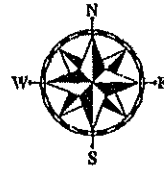
Pit Volume: 6 ft deep 2.0 ft thick stone

$$V = ( 3.14 \times 6 \times 6 \times 6 / 4 ) + ( 3.14 \times ( 110 - 42 ) \times 0.4 \times 6 / 4 = 298 \text{ CF}$$

Provided Storage for Dwelling 298 CF > 283 CF Required



**GB ENGINEERING, LLC**  
Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

Storage Required for Driveway Runoff:

10 yr storm used 60 min. storm duration                      I = 2.0"/hr

Driveway Area            432    sf.

$$\text{Designated Area} \quad 432 \quad \times \quad \frac{2.0}{12} \quad \times \quad 0.95 \quad \times \quad \frac{60}{60} \quad = \quad \underline{68} \quad \text{cf.}$$

**SEEPAGE PIT STORAGE CALCULATIONS FOR DRIVEWAY RUNOFF**

Pre-cast        6    ft    inner diameter concrete seepage pit        →    3    ft    deep  
( 6.5    ft    outer diameter )

Provide stone with filter fabric around pit                      →    1.5    ft    thick

40% stone void ratio used.

\* No base stone area considered as storage due to sedimentation.

Pit Volume: 3    ft    deep    1.5    ft    thick stone

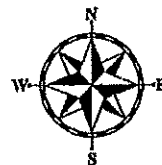
$$V = ( 3.14 \quad \times \quad 6 \quad \times \quad 6 \quad \times \quad 3 \quad / \quad 4 ) \quad +$$

$$( 3.14 \quad \times \quad ( 90 \quad - \quad 42 ) \times \quad 0.4 \quad \times \quad 3 \quad / \quad 4 = \quad 130 \quad \text{CF}$$

**Provided Storage for Driveway        130    CF    >    68    CF    Required**



**GB ENGINEERING, LLC**  
Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

## DRAINAGE CALCULATIONS

FOR

109 HALLBERG AVENUE  
PROP. LOT 20.02 in BLOCK 219  
BOROUGH OF BERGENFIELD  
BERGEN COUNTY  
NEW JERSEY  
2019/1215

Prepared for:

STEVEN PORADA

February 5, 2020

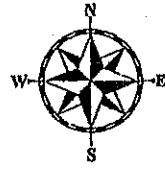
Revised: March 25, 2021

THOMAS G. STEARNS III  
N. J. PROFESSIONAL ENGINEER & SURVEYOR  
N. J. LICENSE NO. GB40959



# GB ENGINEERING, LLC

Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

**Present Existing Site:**

Area in Question consists of Proposed Lot 20.02  
 Area = 6250 sf = 0.143 Acres  
 tc = 6 min.

2	year storm,	i = 5.2 "/hr;	Use Rational Method
10	year storm,	i = 6.7 "/hr;	"
100	year storm,	i = 9.1 "/hr;	"

**EXISTING COEFFICIENT FROM PRESET SITE:**

	Area(SF)	%	Ce	Partial Ce
P/O Dwelling	1594	25.5	0.95	0.242
Porch w/stairs	109	1.7	0.95	0.017
P/O Pool	117	1.9	0.95	0.018
Wood Deck	278	4.4	0.95	0.042
Macadam	239	3.8	0.95	0.036
Front walk	143	2.3	0.95	0.022
Concrete feat.	550	8.8	0.95	0.084
Landscape	<u>3220</u>	<u>51.5</u>	0.3	<u>0.155</u>
	<b>6,250</b>	<b>100%</b>		<b>0.615</b>

**RUNOFF FROM EXISTING SITE:**

$$Q = \frac{CiA}{e2} = \frac{0.615 \times 5.2 \times 0.143}{e2} = 0.459 \text{ cfs} \quad 50\% = 0.229 \text{ cfs}$$

$$V = \frac{0.229 \times 1/2 \times 18.00 \times 60}{e2} = \underline{124} \quad \text{allowable volume}$$

$$Q = \frac{CiA}{e10} = \frac{0.615 \times 6.7 \times 0.143}{e10} = 0.591 \text{ cfs} \quad 75\% = 0.443 \text{ cfs}$$

$$V = \frac{0.443 \times 1/2 \times 18.00 \times 60}{e10} = \underline{239} \quad \text{allowable volume}$$

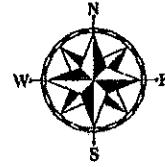
$$Q = \frac{CiA}{e100} = \frac{0.615 \times 9.1 \times 0.143}{e100} = 0.803 \text{ cfs} \quad 80\% = 0.643 \text{ cfs}$$

$$V = \frac{0.643 \times 1/2 \times 18.00 \times 60}{e100} = \underline{347} \quad \text{allowable volume}$$



# GB ENGINEERING, LLC

Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

**Proposed Developed Site:**

Area in Question consists of Proposed Lot 20.02  
 Area = 6250 sf = 0.143 Acres  
 tc = 6 min.

2	year storm,	i = 5.2 "/hr;	Use Rational Method
10	year storm,	i = 6.7 "/hr;	"
100	year storm,	i = 9.1 "/hr;	"

**RUNOFF COEFFICIENT FROM PROPOSED SITE:**

	Area(SF)	%	Ce	Partial Ce
Dwelling	1683	26.9	0.95	0.256
Front Porch	102	1.6	0.95	0.016
Driveway-pavers	432	6.9	0.95	0.066
Front Walk-pavers	106	1.7	0.95	0.016
Conc. Feat.	119	1.9	0.95	0.018
Landscape	<u>3808</u>	<u>60.9</u>	0.3	<u>0.183</u>
	6250	100%		0.554

**RUNOFF FROM PROPOSED SITE:**

$$Q = \frac{0.554 \times 5.2 \times 0.143}{p^2} = 0.413 \text{ cfs}$$

$$V = \frac{0.413 \times 1/2 \times 18.00 \times 60}{p^2} = \underline{223} \text{ cf}$$

$$Q = \frac{0.554 \times 6.7 \times 0.143}{p^{10}} = 0.533 \text{ cfs}$$

$$V = \frac{0.533 \times 1/2 \times 18.00 \times 60}{p^{10}} = \underline{288} \text{ cf}$$

$$Q = \frac{0.554 \times 9.1 \times 0.143}{p^{100}} = 0.723 \text{ cfs}$$

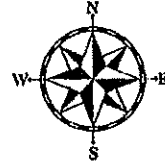
$$V = \frac{0.723 \times 1/2 \times 18.00 \times 60}{p^{100}} = \underline{391} \text{ cf}$$





# GB ENGINEERING, LLC

Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

**Storage Required for Proposed Increase in Runoff Volume:** (as per Residential Site Improvement)

2 yr storm	223 cf	-	124	=	<u>99</u> cf
10 yr storm	288 cf	-	239	=	48 cf
100 yr storm	391 cf	-	347	=	44 cf

**Storage Required for Roof Runoff:**

10 yr storm used 60 min. storm duration	I = 2.0"/hr
Roof Area - 1683 sf.	Front Porch 102 cf.
Designated Area	$1785 \times \frac{2.0}{12} \times 0.95 \times \frac{60}{60} = \underline{283}$ cf.

Note: 99 cf (req. for 2 yr storm) < 283 cf

Use 283 cf as design volume

**SEEPAGE PIT STORAGE CALCULATIONS FOR ROOF RUNOFF**

Pre-cast 6 ft inner diameter concrete seepage pit → 6 ft deep  
( 6.5 ft outer diameter )

Provide stone with filter fabric around pit → 2.0 ft thick

40% stone void ratio used.

\* No base stone area considered as storage due to sedimentation.

Pit Volume: 6 ft deep 2.0 ft thick stone

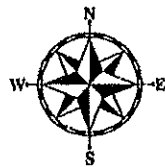
$$V = ( 3.14 \times 6 \times 6 \times 6 / 4 ) + ( 3.14 \times ( 110 - 42 ) \times 0.4 \times 6 / 4 = 298 \text{ CF}$$

Provided Storage for Dwelling 298 CF > 283 CF Required



# GB ENGINEERING, LLC

Engineering • Surveying



144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015

### Storage Required for Driveway Runoff:

10 yr storm used 60 min. storm duration

I = 2.0"/hr

Driveway Area 432 sf.

Designated Area  $432 \times \frac{2.0}{12} \times 0.95 \times \frac{60}{60} = 68$  cf.

### SEEPAGE PIT STORAGE CALCULATIONS FOR DRIVEWAY RUNOFF

Pre-cast 6 ft inner diameter concrete seepage pit → 3 ft deep  
( 6.5 ft outer diameter )

Provide stone with filter fabric around pit → 1.5 ft thick

40% stone void ratio used.

\* No base stone area considered as storage due to sedimentation.

Pit Volume: 3 ft deep 1.5 ft thick stone

$V = ( 3.14 \times 6 \times 6 \times 3 / 4 ) +$

$( 3.14 \times ( 90 - 42 ) \times 0.4 \times 3 / 4 = 130$  CF

**Provided Storage for Driveway 130 CF > 68 CF Required**



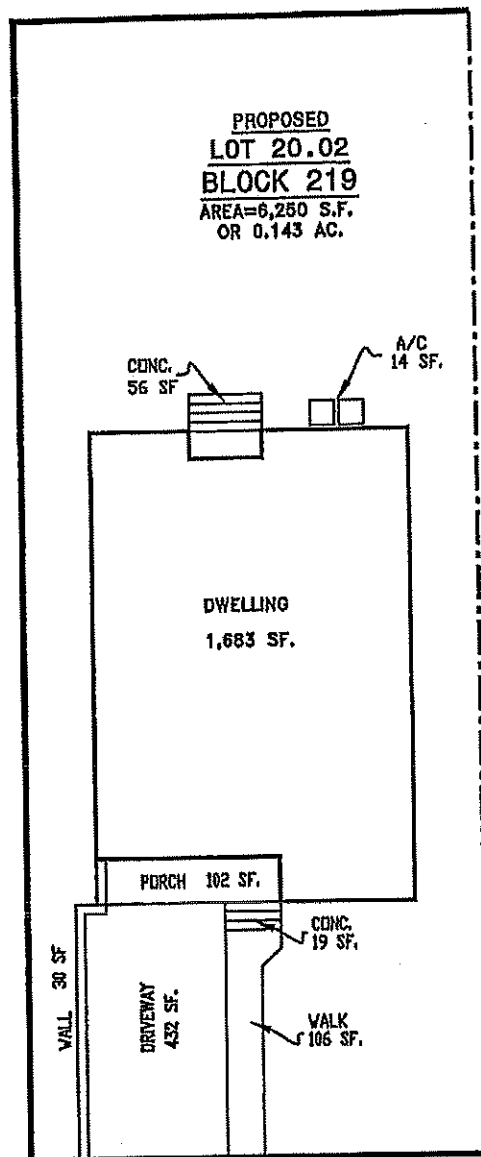
# GB ENGINEERING, LLC

Engineering • Surveying

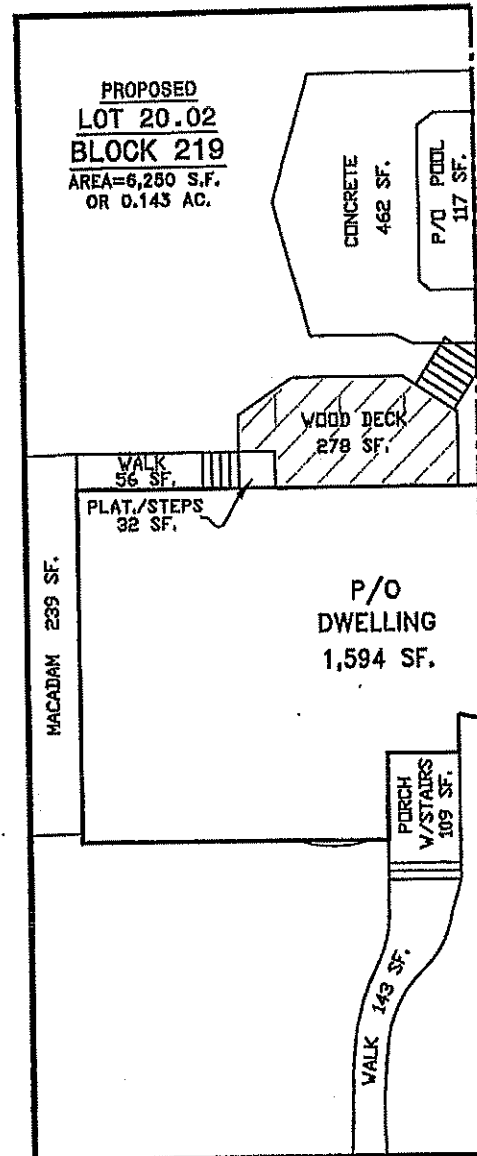


144 Jewell Street • Garfield, NJ 07026

Tel: 973-340-0948 • Fax: 973-340-0015



PROPOSED



EXISTING



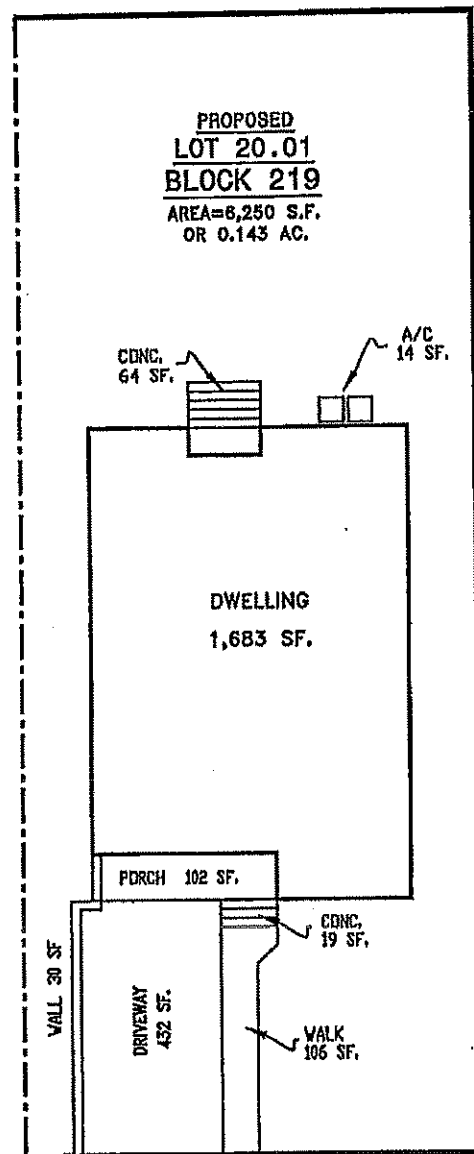
# GB ENGINEERING, LLC

Engineering • Surveying

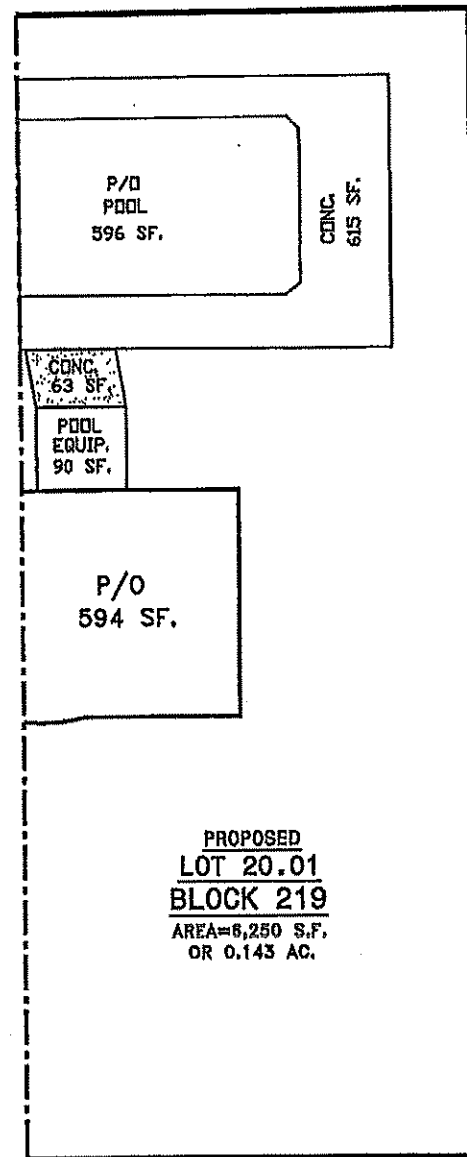


144 Jewell Street • Garfield, NJ 07026

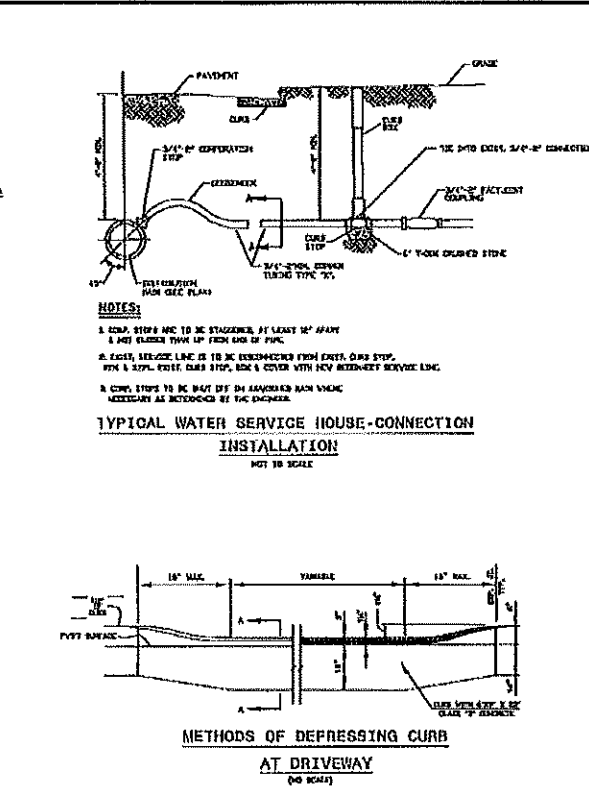
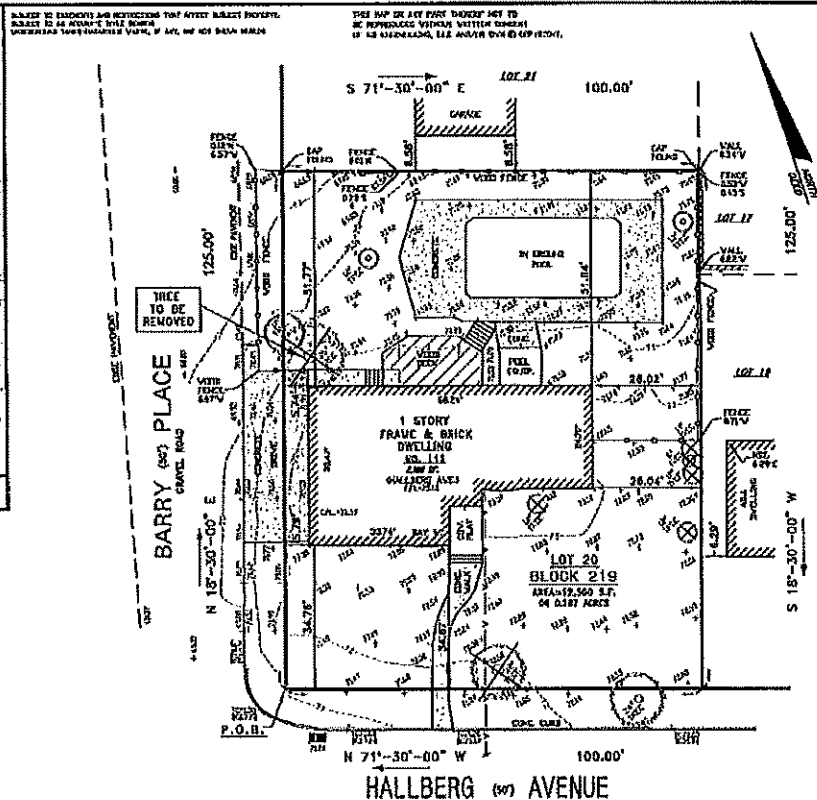
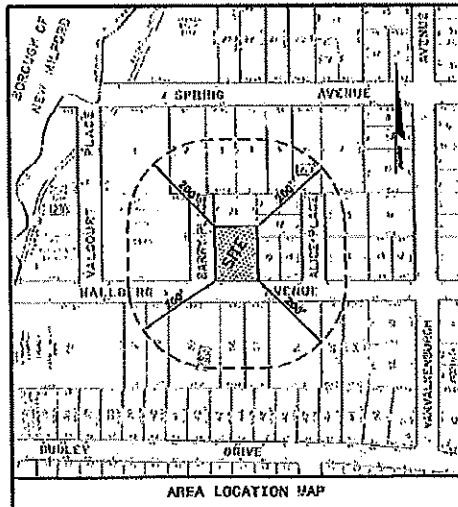
Tel: 973-340-0948 • Fax: 973-340-0015



PROPOSED



EXISTING

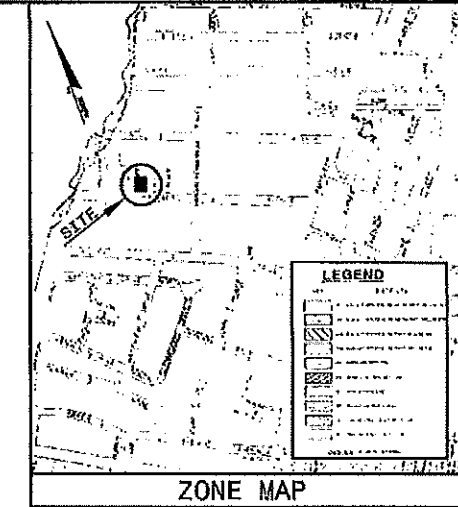


### SOIL MOVING CALCULATIONS (PROPOSED LOT 20)

Location	Volume	Location	Volume	Total	CV
Excavation	119	Fill	31		
Footings	22	Backfill	18	218	27
Total = 119 + 31 = 150					

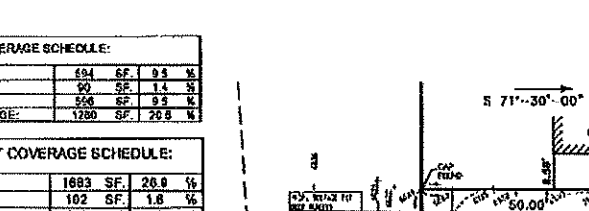
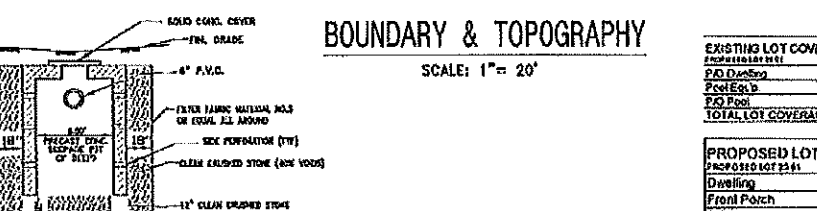
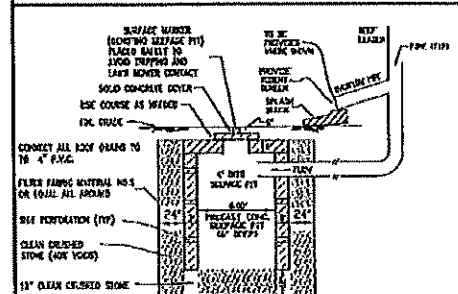
### SOIL MOVING CALCULATIONS (PROPOSED LOT 20)

Location	Volume	Location	Volume	Total	CV
Excavation	119	Fill	31		
Footings	22	Backfill	18	259	27
Total = 119 + 31 = 150					



### GENERAL NOTES:

- BEING A PROPOSED SUBDIVISION FOR LOT 20 IN BLOCK 219 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF BERGENFIELD, BERGEN COUNTY, NEW JERSEY. TAX MAP SHEET NO. 15.
- ALSO KNOWN AS LOTS 24 AND PART OF 25 AS SHOWN ON A MAP ENTITLED: "MAP OF PROPERTY OF CARL HALLBERG" DATED IN THE S.C.C.O. MARCH 1, 1912 AS MAP NO. 1409.
- EXISTING LOT 20 CONTAINS: 17,500 SF OR 0.287 ACRES
- PROPOSED LOT 20.01 CONTAINS: 6,250 SF OR 0.1435 ACRES
- PROPOSED LOT 20.02 CONTAINS: 6,250 SF OR 0.1435 ACRES
- THE PROPERTY LIES WITHIN "R-5" RESIDENTIAL ZONE ONE-FAMILY HOMES ARE CONSIDERED A PERMITTED USE. SEE ZONING CHART BELOW.

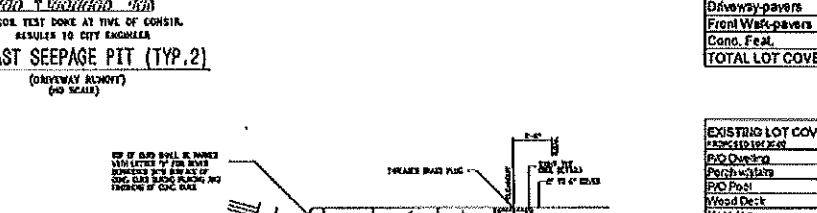


NOTE: SOIL TEST DONE AT TIME OF CONSTR. RESULTS TO BOROUGH ENGINEER.

PRECAST SEEPAGE PIT (TYP. 2) (NO SCALE)

- SEEPAGE PIT TO BE DISPOSED ONCE A YEAR BY HOMEOWNER. CLEAN OUT DEBRIS AS REQUIRED.
- ALL SOIL ASSUMPTIONS ARE TO BE FIELD VERIFIED.
- SEEPAGE PIT IS DESIGNED FOR RAINFALL ONLY.

NOTE: SOIL LOG AND REGULATION TEST TO BE PERFORMED AT THE LOCATION OF THE PROPOSED SEEPAGE PIT. BOROUGH ENGINEER TO BE ADVISED PRIOR TO TEST FOR INSPECTION. RESULTS OF THE TEST TO BE SUBMITTED TO BOROUGH ENGINEER.



### EXISTING LOT COVERAGE SCHEDULE:

Professional Fee	684 SF	9.8 %
P.O. Building	109 SF	1.7 %
P.O. Pool	596 SF	9.9 %
<b>TOTAL LOT COVERAGE:</b>	<b>1289 SF</b>	<b>20.8 %</b>

### PROPOSED LOT COVERAGE SCHEDULE:

Dwelling	1683 SF	26.9 %
Front Porch	102 SF	1.6 %
Driveway-Pavers	432 SF	6.9 %
Front Walk-Pavers	106 SF	1.7 %
Conc. Feat.	127 SF	2.0 %
<b>TOTAL LOT COVERAGE:</b>	<b>2450 SF</b>	<b>39.2 %</b>

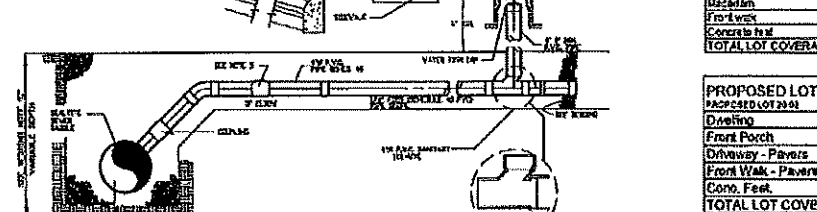
### LEGEND

**EXISTING FEATURES**

- Right of Way Lines
- Curb Lines
- Concrete Sidewalk
- Sanitary Sewer Main
- Sanitary Manhole
- Gas Main
- Gas Valve
- Water Main
- Water Valve
- Existing Grade
- Contour Elevation Line

**PROPOSED FEATURES**

- PROP. SAN. SEWER CONN. (4" PVC)
- PROP. WATER CONN. (1" COPPER)
- PROP. GAS
- FIN. GRADE
- PROP. CONC. SIDEWALK, ETC.
- PROP. 4" PVC ROOF DRAINS
- PROP. CONCRETE CURB
- PROP. SEEPAGE PIT
- PROP. WATER VALVE
- PROP. GAS VALVE
- PROP. CONTOURS



### EXISTING LOT COVERAGE SCHEDULE:

P.O. Building	1594 SF	25.0 %
Perchwalk	109 SF	1.7 %
P.O. Pool	117 SF	1.9 %
Wood Deck	278 SF	4.4 %
Driveway	239 SF	3.8 %
Front Walk	143 SF	2.3 %
Concrete Feat.	550 SF	8.8 %
<b>TOTAL LOT COVERAGE:</b>	<b>3030 SF</b>	<b>48.5 %</b>

### PROPOSED LOT COVERAGE SCHEDULE:

Dwelling	1683 SF	26.9 %
Front Porch	102 SF	1.6 %
Driveway - Pavers	432 SF	6.9 %
Front Walk - Pavers	106 SF	1.7 %
Conc. Feat.	119 SF	1.9 %
<b>TOTAL LOT COVERAGE:</b>	<b>2442 SF</b>	<b>39.1 %</b>

THIS SITE PLAN HAS BEEN APPROVED AT A MEETING OF: PLANNING BOARD OF THE BOROUGH OF BERGENFIELD

MEETING HELD ON: 2021

APPROVED: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOROUGH ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

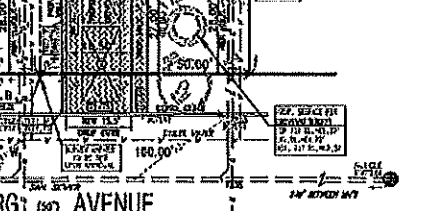
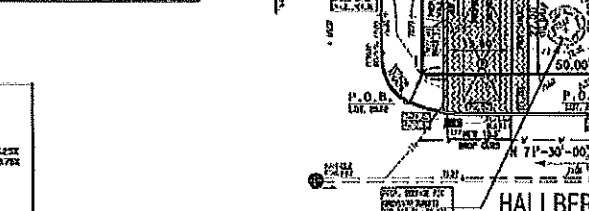
NOTE: 1. ALL EXISTING PIPES AND CURB SHALL BE EXPOSED FOR TYPE OF PIPE, SIZE AND INSTALLATION TO BE VERIFIED.

2. CLEANOUTS ON EXISTING LINES ARE TO BE LOCATED AS SHOWN ON DETAIL.

3. DAY FOR FOUR (4) FEET BEYOND OVER CONCRETE WITH 2 FEET MINIMUM OVERLAP.

4. FOR THE SEEING DETAILS ON DETAILS THIS DETAIL.

5. WORK A NEW PVC SEWER CONNECTION IS TO BE DETAIL ALL DETAILS SHALL BE STANDARD.



### ZONE "R-5"

REQUIREMENTS	EXIST.	PROPOSED	PROPOSED	VARIANCE
MIN. LOT AREA	6,000 SF	12,500 SF	6,250 SF	NO
MIN. LOT WIDTH	60 FT	100.00'	50.00'	YES
MIN. FRONT YARD SETBACK	25 FT	34.67'	27.00'	NO
MIN. FRONT YARD SETBACK	25 FT	5.74'	7.50'	NO
MIN. SIDE YARD	7.5 FT	26.62'	7.50'	NO
MIN. SIDE YARD	15 FT	31.78'	15.00'	NO
MIN. REAR YARD	25 FT	51.77'	43.33'	NO
LOT COVERAGE	3%	17.5%	28.6%	NO
IMPROVED LOT COVERAGE	3%	21.32%	39.2%	YES
MAX. BUILDING HGT.	2 STY.	1 STY.	2 STY.	NO

- EXISTING VARIANCE
- VARIANCE REQUESTED
- SURVEY REGISTRATION BY GE ENGINEERING, LLC, DATED MARCH 9, 2019.
- ELEVATIONS SHOWN ARE BASED ON NAVD83 DATUM.
- PROPERTY IS LOCATED IN ZONE "R" AS PER FLOOD INSURANCE RATE MAP NO. 31003C 0182 R, DATED AUGUST 28, 2019, BERGEN COUNTY, NEW JERSEY.
- UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. EXACT LOCATIONS TO BE MARKED OUT AT TIME OF CONSTRUCTION.
- UTILIZE EXISTING UTILITIES WHERE POSSIBLE.
- CONTRACTOR TO REMOVE ANY UNDERGROUND TANKS & CAP ALL EXISTING UTILITIES IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH BOROUGH OF BERGENFIELD STANDARDS & ORDINANCES.
- DRAINAGE FROM THIS PROPERTY SHALL NOT IMPACT ADJ. PROPERTIES FROM, DURING AND AFTER CONSTRUCTION. IN THE EVENT ADJ. PROPERTIES ARE IMPACTED, THE APPLICANT IS REQUIRED TO CORRECT THE WATER AT THEIR OWN EXPENSE.
- APPLICANT TO ENSURE THAT FINAL GRADING OF LOT DOES NOT CAUSE SURFACE WATER RUNOFF TO FLOW TO ADJACENT PROPERTIES.
- REFER TO ARCHITECT PLANS FOR DETAILS.
- THIS SUBDIVISION WILL BE FILED BY DEED.

THIS SUBDIVISION PLAN HAS BEEN PREPARED UNDER MY PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR.

CERTIFIED TO: THE FORADA DEVELOPMENT GROUP LLC

CERTIFICATE OF AUTHORIZATION NO. 2424-2410000

Thomas O. Stearns III

THOMAS O. STEARNS III - 40840954

N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR

MAP SHOWING

**MINOR SUBDIVISION**

111 HALLBERG AVENUE

LOT 20 IN BLOCK 219 TAX MAP

BOROUGH OF BERGENFIELD

BERGEN COUNTY NEW JERSEY

GB ENGINEERING, LLC

ENGINEERS & SURVEYORS

144 JEWELL STREET

CARLISLE, NEW JERSEY 07024

PHONE: 908-261-0000

(973) 340-0948 FAX 340-0615

SCALE: 1"=20'-0"

DATE: MARCH 25, 2021

SHEET NO. 1 of 1

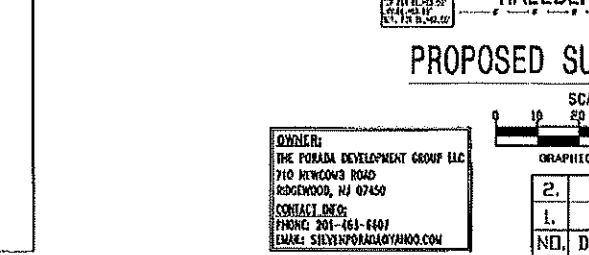
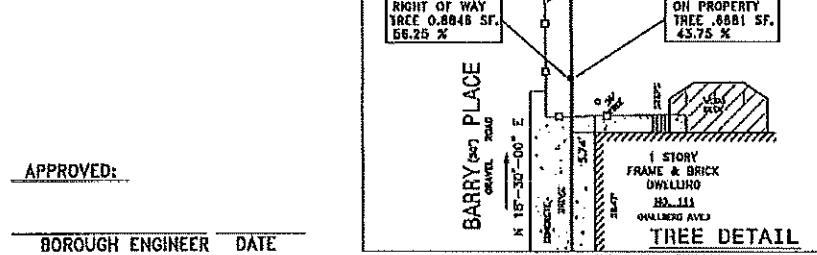
FILE NO. 2019/1215

APPROVED: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOROUGH ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



OWNER: THE FORADA DEVELOPMENT GROUP LLC  
710 NEWCORN ROAD  
ROCKWOOD, NJ 07450

CONTACT INFO:  
PHONE: 201-463-6467  
EMAIL: SILVIA@FORADAGROUP.COM

NO.	DATE	REVISION
2.		
1.		

NO.	DATE	REVISION
2.		
1.		