

BOROUGH OF BERGENFIELD

BOARD OF ADJUSTMENT

APPLICATION AND INSTRUCTIONS TO APPLICANTS

Instructions include 1-3

Application includes 1-11

RECEIVED BY \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY ADDRESS 275 S. Washington Ave

BLOCK 253 LOT 17

DATE APPLICATION RECEIVED \_\_\_\_\_

ESCROW FEES \$5000 - Collected by \_\_\_\_\_  
Date \_\_\_\_\_

APPLICATION FEES \$50 - Collected by \_\_\_\_\_  
Date \_\_\_\_\_

FILE NO. \_\_\_\_\_ DATE \_\_\_\_\_  
DATE OF HEARING \_\_\_\_\_ DISPOSITION \_\_\_\_\_

BOARD OF ADJUSTMENT  
MUNICIPAL BUILDING, BERGENFIELD, N.J.

APPLICATION FOR VARIATION/APPEAL  
OF REQUIREMENTS OF ZONING ORDINANCE 1123

APPLICANT'S NAME Triple J Family Inc. (DUNKIN BUNTS)  
ADDRESS C/O M. MADAILO, 29 LEGION OP., BERGENFIELD NJ  
OWNER'S NAME Knowles Stillman Realty LLC  
OWNER'S ADDRESS 29 N. Bayard St PHONE # \_\_\_\_\_  
Matwah, NJ FED I.D.# or S S \_\_\_\_\_

Applicant will be represented at public hearing by M. MADAILO

TO THE BOARD OF ADJUSTMENT:  
Application is hereby made for a variation/appeal from the requirements of Section(s) \_\_\_\_\_ and/or from the requirements of the Scheduled Limiting Bulk of Buildings of the Zoning Ordinance in accordance with plans and specifications attached hereto and/or decision of Zoning Officer. The location of this property is at NUMBER: 275 S. WASHINGTON AVE, Bldg NJ

DESIGNATED AS Block(s) 253 and Lot(s) 17 on the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT B-2

VARIANCES REQUIRED: LOT AREA \_\_\_\_\_ LOT FRONTAGE \_\_\_\_\_

LOT COVERAGE  FRONT YARD \_\_\_\_\_ REAR YARD \_\_\_\_\_ SIDE YARD \_\_\_\_\_

TOTAL SIDE YARD  OTHER (specify) Buffer, FRONTAGE FOR DRIVE THROUGH DRIVEWAY WIDTH

THE REASON FOR DESIRED VARIANCE/APPEAL  
APPLICANT SEEKS A DRIVE THROUGH RESTAURANT +  
DEVIATES FROM CONDITION OF CONDITIONAL USE (200'  
FRONTAGE ON A SINGLE ROAD

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 152 x 92 2. SQUARE FEET IN LOT 15972

3. SIZE OF PRESENT BUILDINGS 58 x 47 4. STORIES 1

x

5. TOTAL AREA 2517 + SQ. FT. 6. NUMBER OF ROOMS 3

7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 422 overhangs + 115 Porches %

8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY

DUNKIN DONUTS WITH SEATING

9. ARE THERE ANY DEED RESTRICTIONS ON THE PROPERTY? YES

NO X (If yes, provide a copy of same)

10. CHARACTER OF BUILDINGS WITHIN 200 FT. OF PROPERTY

B-2 Commercial, DPT, SINGLE FAMILY

11. HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE

PREMISES? YES X NO IF SO, DATE FILED 2002

DISPOSITION Approved, returned on REMAND

12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING

ORDINANCE? YES X NO (IF SO, EXPLAIN) FRONT SETBACK (MAGNOLIA,

IMP COVERAGE, Buffer

13. IS THIS, OR ANY PART OF THIS PROPERTY IN THE FLOOD ZONE?

YES NO X

14. DOES THIS PROPERTY BORDER ON ANY COUNTY ROAD?

YES X NO

15. DOES THIS PROPERTY BORDER WITHIN 200 FT. OF ANY OTHER

MUNICIPALITY? YES NO X

-----

DESCRIPTION OF PROPOSED CHANGES

16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES \_\_\_\_\_ NO X

17. SIZE OF NEW ADDITION 115 x \_\_\_\_\_ SQ. FT. CANOPY  
\_\_\_\_\_ AREA \_\_\_\_\_ HEIGHT

18. SIZE OF NEW BUILDINGS \_\_\_\_\_ x \_\_\_\_\_ SQ. FT. NA  
\_\_\_\_\_ AREA \_\_\_\_\_ HEIGHT

19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS  
19.12 %

20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR NA

-----  
NOTE: ALL APPLICATIONS MUST INCLUDE: 1. Completed Application Form with Affidavits of Accuracy and Ownership. 2. An accurate Location Survey listing location of all structures with dimension to property lines with proposal sketched onto survey or submitted separately. 3. Copy of letter of denial by Construction Code Official or Zoning Officer, if applicable. ALL APPLICATIONS MUST BE FILED NO LESS THAN 30 DAYS PRIOR TO HEARING DATE. ALL PROOFS OF SERVICE, PUBLICATION, AND CERTIFICATE OF TAXES PAID MUST BE COMPLETED AND FILED WITH THE CONSTRUCTION CODE OFFICIAL NO LESS THAN TEN (10) DAYS PRIOR TO THE HEARING DATE. (All Return Receipts must be submitted prior to hearing.)

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY,  
COUNTY OF BERGEN

SS:

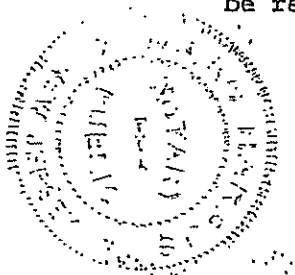
John Stillman of full age, duly sworn according to the law, deposes and says that he resides at 29 N. Bayard St in the Borough of Mahwah in the County of Bergen in the State of New Jersey that he is the owner in fee of real property lying in the Borough of Bergenfield, known and designated as number 275 S. Washington Ave and that he hereby authorizes Mark D. Madala Esq. to make the within application in his behalf and that the statements in the said application are true.

SWORN TO BEFORE ME THIS 24<sup>th</sup>  
DAY OF August 2021

[Signature]  
MARC HAEBUS  
Notary Public  
Notary Public of New Jersey  
No. 2235660  
Commission Exp. December 22, 2024

[Signature] Owner  
ON BEHALF OF Knoules Stillman Realty LLC

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:



By order of the Board of Adjustment of Bergenfield

AFFIDAVIT BOARD OF ADJUSTMENT

OF THE

BOROUGH OF BERGENFIELD

STATE OF NEW JERSEY  
COUNTY OF BERGEN  
BOROUGH OF BERGENFIELD

SS:

Triple J. Family Inc.  
Name of Applicant

Edilberto Jimenez of Triple J. Family Inc.  
being duly sworn deposes

and says; that he resides at number 3 Jays Ct.  
in the Borough of Closter, in the County of Bergen  
in the State of New Jersey, and says that he is the  
appellant making appeal for a variation/appeal 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 275 S. Washington Ave  
designated as Block 253 and Lot h7 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- 10<sup>th</sup>  
day of October 21

Diane P Bednarz  
Notary Public

[Signature]  
Applicant

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

ATTACHMENT TO AFFIDAVIT OF OWNERSHIP  
GREATER THAN 10% MEMBERS

ROBERT KNOWLES  
334 CALDWELL TERRACE  
LEESBURG, VA 20175  
20.635%

ANDREW KNOWLES  
2200 MILL TRACE LANE  
CENTERVILLE, OH 45458  
20.635%

DAVID KNOWLES  
329 HILLCREST DRIVE  
ENCINITAS, CA 92024  
20.635%



TAX COLLECTOR'S CERTIFICATION  
PAYMENT OF PROPERTY TAXES

Date: 8/17/21

Block: 253 Lot: 17 Address: 276 S. Washington Ave

Owners Name: Knowles Stillman Realty LLC

Owner's Address: 29 N. Bayard St.

Phone Number: 90 201.385.3788 Cell Number: \_\_\_\_\_

Application for:  Board of Adjustment  Planning Board  
 Building Department Permit

Description of Work to be Performed:  
Amend Site Plan to permit drive-thru service

*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: 7/26/2021  
(Printout Attached)

Tax Collector / Deputy Tax Collector Certification:  
Juan C Ortiz, CTC 7/26/21  
Date:

Certification Number: T-8454





**BOROUGH OF BERGENFIELD**

198 NORTH WASHINGTON AVENUE  
BERGENFIELD, NEW JERSEY 07621

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

August 11, 2021

Triple J Family, Inc.  
d/b/a Dunkin Baskin Robbins  
275 South Washington Ave  
Bergenfield, NJ 07621

c/o- Mark D. Madaio  
29 Legion Dr  
Bergenfield, NJ 07621

RE: Drive through -- Dunkin Donuts

Dear Mr. Madalo

Your application for the drive through at the Dunkin Donuts at 275 South Washington Ave has been denied for the following reason:

- Amended site plan approval. Buffer width required 6 feet, proposed 2 feet. Frontage for drive through required 200 feet on one street, proposed total 240 feet on two streets due to corner property.

You have the right to appeal my decision to the Planning Board. 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

# DRAINAGE REPORT

DUNKIN DONUTS – PROPOSED DRIVE-THRU  
275 S. WASHINGTON AVENUE  
LOT 17, BLOCK 253  
BOROUGH OF BERGENFIELD  
BERGEN COUNTY, NEW JERSEY  
(JOB # 3947)

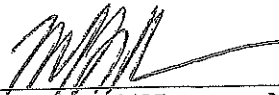
**PREPARED ON:**

**September 13, 2021**

**PREPARED FOR:**

**TRIPLE J. FAMILY, INC. D/B/A/ DUNKIN' BASKIN ROBINS**  
275 s. Washington Avenue  
Bergenfield, New Jersey 07621

**MICHAEL J. HUBSCHMAN, P.C.**  
MICHAEL J. HUBSCHMAN, P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
263 A SOUTH WASHINGTON AVENUE  
BERGENFIELD, NEW JERSEY 07621

  
A handwritten signature in black ink, appearing to read 'M. Hubschman', is written over a horizontal line.

NJPE No. 29497

NJPP No. 3200

# TABLE OF CONTENTS

	<u>Page</u>
<u>SUMMARY AND CONCLUSIONS</u>	i-ii
<u>SECTION 1</u>	
Existing & Proposed Flows for 2, 10, 25 & 100-Year Storms	1.1
<u>SECTION 2</u>	
Stormwater Quality	2.1
<u>SECTION 3</u>	
Groundwater Recharge	3.1-3.2
<u>SECTION 4</u>	
Proposed Flow to Pipes	4.1
<u>SECTION 5</u>	
Pipe Capacity Calculations	5.1

## APPENDIX 1

Misc. Materials

## APPENDIX 2

Drainage Area Maps:

1. DWG 3947-6 Existing Conditions Plan
2. DWG 3947-7 Proposed Conditions, Drainage Area Map

## **SUMMARY AND CONCLUSIONS**

### **SUMMARY:**

The purpose of this drainage report is to calculate and compare the 25-year design peak flows for the present and proposed conditions associated with the a 0.367-acre lot located in the Borough of Bergenfield, Bergen County, New Jersey. This lot is located at South Washington Avenue, and is designated as Lot 17, and Block 253. The existing site consists of an existing building, parking area, walks, and lawn areas. The proposal is to convert the existing parking area to a drive-thru capable for a Dunkin Donut.

The design storm peak flows generated from the site were calculated utilizing the rational method. The drainage calculations were conducted in accordance with the following:

1. New Jersey Department of Environmental Protection requirements for storm water runoff, NJAC 7:8-5.4(a)3i; *Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the two, 10 and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events.*
2. Bergen County Site Plan Ordinance (SPO) IX adopted June 6, 2018; The diversion of flow to County drainage or stormwater management facilities will not be permitted except for flows up to one (1) cubic foot per second (cfs) to a system that can adequately handle this additional flow or as approved by the County Engineer.

### **CONCLUSIONS:**

#### **Stormwater Quantity:**

Following is a comparison table between the pre and post development peak flows. The time of concentrations for pre and post development is  $T_c = 10$  min. Therefore, the project meets the criteria set for in NJAC 7:8 and SPO IX whereby the proposed peak flows do not exceed the pre-construction runoffs at any point in time. Summary table that follows shows that the project site meets the criteria set forth in NJAC 7:8 and SPO IX.

Stormwater table is compiled from report data included in the Section 1 of this report.

**STORMWATER SUMMARY TABLE**

Storm	Existing Runoff  (CFS)	Post Construction Flow  (CFS)	Meets NJDEP and SPOIX Ordinance
2 Year	1.556	1.553	YES
10 Year	2.066	2.063	YES
25 Year	2.341	2.337	YES
100 Year	2.750	2.746	YES

**Stormwater Quality:**

Per SPO IX (K)(2)(a), stormwater quality runoff requirements are applicable only if: the proposed project will increase the site's existing impervious surface by 0.25 acres or more.

Therefore, the stormwater quality requirements are not applicable for the project since the project site proposes a reduction in the impervious surface of the site. The roof runoff is routed to a rain garden which is proposed on the northerly side of the property.

**Groundwater recharge:**

Per SPO IX (D)(1)(d) Groundwater recharge computations may be performed based upon the New Jersey Groundwater Recharge Spreadsheet (NJGRS) as described in the *New Jersey Stormwater Best Management Practices Manual*.

Based on the NJGRS the site does not generate any recharge volume.

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DRAINAGE REPORT

LOT 17, BLOCK 253  
CLOSTER, NEW JERSEY  
JOB # 3947

## SECTION 1

**EXISTING FLOW &  
PROPOSED FLOW  
FOR 2, 10, 25, 100 – YEAR  
STORMS**

## RATIONAL METHOD

JOB # 3947

TOTAL LOT AREA	=	15,972.00 SF	0.367	Ac
EXISTING IMPERVIOUS AREA	=	14,338.00 SF	0.329	Ac
PROPOSED IMPERVIOUS AREA	=	13,448.00 SF	0.309	Ac

SOIL TYPE	=	UR Urban Development		
SOIL GROUP	=	<u>D</u>		

C LAWN	=	<u>0.96</u>		
C IMPERVIOUS	=	<u>0.99</u>		

### EXISTING

$$C = \frac{14,338.00 \cdot 0.99 + 1,634.00 \cdot 0.96}{15,972.00} = 0.987$$

### PROPOSED

$$C = \frac{13,448.00 \cdot 0.99 + 2,524.00 \cdot 0.96}{15,972.00} = 0.985$$

### EXISTING FLOW (CFS)

Event	Equation	Weighted "C"	Rainfall Intensity "I"	Drainage Area A "ac."	Flows
Q <sub>2</sub>	= C*i*A	= 0.987	* 4.30	* 0.367	= 1.556 CFS
Q <sub>10</sub>	= C*i*A	= 0.987	* 5.71	* 0.367	= 2.066 CFS
Q <sub>25</sub>	= C*i*A	= 0.987	* 6.47	* 0.367	= 2.341 CFS
Q <sub>100</sub>	= C*i*A	= 0.987	* 7.60	* 0.367	= 2.750 CFS

### PROPOSED FLOW (CFS)

Q <sub>2</sub>	= C*i*A	= 0.985	* 4.30	* 0.367	= 1.553 CFS
Q <sub>10</sub>	= C*i*A	= 0.985	* 5.71	* 0.367	= 2.063 CFS
Q <sub>25</sub>	= C*i*A	= 0.985	* 6.47	* 0.367	= 2.337 CFS
Q <sub>100</sub>	= C*i*A	= 0.985	* 7.60	* 0.367	= 2.746 CFS

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LOT 17, BLOCK 253  
CLOSTER, NEW JERSEY  
JOB # 3947

## SECTION 2

# STORMWATER QUALITY



**Stormwater Quality:**

Per SPO IX (K)(2)(a), and NJAC 7:8 the stormwater quality runoff requirements are applicable only if: the proposed project will increase the site's existing impervious surface by 0.25 acres or more.

Therefore, the stormwater quality requirements are not applicable for the project since the project site proposes a reduction in the impervious surface of the site.

A rain garden which is considered to be a green infrastructure is proposed on the northerly side of the property. Rain gardens are landscaped, shallow depressions that capture rainwater and allow it to percolate slowly into the ground. The roof runoff is routed to the Rain Garden . Engineering drawings include requisite details for the rain garden.

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LOT 17, BLOCK 253  
CLOSTER, NEW JERSEY  
JOB # 3947

## SECTION 3

# GROUNDWATER RECHARGE

GROUNDWATER RECHARGE:

Annual Groundwater recharge Analysis was performed based on NJ BMP Manual Chapter 6. The calculations are performed utilizing GSR-32 spreadsheet. Based on calculations the site does not require any groundwater recharge.

New Jersey Groundwater Recharge Spreadsheet Worksheet Number: 1003		Annual Groundwater Recharge Analysis (based on GSR-32)				Project Name: Dunkin Donuts	
Select Township: BERGENCOY, BERGENFIELD, BORO		Average Annual P (in)	Climate Factor	Post-Developed Conditions		Analysis Date: 09/10/21	
Pre-Developed Conditions		Post-Developed Conditions		Post-Developed Conditions			
Land Segment	Area (acres)	TR-45 Land Cover	Soil	Area (acres)	TR-45 Land Cover	Soil	Annual Recharge (cu-ft)
1	0.07754	Urban, dense	Urban Land	0.07754	Urban Land	Urban Land	0.0
2	0.22915	Urban, dense	Urban Land	0.22915	Urban Land	Urban Land	0.0
3	0.0			0.0			0.0
4	0.0			0.0			0.0
5	0.0			0.0			0.0
6	0.0			0.0			0.0
7	0.0			0.0			0.0
8	0.0			0.0			0.0
9	0.0			0.0			0.0
10	0.0			0.0			0.0
11	0.0			0.0			0.0
12	0.0			0.0			0.0
13	0.0			0.0			0.0
14	0.0			0.0			0.0
15	0.0			0.0			0.0
16	0.0			0.0			0.0
17	0.0			0.0			0.0
18	0.0			0.0			0.0
19	0.0			0.0			0.0
20	0.0			0.0			0.0
21	0.0			0.0			0.0
22	0.0			0.0			0.0
23	0.0			0.0			0.0
24	0.0			0.0			0.0
25	0.0			0.0			0.0
Total =	0.6			0.6			0.0
Total Annual Recharge (cu-ft)		Total Annual Recharge (cu-ft)		Total Annual Recharge (cu-ft)		Total Annual Recharge (cu-ft)	
0.0		0.0		0.0		0.0	

Annual Recharge Requirements Calculation	
% of Pre-Developed Annual Recharge to Preserve =	100%
Post-Development Annual Recharge Deficit =	0
Recharge Efficiency Parameters Calculations (area averages)	
RWC = (in)	EDRWC = 0.00
ERWC = (in)	EDRWC = 0.00
Total Annual Recharge (in)	0.0
Total Recharge Area (sq-ft)	51,428

Procedure to fill the Pre-Development and Post-Development Conditions Tables  
 For each land segment, first enter the area, then select TR-45 Land Cover, then select soil. Start from the top of the table and proceed downward. Don't leave blank rows (with A=0) in between your segment entries, rows with A=0 will not be displayed or used in calculations. For impervious areas, select "Impervious Area" as the Land Cover. Soil type for impervious areas are only required if a certification facility will be built within these areas.

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DRAINAGE REPORT

LOT 17, BLOCK 253  
CLOSTER, NEW JERSEY  
JOB # 3947

## SECTION 4

### PROPOSED FLOW TO PIPES

PROPOSED FLOWS

Subarea	Impervious (SF)	Pervious (SF)	Subarea (SF)	Runoff Coef. C	Flows (CFS)			
					2-Year	10-Year	25-Year	100-Year
A	8,476	975	9,451	0.987	0.92	1.22	1.39	1.63
O	1,908	1,549	3,457	0.977	0.33	0.44	0.50	0.59
R	3,064	0	3,064	0.990	0.30	0.40	0.45	0.53
Total	13,448	2,524	15,972	0.985	1.55	2.06	2.34	2.75

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DRAINAGE REPORT

LOT 17, BLOCK 253  
CLOSTER, NEW JERSEY  
JOB # 3947

## SECTION 5

# PIPE CAPACITY CALCULATIONS

### PIPE CAPACITIES

Structure to Structure	Tributary Area	Invert Upstream	Invert Downstream	Length	Pipe Ø	Type of Pipe	Slope	25-Yr. Flow (cfs)	Pipe Capacity (cfs)
				(ft.)	(in)		%		
A Inlet No.2 to B Inlet No.1	A	78.00	77.50	90	12	DIP	0.56	1.39	3.14

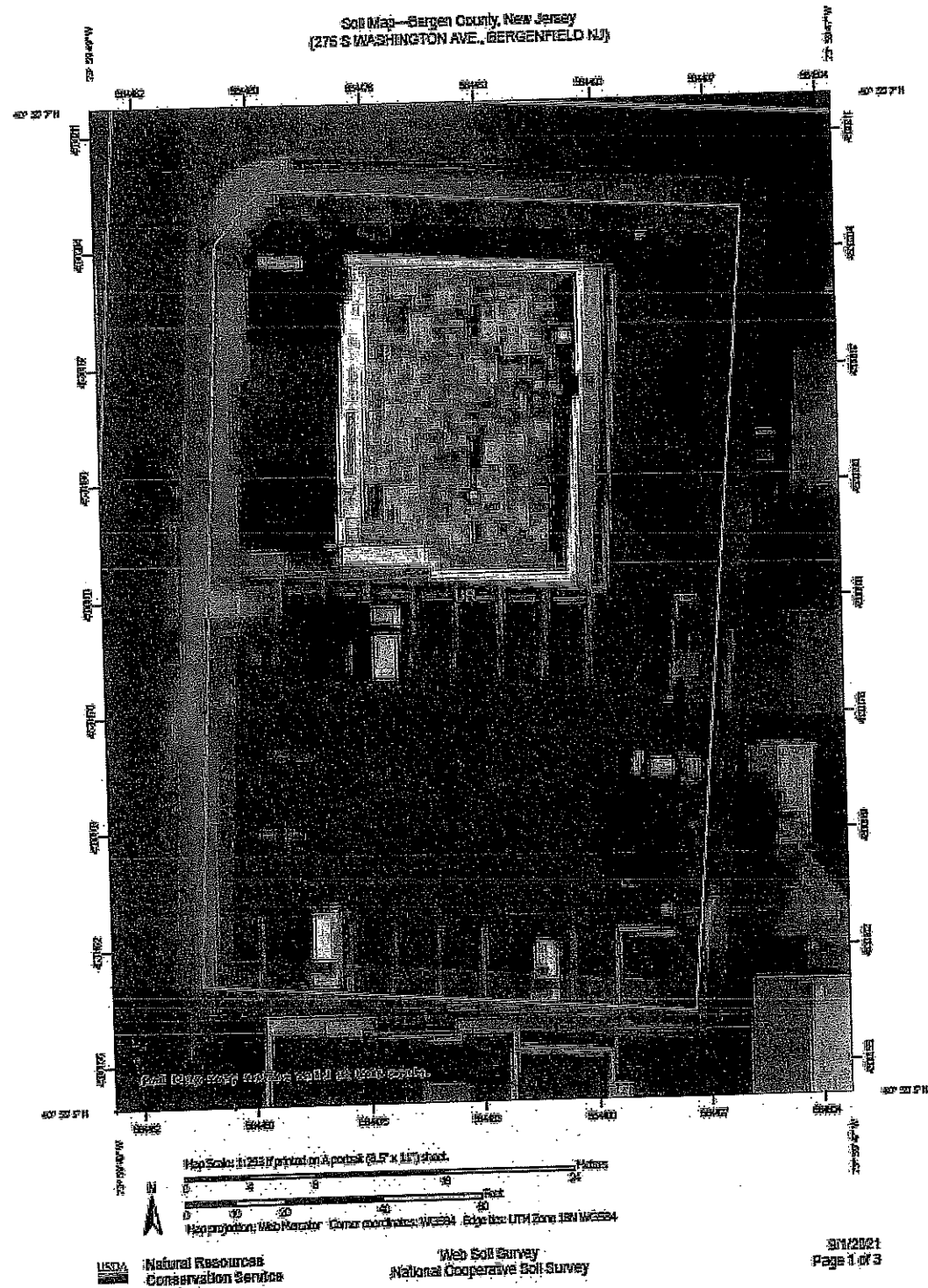


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DRAINAGE REPORT

LOT 17, BLOCK 253  
CLOSTER, NEW JERSEY  
JOB # 3947

## APPENDIX 1

### MISC. MATERIALS



**Soils (SSURGO)**

Rec	Map Unit Symbol	Map Unit Name
1	UR	Urban Land

### Recommended Coefficient of Runoff Values for Various Selected Land Uses

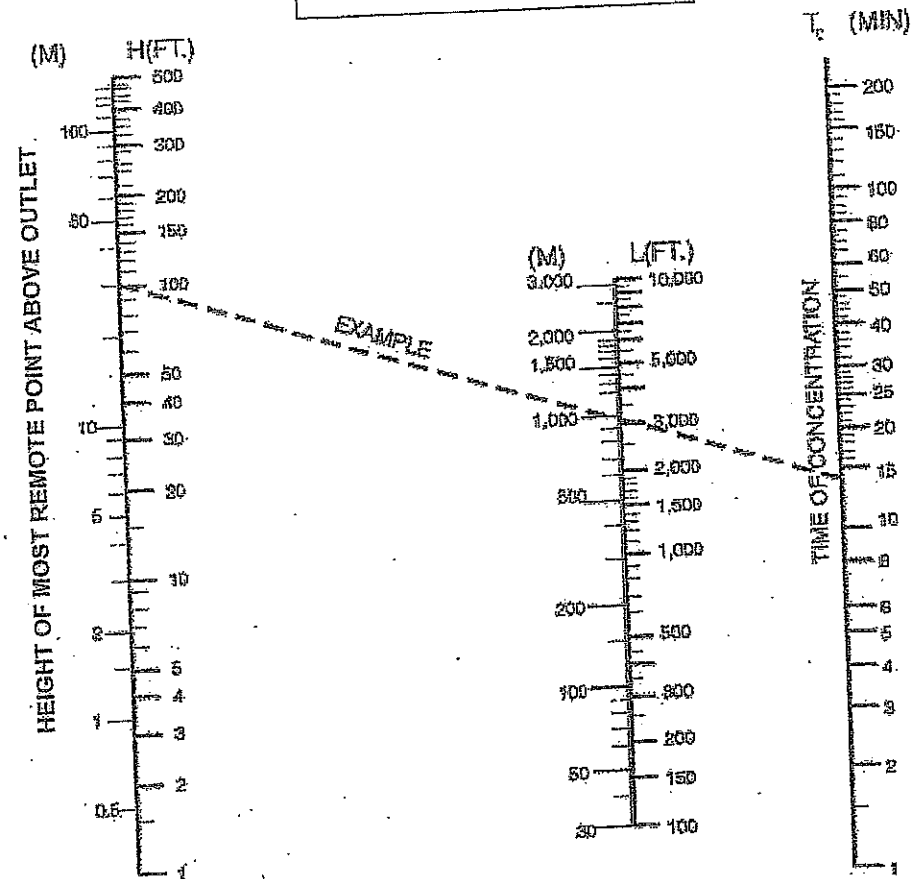
Land Use	Description	Hydrologic Soils Group			
		A	B	C	D
Cultivated Land	without conservation treatment	0.49	0.67	0.81	0.88
	with conservation treatment	0.27	0.43	0.67	0.67
Pasture or Range Land Meadow	poor condition	0.38	0.63	0.78	0.84
	good condition	---	0.25	0.51	0.65
	good condition	---	---	0.41	0.61
Wood or Forest Land	thin stand, poor cover, no mulch	---	0.34	0.59	0.70
	good cover	---	---	0.45	0.59
Open Spaces, Lawns, Parks, Golf Courses, Cemeteries	grass cover on 75% or more	---	0.25	0.51	0.65
	Good Condition	---	0.45	0.63	0.74
	Fair Condition	---	---	---	---
Commercial and Business Area	85% impervious	0.84	0.90	0.93	0.96
Industrial Districts	72% impervious	0.67	0.81	0.88	0.92
Residential Average Lot Size (acres)	average % impervious				
	65	0.59	0.76	0.86	0.90
	38	0.29	0.55	0.70	0.80
	1/8	---	0.49	0.67	0.78
	1/4	---	0.45	0.65	0.76
	1/3	---	0.41	0.63	0.74
1/2	---	---	---	---	
1	---	---	---	---	
Paved Areas	parking lots, roofs, driveways, etc.	0.99	0.99	0.99	0.99
Streets and Roads	paved with curbs & storm sewers	0.99	0.99	0.99	0.99
	gravel	0.57	0.76	0.84	0.88
	dirt	0.49	0.69	0.80	0.84

NOTE: Values are based on NRCS (formerly the SCS) definitions and are average values.  
 Source: Technical Manual for Land Use Regulation Program, Bureau of Inland and Coastal Regulations,  
 Stream Encroachment Permits, New Jersey Department of Environmental Protection

Figure 7.1

TIME OF CONCENTRATION

Example  
 Height = 100 ft.  
 Length = 3000 ft.  
 Time of Concentration = 14 Min.



Notes:

Use Nomograph  $T_c$  for natural basins with well-defined channels, for overland or bare earth, and for mowed grass roadside channels.

For overland flow, grassed surfaces, multiply  $T_c$  by 2.

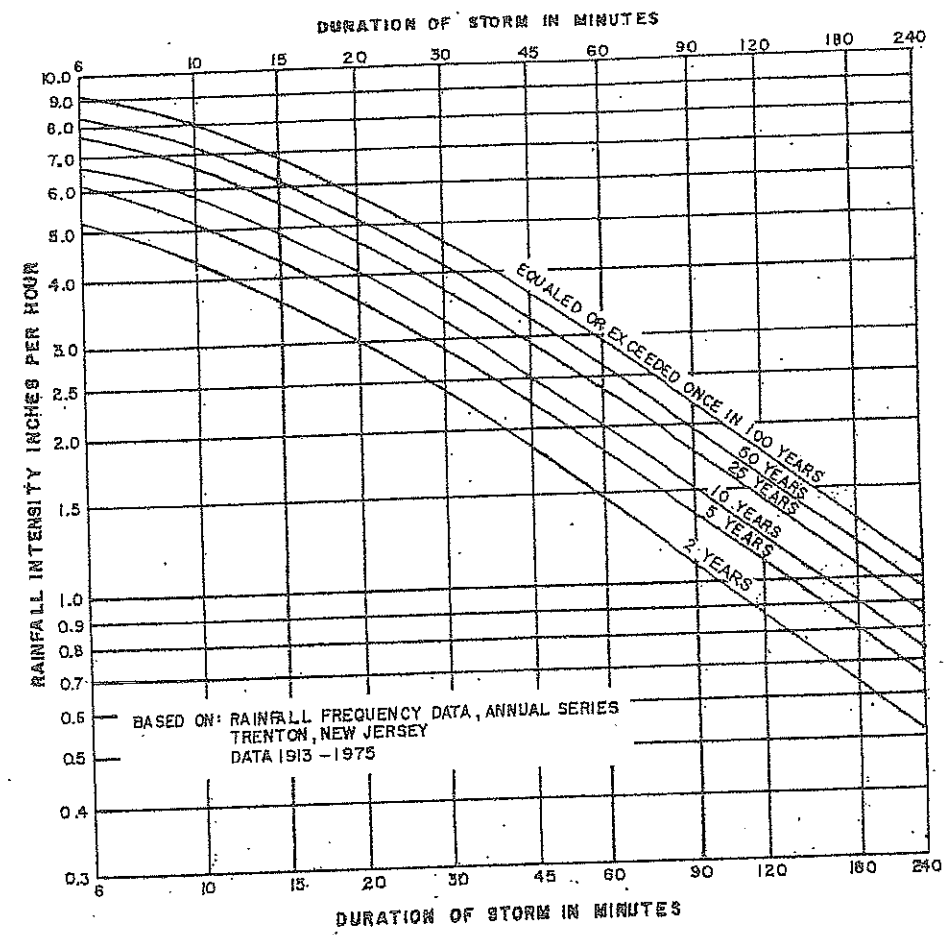
For overland flow, concrete or asphalt surfaces, multiply  $T_c$  by 0.4.

For concrete channels, multiply  $T_c$  by 0.2 overland flow.

Based on a study by P.Z. Kirpich, *Civil Engineering*, Vol.10, No.6, June 1940, p. 362.

N.J.A.C. 5:21-7.2

FIGURE 7.2 RAINFALL INTENSITY CURVES



Note: Adapted from Figure 2.1-2 in the NJDEP *Technical Manual for Stream Encroachment Permits*.

Northern New Jersey  
 One Year Storm  
 Recurrence Frequency = 1

DURATION (Minutes)	INTENSITY (inches/hour)
6	3.7
10	3.59
15	2.95
20	2.13
30	1.98
45	1.42
60	1.22
90	0.79
120	0.76

NJDEP Curve  
 2 Year Storm  
 Recurrence Frequency = 2

DURATION (Minutes)	INTENSITY (inches/hour)
6	5.2
10	4.3
15	3.55
20	3
30	2.4
45	1.8
60	1.49
90	1.1
120	0.92

NJDEP Curve  
 10 Year Storm  
 Recurrence Frequency = 10

DURATION (Minutes)	INTENSITY (inches/hour)
6	6.8
10	5.71
15	4.74
20	4
30	3.35
45	2.5
60	2
90	1.5
120	1.34

NJDEP Curve  
 25 Year Storm  
 Recurrence Frequency = 25

DURATION (Minutes)	INTENSITY (inches/hour)
6	7.7
10	6.47
15	5.38
20	4.6
30	3.88
45	3
60	2.54
90	1.8
120	1.6

NJDEP Curve  
 100 Year Storm  
 Recurrence Frequency = 100

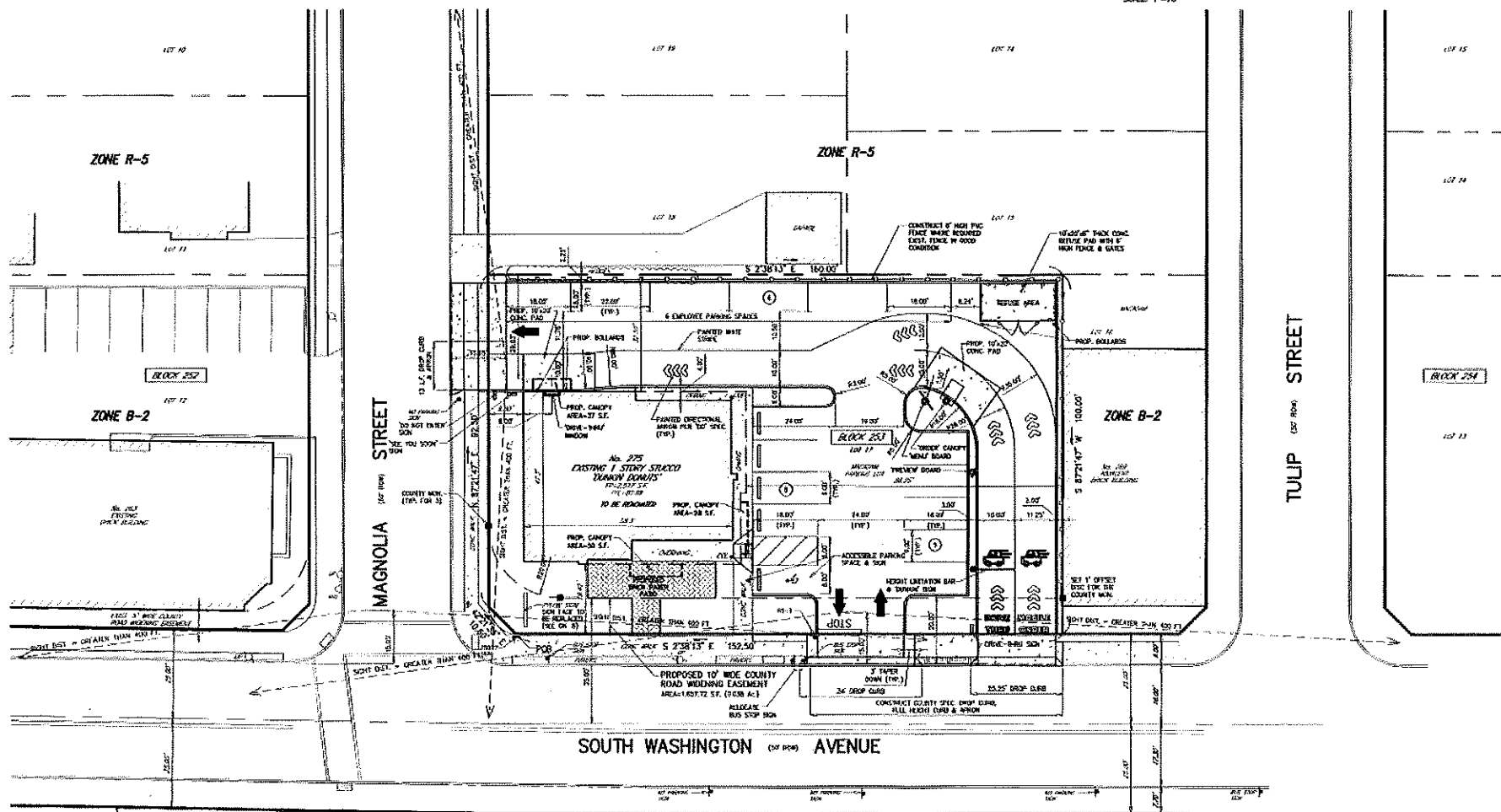
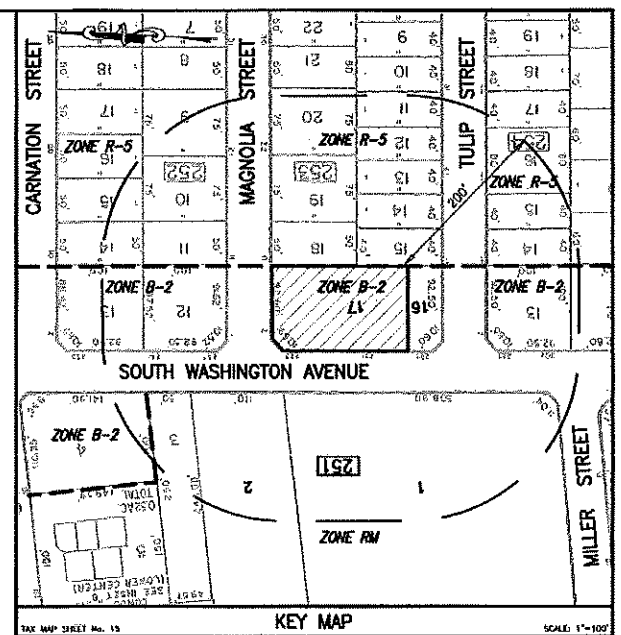
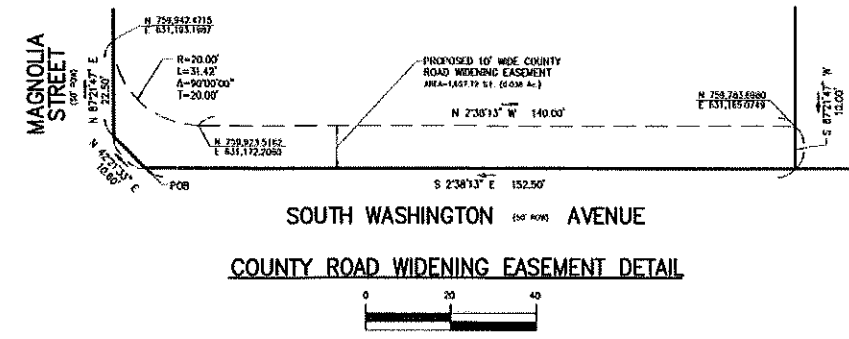
DURATION (Minutes)	INTENSITY (inches/hour)
6	9
10	7.6
15	6.33
20	5.8
30	4.68
45	3.8
60	3.17
90	2.3
120	2.02

HUBSCHMAN ENGINEERING  
MICHAEL J. HUBSCHMAN, P.E., P.P.  
DRAINAGE REPORT

LOT 17, BLOCK 253  
CLOSTER, NEW JERSEY  
JOB # 3947

## **APPENDIX 2**

- 1. DWG 3947-6 Existing Conditions Plan**
- 2. DWG 3947-7 Proposed Conditions,  
Drainage Area Map**



I CONSENT TO THE FILING OF THIS SITE PLAN.

OWNER DATE  
 APPLICANT DATE

SITE PLAN OF PROPOSED DRIVE-THRU LOT 17 BLOCK 253 ZONE B-2  
 DATE: 6-27-21 SCALE: 1"=20'

APPLICANT: TRIPLE J. FAMILY, INC.  
 D/B/A DUNKIN' DONUTS BASKIN ROBBINS  
 ADDRESS: 275 S. WASHINGTON AVENUE  
 BERGENFIELD, NJ 07821

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND OTHER INFORMATION SET FORTH ARE CORRECT.

NAME  
 N.J.P.E. No. 25497  
 TITLE AND LICENSE NUMBER

APPROVED BY THE BOARD OF ADJUSTMENT OF THE BOROUGH OF BERGENFIELD

By: CHAIRMAN DATE  
 SECRETARY DATE

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL ORDINANCES AND REGULATIONS UNDER MY JURISDICTION.

BOROUGH ENGINEER DATE  
 CONSTRUCTION OFFICIAL DATE

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

BOROUGH ENGINEER DATE  
 CONSTRUCTION OFFICIAL DATE

OCCUPANCY PERMIT ISSUED DATE

IT IS HEREBY CERTIFIED THAT TAX PAYMENTS ARE CURRENT

TAX COLLECTOR DATE

THIS IS TO CERTIFY THE COMPLETENESS OF THE ABOVE RETURNED DEVELOPMENT APPLICATION

BOROUGH ENGINEER DATE

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

ATTESTED TO BY DATE

**ZONING NOTES**

ZONE B-2  
 PROPOSED DRIVE-THRU CONDITIONAL AS PER 186-69 \*

MIN. LOT AREA	REQUIREMENT	EXISTING	PROVIDED
MIN. LOT WIDTH	10,000 S.F.	15,972 S.F.	NO CHANGE
S. WASHINGTON AVE.	100 FT.	100.00 FT.	NO CHANGE
MAGNOLIA STREET	100 FT.	100.00 FT.	NO CHANGE
M. FRONT YARD	15 FT.	15.40 FT.	NO CHANGE
M. WASHINGTON AVE.	15 FT.	9.80 FT. (1)	NO CHANGE
M. REAR YARD	25 FT.	32.50 FT.	29.03 FT.
M. SIDE YARD (ONE)	15 FT.	88.25 FT.	NO CHANGE
M. SIDE YARD (BOTH)	30 FT.	N/A	NO CHANGE
M. MAX. BUILD. HEIGHT	40 FT./3 STY.	18.44 FT./1 STY.	NO CHANGE
M. MAX. PERMITTED COVERAGE	70%	83.17% (1)	80.14% *
M. MAX. LOT COVERAGE (BLDG.)	35%	18.65%	18.84%
M. MAX. PARKING SPACES	16 SPACES	22 SPACES	16 SPACES
186-44 M. MAX. PARKING STALL SIZE	9'x18'	9'x18'	9'x18'
M. BUFFER WIDTH	6 FT.	0 FT. (1)	2.00 FT. *
M. FRONTAGE WITH DRIVE-THRU	200 FT.	N/A	152.5 FT./92.5 FT. *

\* VARIANCE REQUIRED  
 (1) EXISTING NON-CONFORMING CONDITION.

**PARKING NOTES**

RESTAURANT: 1 SPACE PER EVERY THREE SEATS, 16/3 = 5.33 SPACES  
 RETAIL: 4 SPACES PER EVERY 1,000 S.F.; 2,517/250 = 10.07 SPACES  
 TOTAL SPACES REQUIRED = 15.40 SPACES  
 SAY = 16 SPACES

MAX. DRIVEWAY WIDTH	REQUIREMENT	EXISTING	PROVIDED
MAX. 40% FRONTAGE	35 FT.	40.0 FT. (1)	24.00 FT. & 21.25 FT.
M. SIDE YARD SETBACK DRIVE	7.0 FT.	23 FT.	2.0 FT.

**DRAWING INDEX**

3947-1 SITE PLAN  
 3947-2 GRADING, DRAINAGE & UTILITY PLAN  
 3947-3 SOIL EROSION & SEWAGE CONTROL PLAN, DETAILS  
 3947-4 LIGHTING & LANDSCAPING PLAN  
 3947-5 EXISTING CONDITIONS PLAN  
 3947-6 SIGNAGE PLAN & DETAILS

**REFERENCES**

1) VBOOK 2362, PG 928.  
 2) A CERTAIN MAP ENTITLED "PROPERTY OF F.M. SANDBERG, BERGENFIELD GARDENS, SECTION NO. 1," FILED IN THE BOOK AS MAP 1989, BEING LOTS 1-4 IN BLOCK 324-C ON SAID MAP.  
 3) A CERTAIN MAP ENTITLED "MAP OF TRACT NO. L. PET-VAN REALTY CORP., 22 BROAD AVE., MORSEMER" FILED IN THE BOOK AS MAP NO. 2057, BEING LOTS 29-31 IN BLOCK 324-C ON SAID MAP.  
 4) BOROUGH OF BERGENFIELD TAX MAPS.

**GENERAL NOTES (CONTINUED)**

9. APPLICANT AND/OR CONTRACTOR SHALL CONTACT THE INSPECTOR OF THE BERGEN COUNTY ENGINEERING DIVISION, AT (201)336-6615 TO ARRANGE FOR INSPECTION OF THE ITEMS OF CONSTRUCTION LISTED IN SECTION 8. BEFORE, PRIOR TO BEGINNING CONSTRUCTION AND WHEN CONSTRUCTION IS COMPLETE, THE COUNTY INSPECTOR HAS THE RIGHT TO REQUIRE MODIFICATIONS TO CONSTRUCTION BEYOND THE SCOPE OF THE PERFORMANCE BOND TO ENSURE COUNTY ENGINEERING SPECIFICATIONS ARE COMPLIED WITH AND AS NECESSITATED BY FIELD CONDITIONS.

10. ALL SIDEWALKS WITHIN THE COUNTY (RIGHT-OF-WAY/ROAD WIDENING EASEMENT) SHALL HAVE A MAXIMUM CROSS-SLOPE OF TWO (2%) PERCENT AND SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH.

11. ALL EXISTING DRIVEWAYS/STRIPING RELATED TO TRAFFIC CONTROL SHALL BE OF A REFLECTIVE, NON-EXTENDED THERMOPLASTIC MATERIAL, MINIMUM 1/8" THICKNESS, APPLIED IN ACCORDANCE WITH BERGEN COUNTY DESIGN STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS FOR APPLICATION.

12. ALL TRAFFIC SIGNS MUST CONFORM IN FACT DESIGN AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. D.O.T., FEDERAL HIGHWAY ADMINISTRATION, SPECIFICALLY, REGULATORY AND WARNING SIGNS SHALL BE FABRICATED OF PLAT ALUMINUM SHEETS AND SHALL BE COATED WITH ACQU DURESS TYPE 3-1 SUPER HIGH EFFICIENCY FULL CURB RETRO-REFLECTIVE SHEETING.

13. A. THE TOP ONE (1) FEET OF ALL COUNTY MAINTAINED PRECAST ALLEYS AND MANHOLES ARE TO BE GIVEN A FACTORY COATING OF AN EPDM SEALER ON BOTH THE INSIDE AND OUTSIDE FACE OF THE CURBING. THE EPDM SEALER SHALL BE DISPOSED OF BY MATERIAL SUPPLIER BY THE BUREAU OF CHEMICAL COMPANY OR EQUIVALENT AS PER THE BUREAU 2000 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION 112-2.02.

14. ALL TRAFFIC CONTROL SIGNS INSTALLED BY THE APPLICANT SHALL BE MAINTAINED BY THE PROPERTY OWNER AND NOT THE COUNTY.

15. THE APPLICANT/PROPERTY OWNER SHALL BE RESPONSIBLE TO MAINTAIN REQUIRED SIGHT LINES, ALONG THE SUBJECT PROPERTY FRONTAGE, FOR AN EXISTING VEHICLE FROM MAGNOLIA STREET OR THE SITE'S DRIVEWAY ONTO SOUTH WASHINGTON AVENUE. THIS INCLUDES THE REMOVAL OF ANY EXISTING OBSTRUCTIONS (E.G. TREES, LAMP, BRACKETS, ORNAMENTAL WALLS AND CROUCH BRUSH) WITHIN THE COUNTY RIGHT-OF-WAY (COUNTY EASEMENT AREA).

EXISTING LOT COVERAGE CALC'S (BLDG.)		PROPOSED LOT COVERAGE CALC'S (BLDG.)	
EXIST. FOOTPRINT	= 2,517 S.F.	EXIST. FOOTPRINT	= 2,517 S.F.
EXIST. OVERHANG	= 422 S.F.	EXIST. OVERHANG	= 422 S.F.
EXIST. AWNING	= 39 S.F.	PROP. CANOPIES	= 115 S.F.
<b>TOTAL BUILDING COVERAGE</b>	<b>= 2,978 S.F./15,972 S.F. = 18.65%</b>	<b>TOTAL BUILDING COVERAGE</b>	<b>= 3,054 S.F./15,972 S.F. = 19.12%</b>

EXISTING IMPROVED LOT COVERAGE CALC'S		PROPOSED IMPROVED LOT COVERAGE CALC'S	
BUILDING COV.	= 2,978 S.F.	BUILDING COV.	= 3,054 S.F.
PARKING LOT	= 10,470 S.F.	PARKING LOT	= 8,485 S.F.
WALKS, STEPS & CONC.	= 890 S.F.	WALKS	= 260 S.F.
<b>TOTAL IMPROVED COVERAGE</b>	<b>= 14,338 S.F./15,972 S.F. = 89.77%</b>	<b>TOTAL IMPROVED COVERAGE</b>	<b>= 12,800 S.F./15,972 S.F. = 80.14%</b>

ROBERT J. MUELLER  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC NO. 37700

MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 25497 N.J.P.P. NO. 3200

6-27-21  
 6-27-21

**SITE PLAN**

LOT 17 'DUNKIN' DONUTS' PROPOSED DRIVE-THRU BLOCK 253  
 No. 275 S. WASHINGTON AVENUE

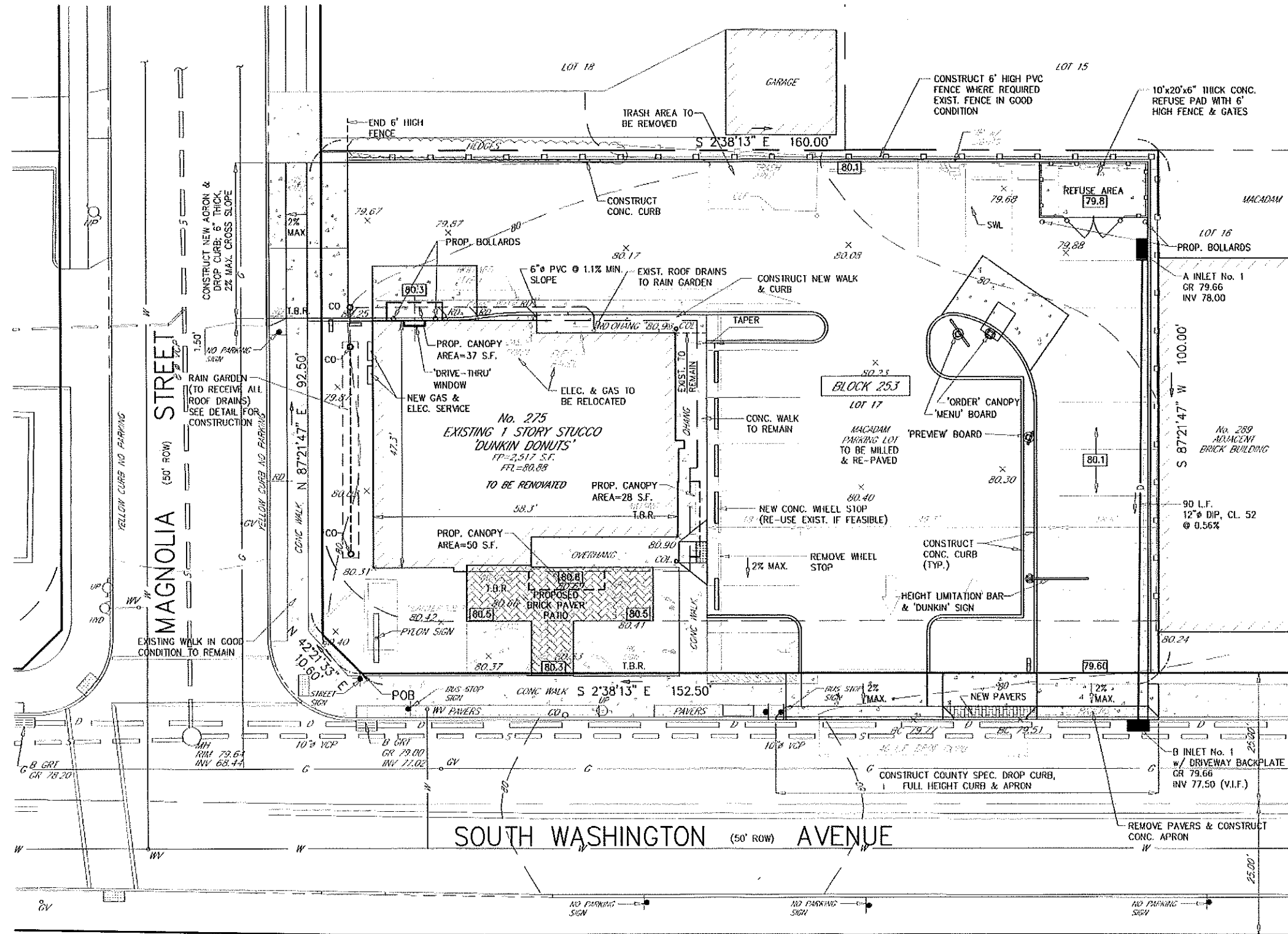
BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY

APPLICANT: TRIPLE J. FAMILY, INC. D/B/A DUNKIN' DONUTS BASKIN ROBBINS  
 275 S. WASHINGTON AVENUE  
 BERGENFIELD, NJ 07821

DRAWN BY: B.W.  
 CHECK BY: M.H.  
 SCALE: 1"=20'  
 DRAWING NO.: 3947-1  
 REV. 1

HUBSCHMAN ENGINEERING, P.A.  
 ENGINEERS - PLANNERS - SURVEYORS  
 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07821  
 201-364-5860





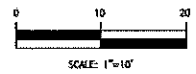
BLOCK 251

LOT 2

LOT 1

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

ATTESTED TO BY \_\_\_\_\_ DATE \_\_\_\_\_



MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 25497 N.J.P.P. NO. 3200

BERGEN COUNTY PLANNING LETTER DATED: 8-9-21			
NO.	REVISIONS	DATE	BY
1		8-30-21	M.J.H.
2			CHP

**GRADING, DRAINAGE & UTILITY PLAN**

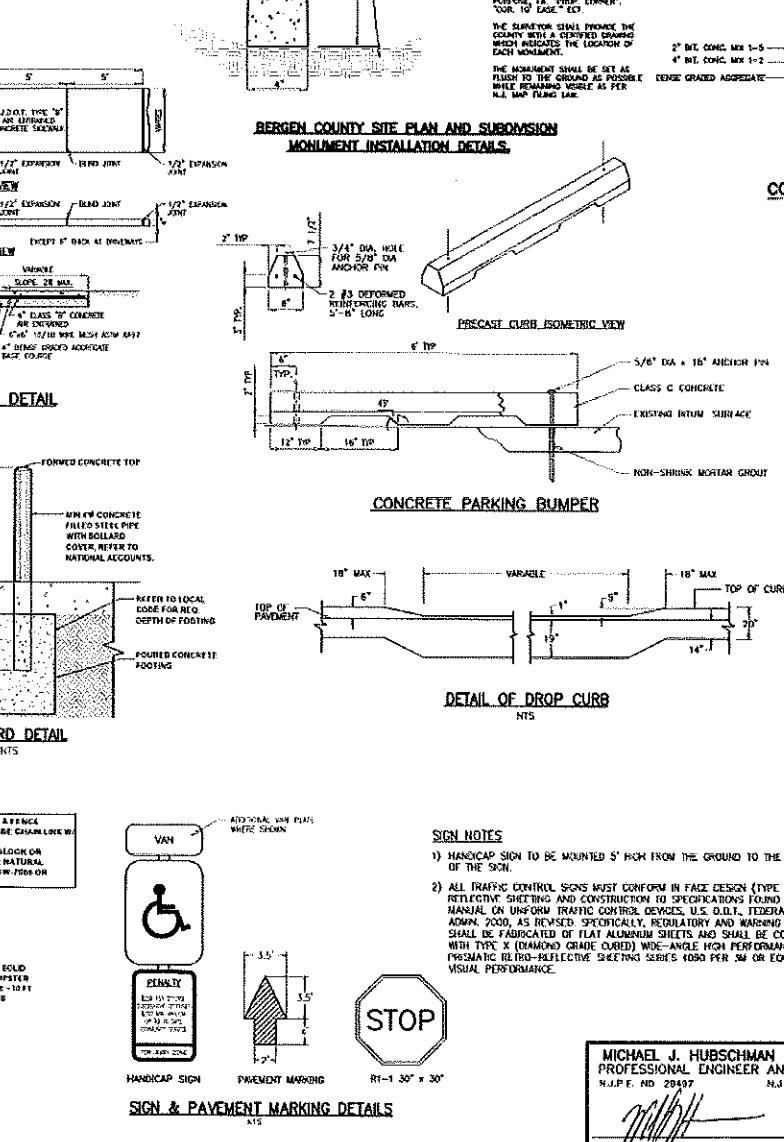
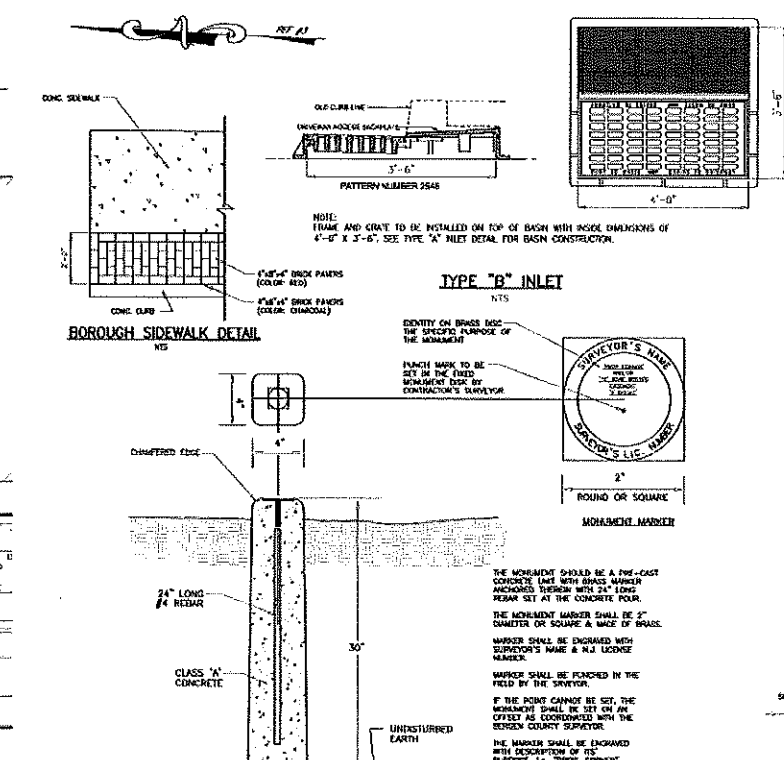
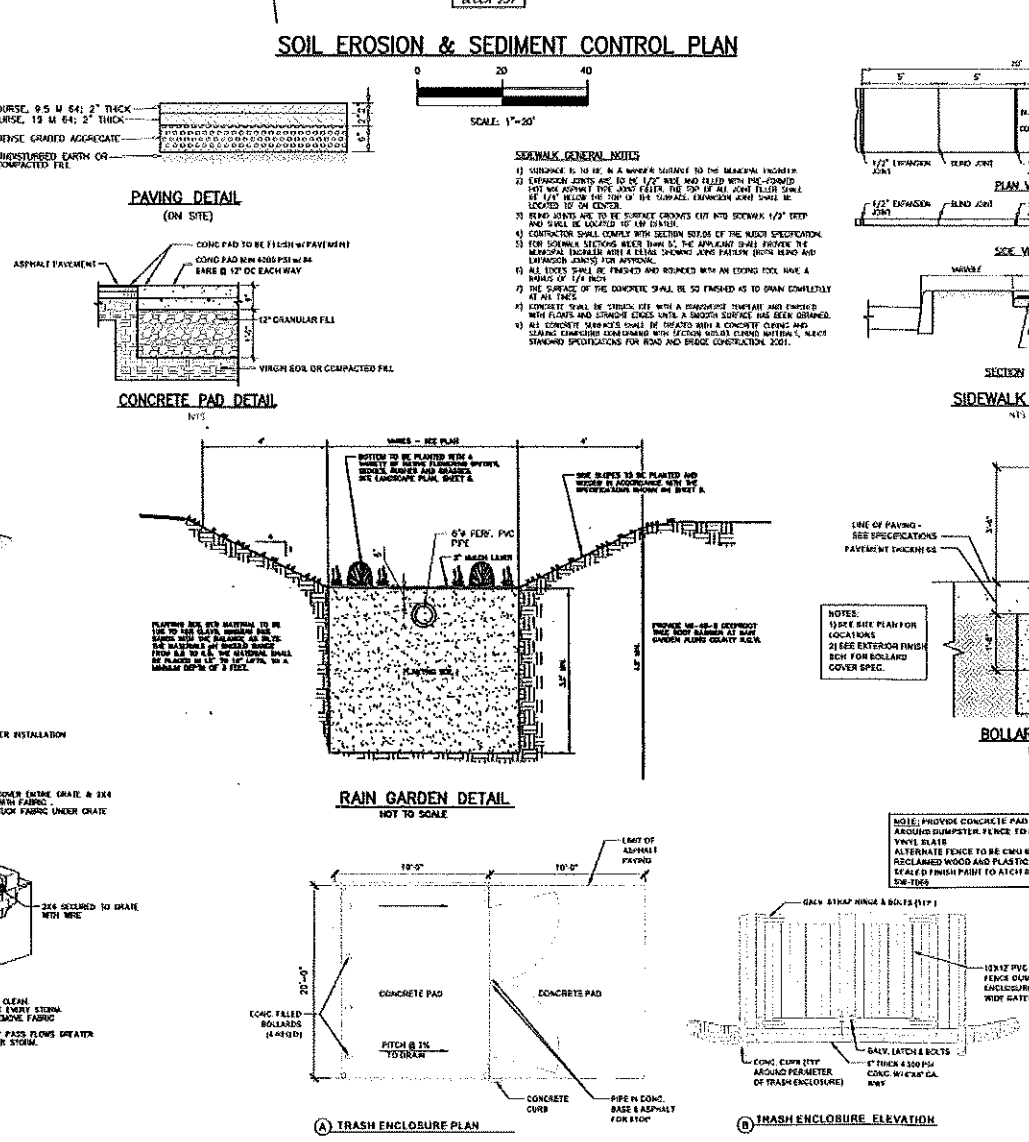
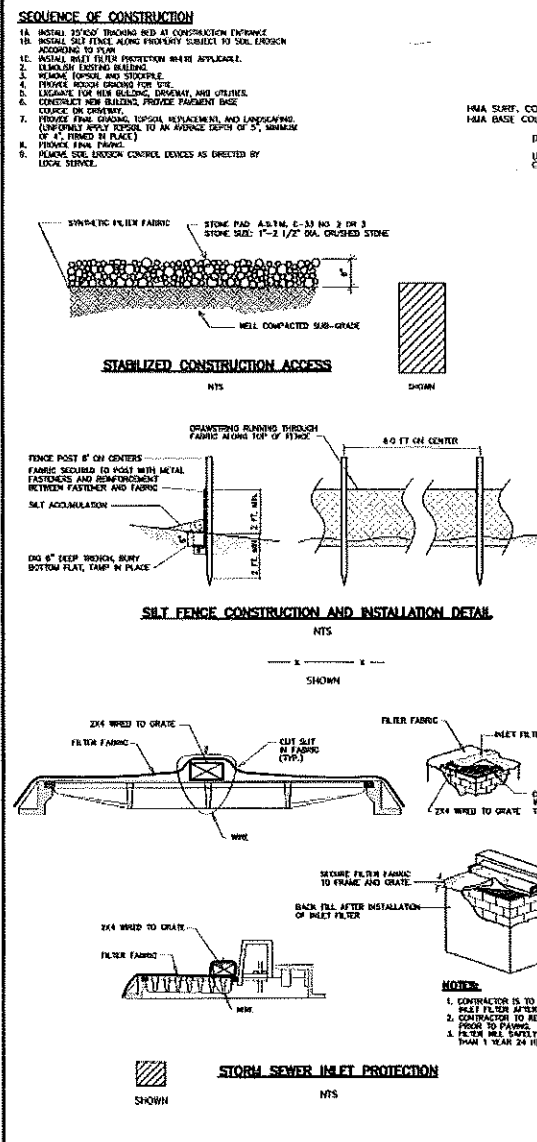
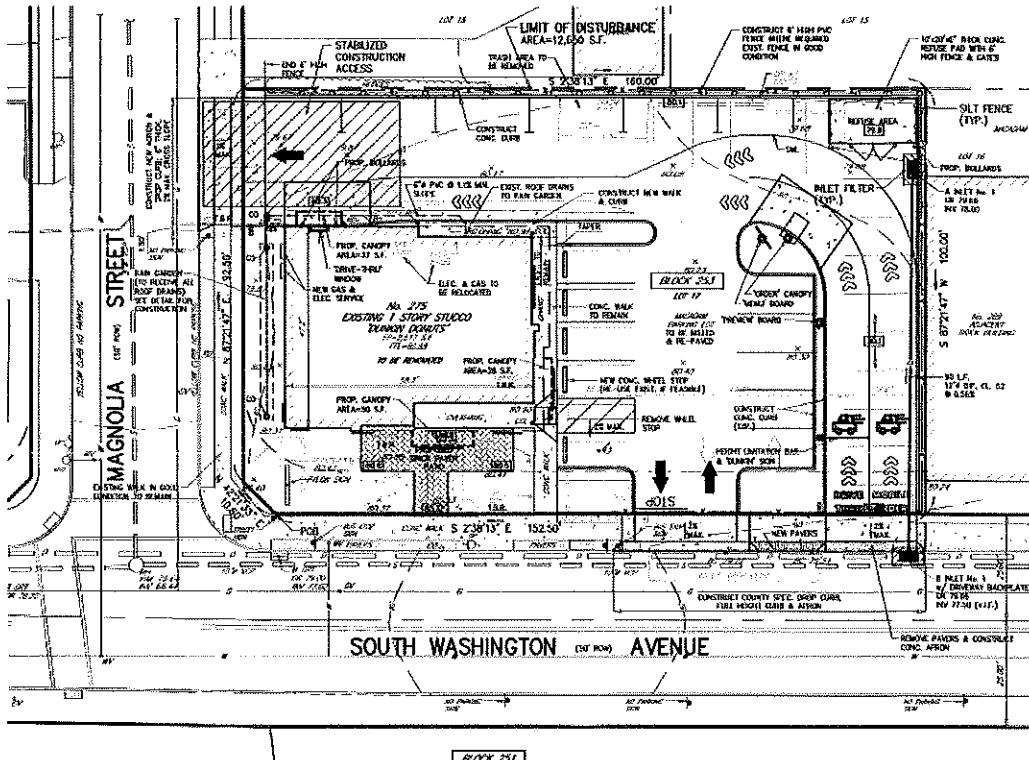
LOT 17 'DUNKIN DONUTS' PROPOSED DRIVE-THRU BLOCK 253  
No. 275 S. WASHINGTON AVENUE  
MUNICIPALITY OF BERGENFIELD BERGEN COUNTY NEW JERSEY  
APPLICANT: TRIPLE J. FAMILY, INC. D/B/A DUNKIN' BASKIN ROBBINS  
275 S. WASHINGTON AVENUE  
BERGENFIELD, NJ 07621

**HUBSCHMAN ENGINEERING, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621  
201-381-3666

DRAWN BY: B.W.  
CHECKED BY: M.J.H.  
SCALE: 1"=10'  
DRAWING NO. 3947-2  
REV. 1

**BERGEN COUNTY SOIL EROSION AND SEDIMENT CONTROL DISTRICT**  
**SOIL EROSION AND SEDIMENT CONTROL NOTES**

- All soil erosion and sediment control practices shall be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards) and shall be installed to prevent erosion and sedimentation from the project area.
- Any structure or site shall be approved for more than 24 hours (24) days and shall be subject to periodic traffic and emergency access. A temporary road and parking, if the owner provides temporary access, the driveway shall be marked with curbed areas of a width of 7 feet per lane as shown by approved methods (2.4 pag and notes, match notes, of typical notes).
- Whenever existing structures are to be demolished, all existing structures shall be removed in a manner consistent with the provisions of the NJ Standards.
- Stabilization/Restoration:
  - Temporary Seeding and Mowing:
    - Grass Seed - Apply according to approved methods to soil test recommendations.
    - Liming - Apply 150 lbs./1,000 sq. ft. of 10-20-10 or equivalent with 100 mesh available nitrogen (unless a soil test indicates otherwise) applied to the soil at a rate of 10 lbs. of nitrogen per 1,000 sq. ft. of area.
    - Soil - 1st type soil tested (10 lbs./1,000 sq. ft. of area) or other approved method (10 lbs./1,000 sq. ft. of area) or other approved method (10 lbs./1,000 sq. ft. of area).
    - Soil - 2nd type soil tested (10 lbs./1,000 sq. ft. of area) or other approved method (10 lbs./1,000 sq. ft. of area) or other approved method (10 lbs./1,000 sq. ft. of area).
  - Perennial Seeding and Mowing:
    - Seed - 4 to 6 years application for an average depth of 2.5 inches at 1 inch in place in region.
    - Grass Seed - Apply according to approved methods to soil test recommendations.
    - Liming - Apply 150 lbs./1,000 sq. ft. of 10-20-10 or equivalent with 100 mesh available nitrogen (unless a soil test indicates otherwise) applied to the soil at a rate of 10 lbs. of nitrogen per 1,000 sq. ft. of area.
    - Soil - 1st type soil tested (10 lbs./1,000 sq. ft. of area) or other approved method (10 lbs./1,000 sq. ft. of area) or other approved method (10 lbs./1,000 sq. ft. of area).
    - Soil - 2nd type soil tested (10 lbs./1,000 sq. ft. of area) or other approved method (10 lbs./1,000 sq. ft. of area) or other approved method (10 lbs./1,000 sq. ft. of area).



**BERGEN COUNTY DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT**  
**SOIL EROSION & SEDIMENT CONTROL**

In accordance with N.J.A.C. 17:27, only manufactured products of the United States, wherever available, shall be used for work to be performed, as stated in Section C of the attached plan report to the County right-of-way or other property belonging to the County.

**Work Specifications**

Work shall be done by Bergen County standard #1727-201 with 1/2" vertical face, or as specified in the attached plan report. Work shall be done with joints as noted on standard detail drawings. Work shall be done so that the new pavement will drain to a 2% cross slope from the edge of the existing pavement to the new curb line.

**Contract Specifications**

Contract shall be Class B as contracted. Contract shall be Type B or as approved by the County Engineer.

**Material Specifications**

Material specifications for pavement to be installed on the subject County right-of-way are as follows:

- Subgrade shall be shaped and compacted and where finished, it shall conform to the required grade and compacted 100%.
- 8" (8") thick of dense graded aggregate base course.
- 4" (4") thick of dense graded aggregate base course.
- 2" (2") thick of dense graded aggregate base course.

All as specified in Section 401 of the 2003 N.J.A.C. Standard Specifications.

The proposed slope of the newly installed pavement shall have a 2% slope from the edge of the existing pavement to the new curb line or proposed edge of pavement and shall conform to proper design as approved by the County Engineer.

**Relocation**

YOU ARE TO NOTIFY THE BERGEN COUNTY DEPARTMENT OF PUBLIC WORKS (Key Number @ 300-360-4133) AT LEAST FORTY EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION PROJECTS ON ANY COUNTY FACILITIES SO THAT THEY MAY HAVE AN INSPECTOR ON THE JOB DURING THE COURSE OF THE WORK.

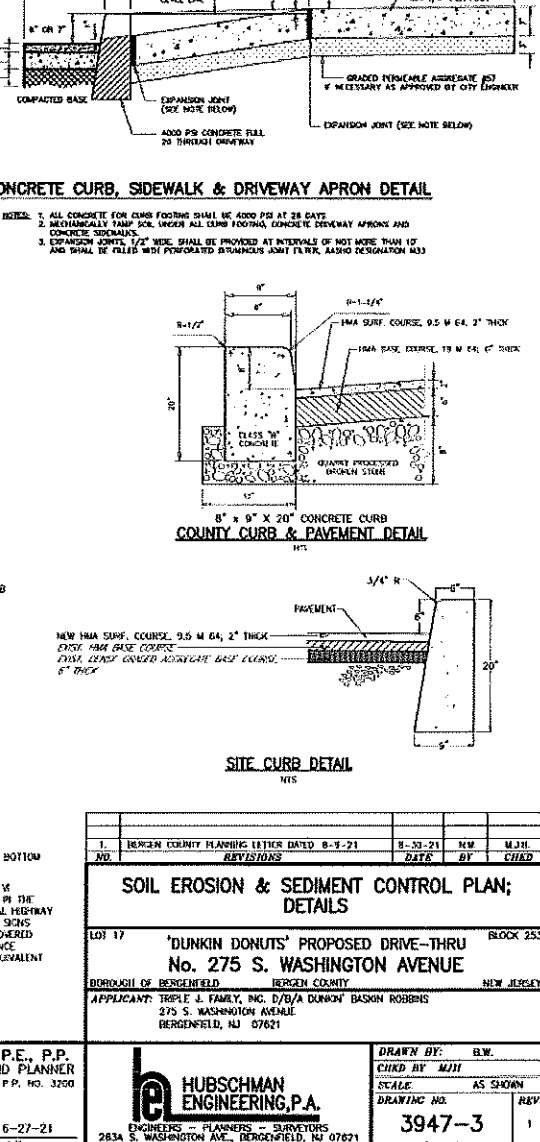
If you are not notified and the work is completed without their knowledge, notification by the Project Engineer as to the specific nature and location of the work is required. The use of changed form may be required by the County to ensure compliance with County specifications. Non-compliance with these specifications may result in complete rejection of work completed and a delay in the release of any performance guarantee.

No work affecting County roads shall be done on Saturdays, or holidays without prior permission from the Bergen County Engineer's Office. Also, be advised that the posting of County roads for utility installation, whether these roads be located under 100' and state development or not, will be prohibited during the period of November 15 to March 15, inclusive in accordance with Section 12.18 of the Application for Road Opening Permit.

**Other**

The County reserves the right to impose such traffic regulations and controls as may, from time to time, be necessary to ensure the efficient and safe movement of traffic on the County road.

Any violation of work required by the County's right-of-way shall be submitted to the County Engineer's Office and Department of Planning for review and approval.



**SOIL EROSION & SEDIMENT CONTROL PLAN; DETAILS**

LOT 17 'DUNKIN DONUTS' PROPOSED DRIVE-THRU No. 275 S. WASHINGTON AVENUE

BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY

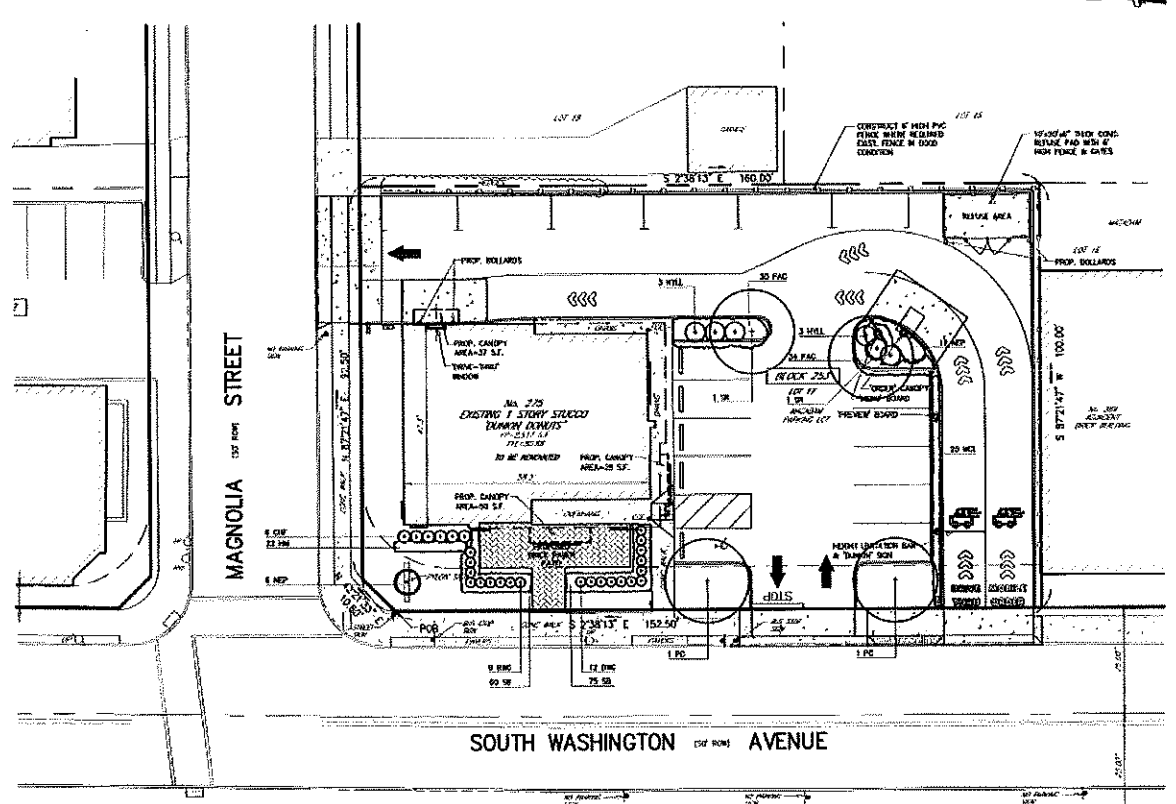
APPLICANT: TREPPE J. FAMILY, INC. D/B/A DUNKIN BASKIN ROBBINS  
 275 S. WASHINGTON AVENUE  
 BERGENFIELD, NJ 07621

**MICHAEL J. HUBSCHMAN P.E., P.P.**  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 20497 N.J.P.P. NO. 3200

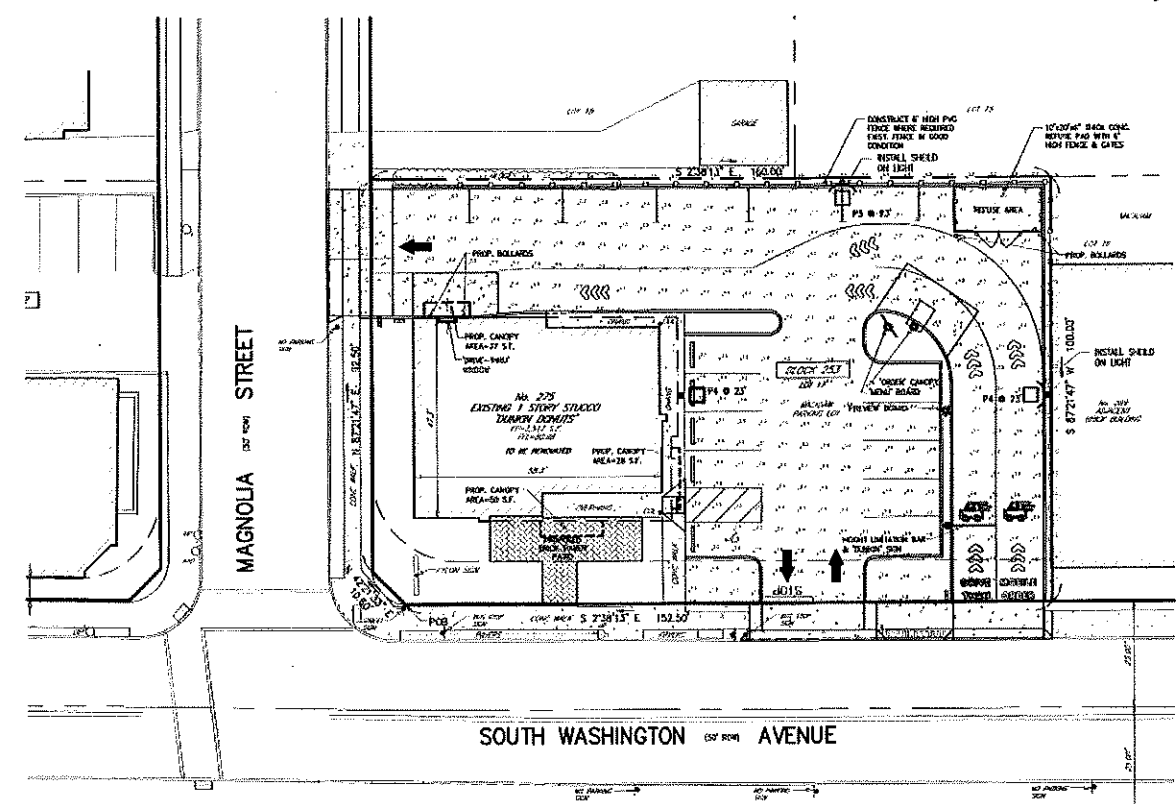
**HUBSCHMAN ENGINEERING P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 283A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
 201-341-5660

**DRAWN BY:** B.W.  
**CHECK BY:** M.J.H.  
**SCALE:** AS SHOWN  
**DRAWING NO.:** 3947-3  
**REV.:** 1

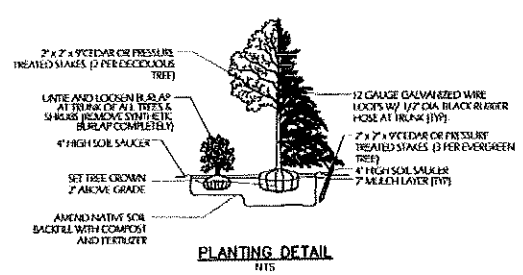
6-27-21



**LANDSCAPING PLAN**  
SCALE: 1"=20'



**LIGHTING PLAN**  
SCALE: 1"=20'



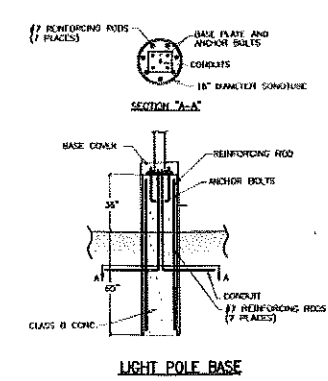
**PLANTING DETAIL**

**Master Plant List**

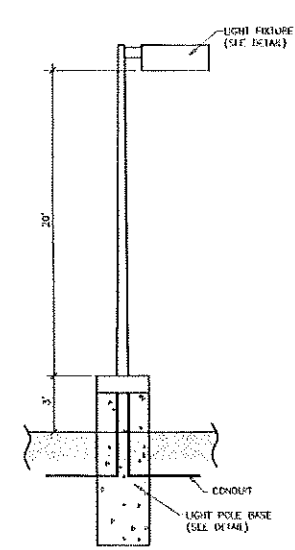
Key	Botanical Name	Common Name	Qty.	Size	Comments
<b>Trees</b>					
SR	Byrnia reticulata	Japanese Tree Lilac	2	3.5'-4' cal.	
PC	Pyrus Calleryana	Callery Pear	2	3.5'-4' cal.	
<b>Shrubs</b>					
BWG	Dur 'Winter Gem'	Winter Gem Boxwood	21	24" ht.	30" o.c.
CHP	Cephalotaxus harringtonia 'Fastigiata'	Upright Plum Yew	6	30" ht.	36" o.c.
HYLL	Hydrangea 'Little Lime'	Little Lime Hydrangea	6	5g	
<b>Perennials/Groundcovers</b>					
NEP	Nepeta 'Six Hills Giant'	Six Hills Giant Catmint	18	1g	24" o.c.
SB	Stachys byzantina 'Silver Carpet'	Lamb's Ears	135	1g	12" o.c.
<b>Grasses/Bedges/Bushes</b>					
HM	Hakonechloa 'All Oaki'	All Gold Hakone Grass	22	1g	24" o.c.
KP	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	125	1g	24" o.c.
MCL	Muhlenbergia capillaris 'Lenca'	Regi Mist Pink Muhly Grass	20	1g	24" o.c.
FAC	Fernisium alopecuroides 'Caasian'	Caasian Fountain Grass	64	1g	24" o.c.

- LANDSCAPE SPECIFICATIONS AND PLANTING NOTES**
- THE LANDSCAPE CONTRACTOR WILL VERIFY WITH THE LANDSCAPE ARCHITECT THAT HE IS WORKING FROM THE MOST CURRENT PLAN AND OR LATEST REVISION THEREOF, PRIOR TO BEGINNING PLANTING AND BEGINNING WORK.
  - PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
  - USE EXTREME CAUTION TO PROTECT UTILITIES.
  - THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES EXISTING OR PROPOSED IN THE AREA TO BE PLANTED, AND WHERE NECESSARY RELOCATE PLANTS AT THE DIRECTION OF THE ARCHITECT.
  - QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TURNING ALL MATERIALS REQUIRED TO COMPLETE THE PLANTING.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
  - LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
  - BACK FILL FOR PLANTINGS SHALL BE THREE (3) PARTS TOPSOIL ONE (1) PART SAND AND ONE (1) PART PEAT MOSS.
  - ALL BEDS AND TREE SAUCERS SHALL RECEIVE 2 INCHES MINIMUM OF SHREDED HARDWOOD MULCH, DARK IN COLOR.
  - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM THE TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
  - GARTH BACK FILL SHALL BE FREE FROM RUBBISH, DEBRIS, SOIL, ROOTS, OR OTHER MATERIAL.
  - CONTRACTOR IS RESPONSIBLE FOR WATERING UNTIL INSTALLATION IS COMPLETE.
  - CONTRACTOR TO REPAIR ALL LAWN AREAS DAMAGED FROM CONSTRUCTION AND PLANTING OPERATIONS.
  - CONTRACTOR TO SPACE GROUNDCOVER EVENLY IN AREAS SHOWN FOR GROUNDCOVER.
  - ADDITIONAL NOTES AND SPECIFICATIONS TO BE FOUND ON DUNKIN DONUTS STANDARD LANDSCAPE PLAN AND NOTES DRAWING, SHEET NO. SP-3.0 AND SP-3.1.

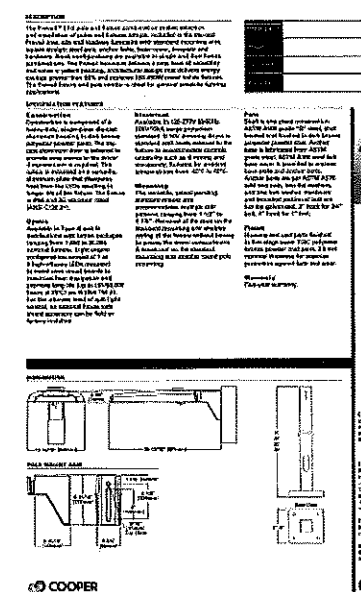
- NOTES**
- CONCRETE SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT 2-1/2 PARTS SAND AND 3-1/2 PARTS AGGREGATE BY VOLUME. ADDED WATER SHALL BE EXACT 7-1/2 GAL PER SACK OF CEMENT.
  - ALL ANCHOR BOLTS SHALL BE GALV. COATED 1/2" DIA. GALV. STEEL AND BE TERMINATED TO 5" MIN. STANDARD AS REQUIRED.



**LIGHT POLE BASE**



**LIGHT POLE DETAIL**



**LIGHT FIXTURE & POLE DETAIL**

**Lumark**



Luminaires & Lenses Furnished by Villa Lighting Inc. St. Louis, MO. 63103 (800)325-0653 www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures. The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package. Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that affect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulator and actual field calculations may vary. Fixtures mounted on 2 1/2" pole & 3" base light level calculated on the ground.

NO.	REVISIONS	DATE	BY	CHKD.
1	REVISIONS	8-9-21		M.J.H.
2		8-30-21		M.J.H.

**LIGHTING & LANDSCAPING PLAN**

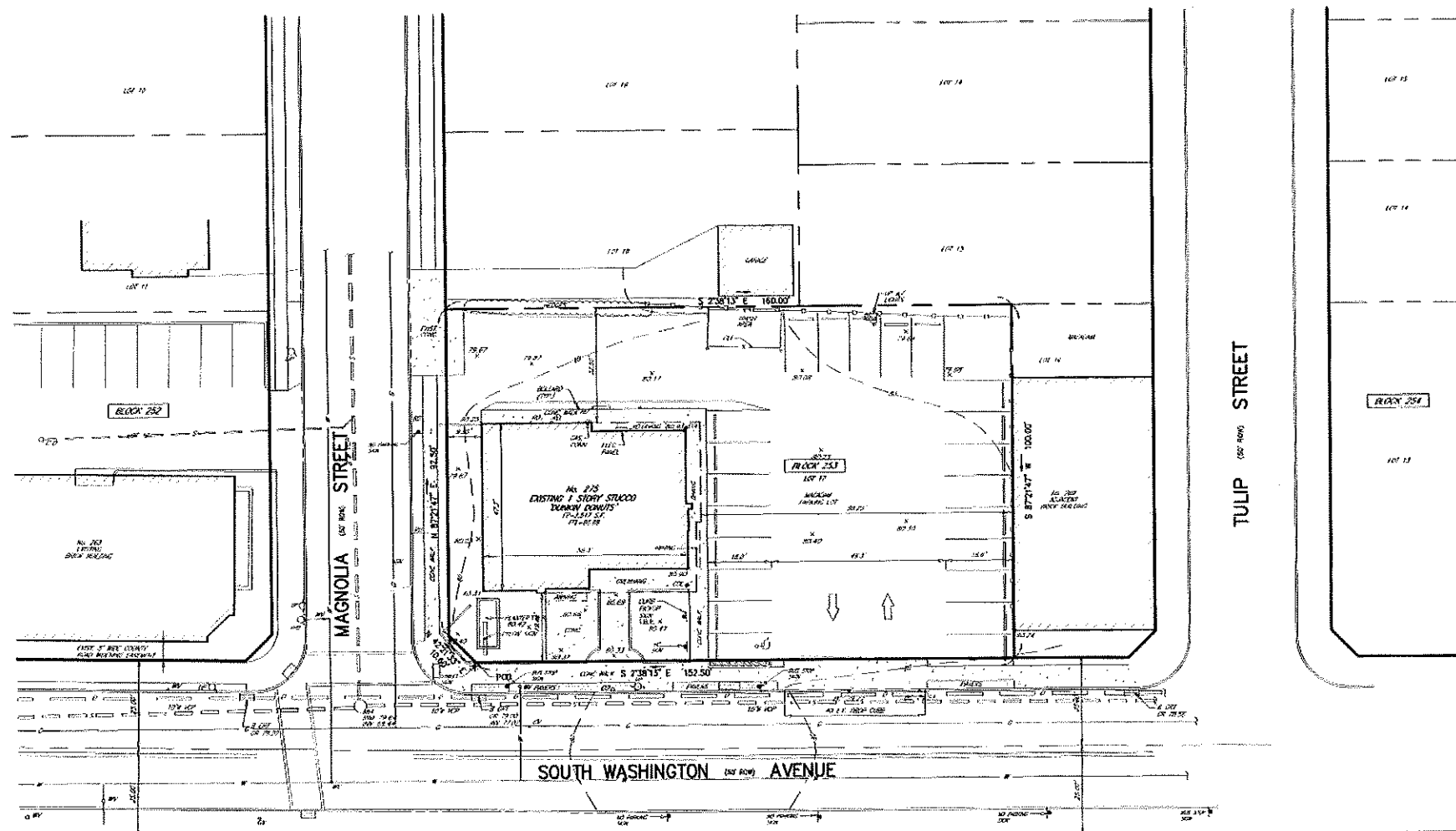
LOT 17 'DUNKIN DONUTS' PROPOSED DRIVE-THRU No. 275 S. WASHINGTON AVENUE BLOCK 257  
BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY  
APPLICANT: TRIPLE J FAMILY, INC. D/B/A DUNKIN' DONUTS HOLDINGS  
275 S. WASHINGTON AVENUE BERGENFIELD, NJ 07621

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

**HUBSCHMAN ENGINEERING, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621  
201-321-5662

DRAWN BY: B.W.  
CHECKED BY: M.W.  
SCALE: AS SHOWN  
DATE: 8-25-21  
REV: 1

3947-4  
4 OF 6

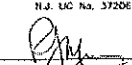


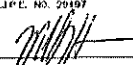
**GENERAL NOTES**  
 1. TOTAL LOT AREA - 15,972 SF. (0.367 Ac.)  
 2. ALL ELEVATIONS BASED ON NAVD 88.

**REFERENCES**  
 1) VBOOK 2962, PG 528.  
 2) A CERTAIN MAP ENTITLED "PROPERTY OF F.M. SANDBERG, BERGENFIELD GARDENS, SECTION No. 1" FILED IN THE BORO AS MAP 1954, BEING LOTS 1-4 IN BLOCK 524-C ON SAID MAP.  
 3) A CERTAIN MAP ENTITLED "MAP OF TRACT No. 1, PET-VAN REALTY CORP., 22 BROAD AVE., MORSEVILLE" FILED IN THE BORO AS MAP No. 2057, BEING LOTS 29-31 IN BLOCK 524-C ON SAID MAP.  
 4) BOROLOGY OF BERGENFIELD TAX MAPS.

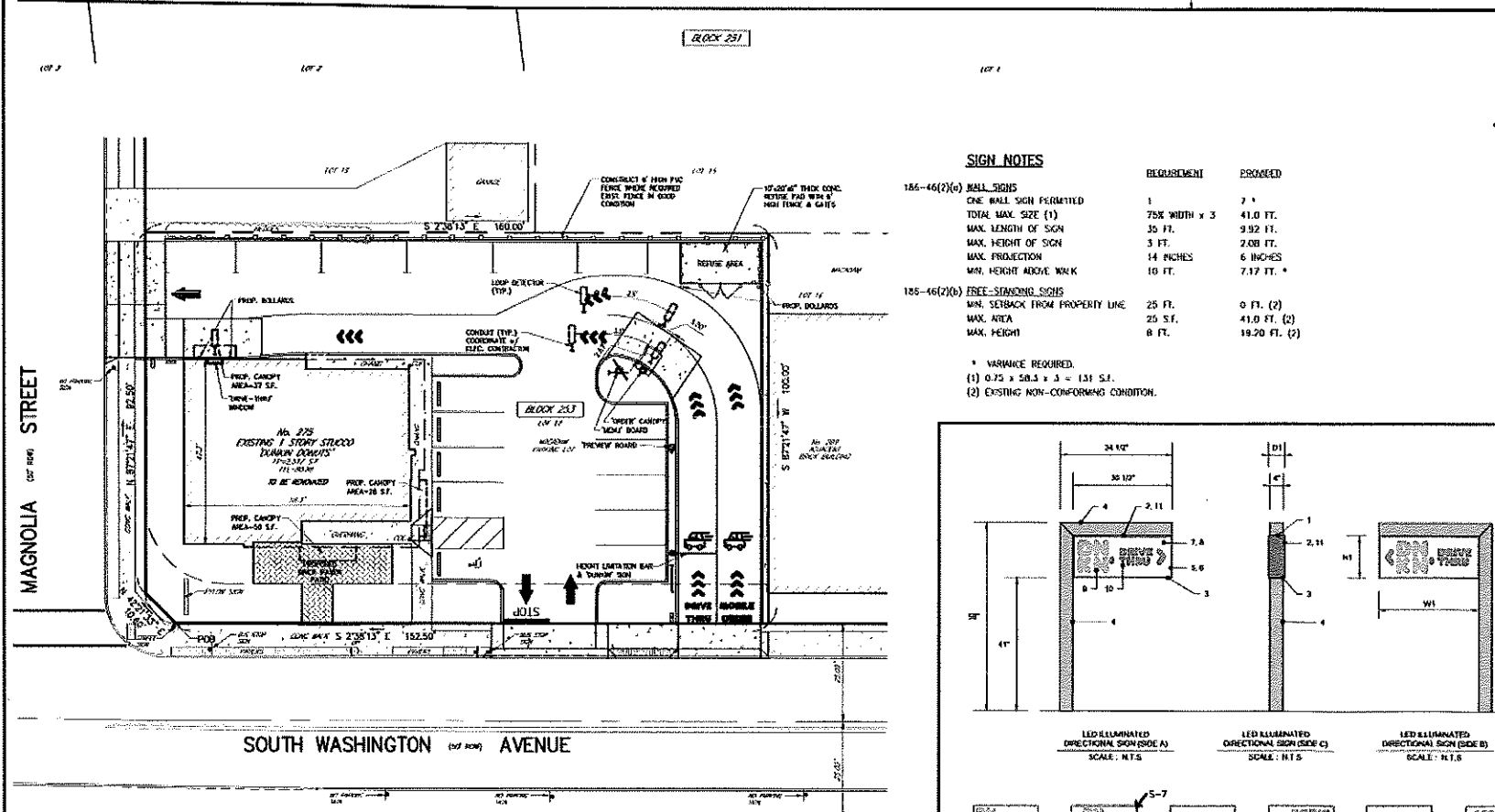
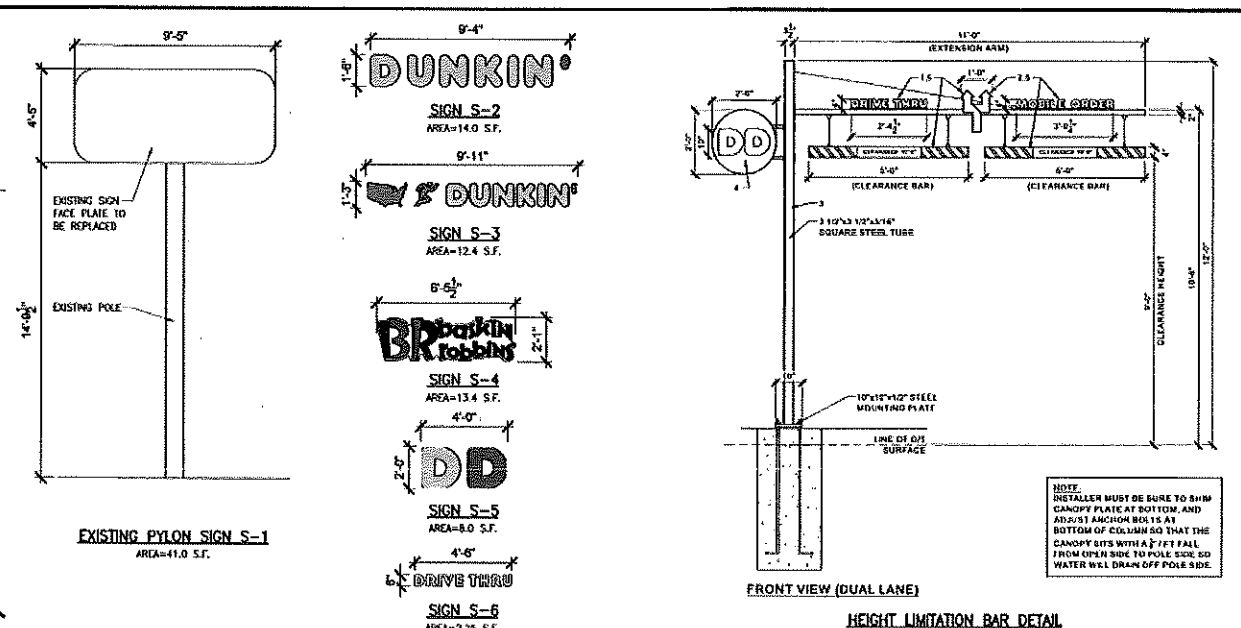
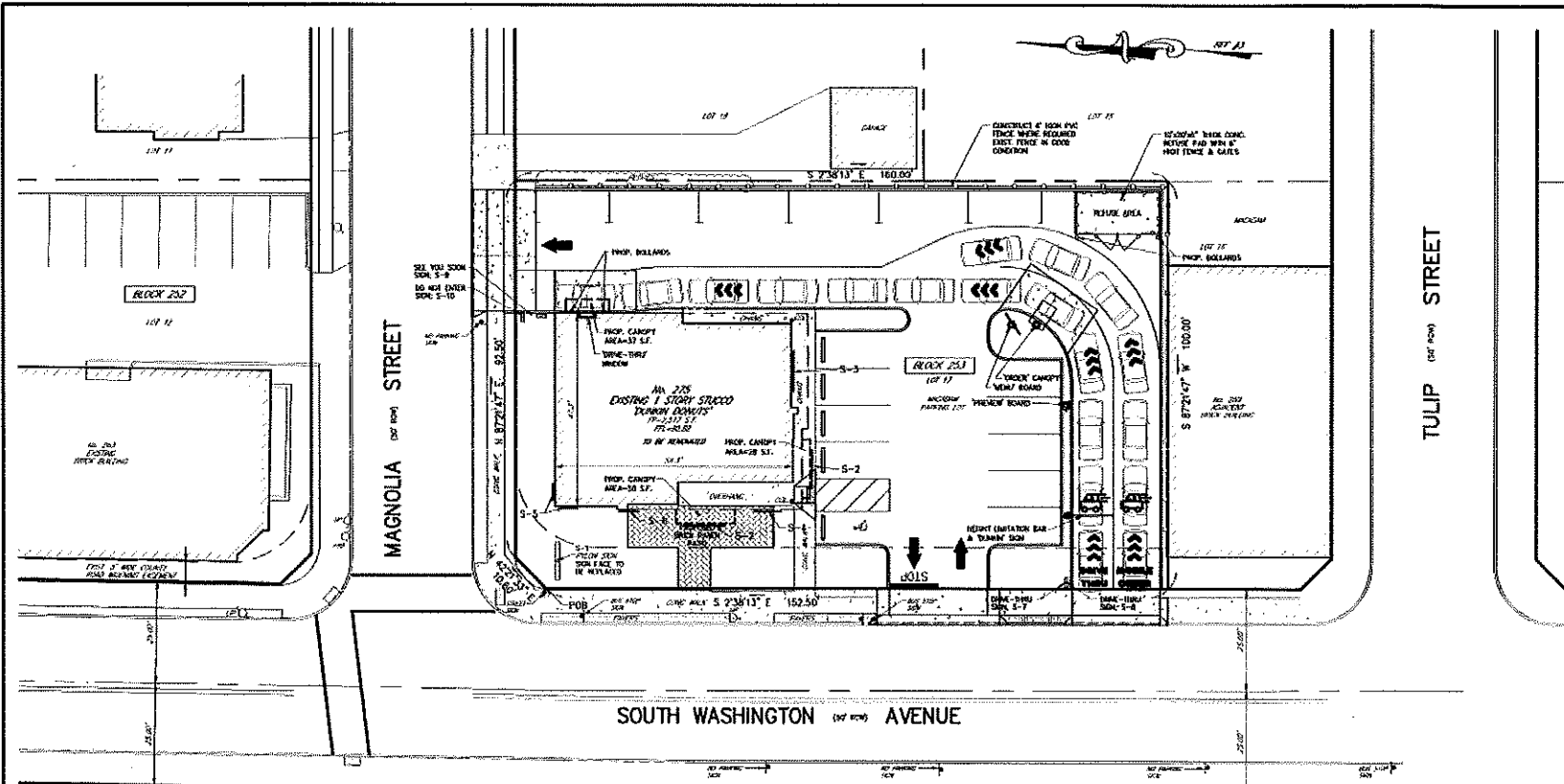


NO	REVISIONS	DATE	BY	CHKD
<b>EXISTING CONDITIONS PLAN</b>				
LOT 17	"DUNKIN DONUTS" PROPOSED DRIVE-THRU			BLOCK 253
<b>No. 275 S. WASHINGTON AVENUE</b>				
BOROUGH OF HUNTSFIELD BERGEN COUNTY NEW JERSEY				
APPLICANT: TRIPLE J FAMILY, INC. D/B/A DURANT BASKIN ROBBINS				
275 S. WASHINGTON AVENUE				
BERGENFIELD, NJ 07621				

ROBERT J. MUELLER  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. NO. 37206  
  
 6-25-21  
 SWS

MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 29197 N.J.P.P. NO. 3909  
  
 6-25-21  
 MJK

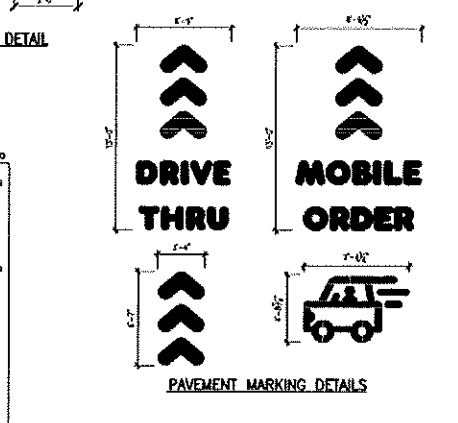
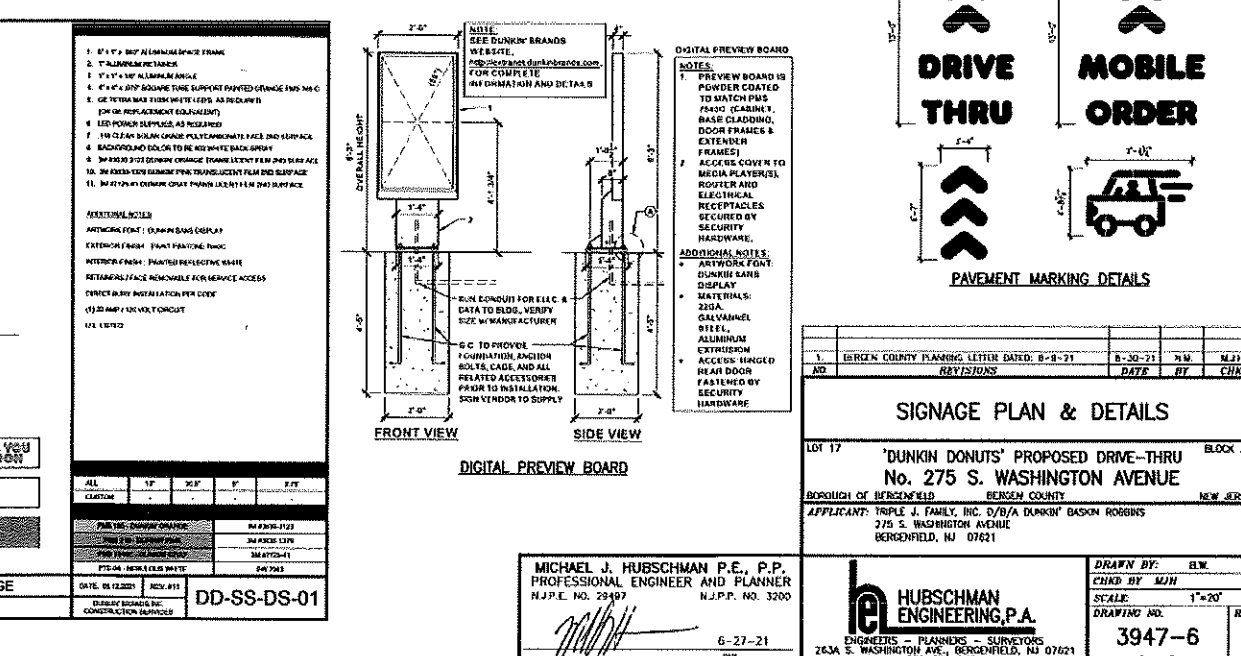
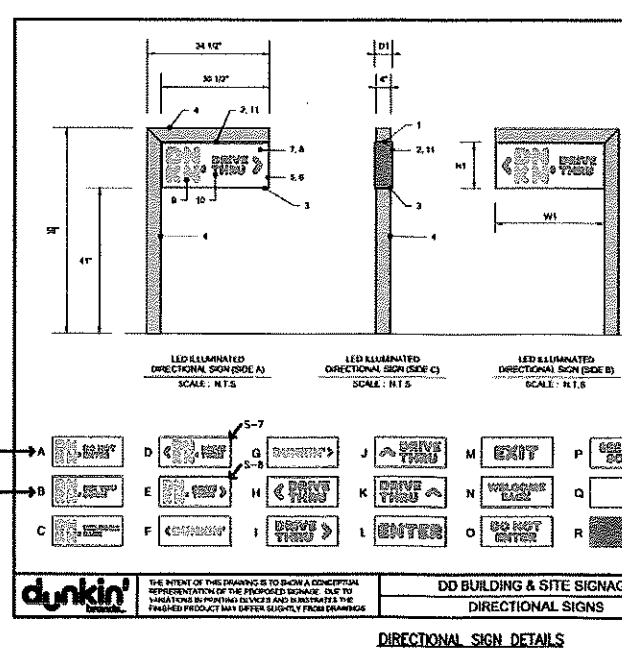
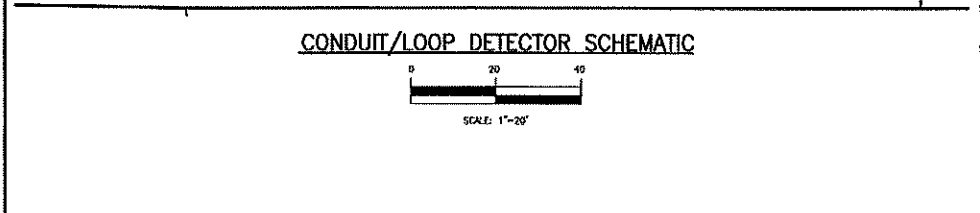
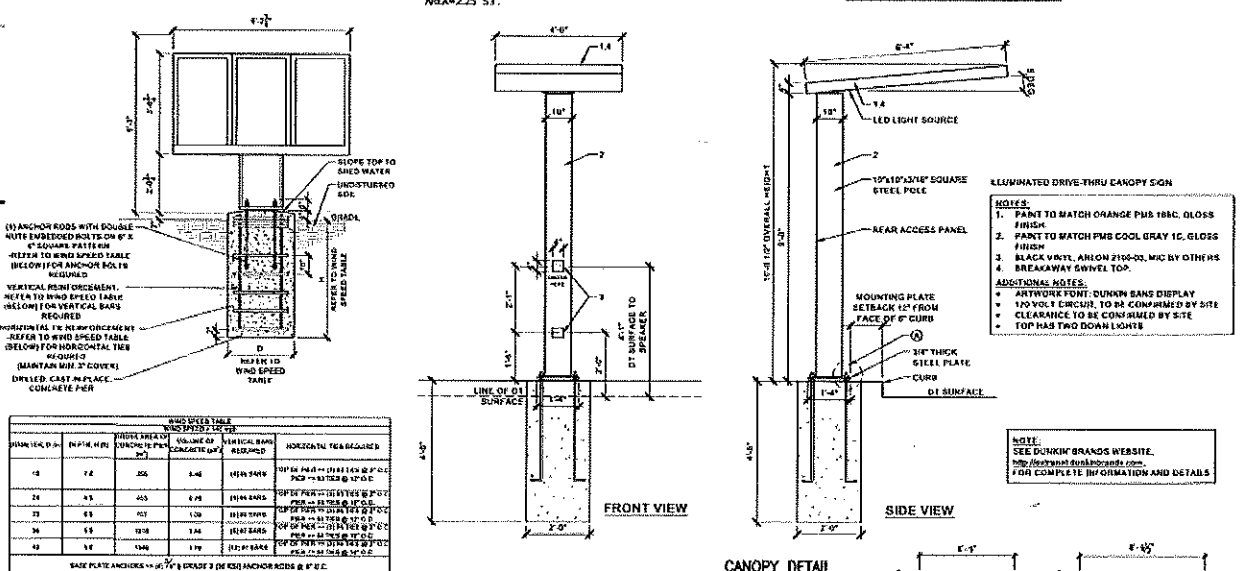
**h HUBSCHMAN ENGINEERING, P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621  
 201-384-3666  
 DRAWN BY: B.W.  
 CHECKED BY: MJH  
 SCALE: 1"=20'  
 DRAWING NO. 3947-5  
 REV. 5 of 6



**SIGN NOTES**

REQUIREMENT	PROPOSED
185-46(2)(a) WALL SIGNS	
ONE WALL SIGN PERMITTED	1
TOTAL MAX. SIZE (1)	75' WIDTH x 3' 41.0 FT.
MAX. LENGTH OF SIGN	35 FT. 9.92 FT.
MAX. HEIGHT OF SIGN	3 FT. 2.08 FT.
MAX. PROJECTION	14 INCHES 6 INCHES
MIN. HEIGHT ABOVE WALK	10 FT. 7.17 FT.
185-46(2)(b) FREE-STANDING SIGNS	
MIN. SETBACK FROM PROPERTY LINE	25 FT. 0 FT. (2)
MAX. AREA	25 SF. 41.0 FT. (2)
MAX. HEIGHT	8 FT. 19.20 FT. (2)

1. VARIANCE REQUIRED.  
 (1) 0.75 x 58.5 x 3 = 131 S.F.  
 (2) EXISTING NON-CONFORMING CONDITION.



**SIGNAGE PLAN & DETAILS**

LOT 17 'DUNKIN' DONUTS' PROPOSED DRIVE-THRU BLOCK 253  
 No. 275 S. WASHINGTON AVENUE  
 BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY

APPLICANT: TRIPLE J. FAMILY, INC. D/B/A 'DUNKIN' BASKIN ROBBINS  
 275 S. WASHINGTON AVENUE  
 BERGENFIELD, NJ 07621

NO.	REVISIONS	DATE	BY	CHKD.
1	BERGEN COUNTY PLANNING LETTER DATED: 8-8-21	8-30-21	N.M.	M.J.H.

**SIGNAGE PLAN & DETAILS**

LOT 17 'DUNKIN' DONUTS' PROPOSED DRIVE-THRU BLOCK 253  
 No. 275 S. WASHINGTON AVENUE  
 BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY

APPLICANT: TRIPLE J. FAMILY, INC. D/B/A 'DUNKIN' BASKIN ROBBINS  
 275 S. WASHINGTON AVENUE  
 BERGENFIELD, NJ 07621

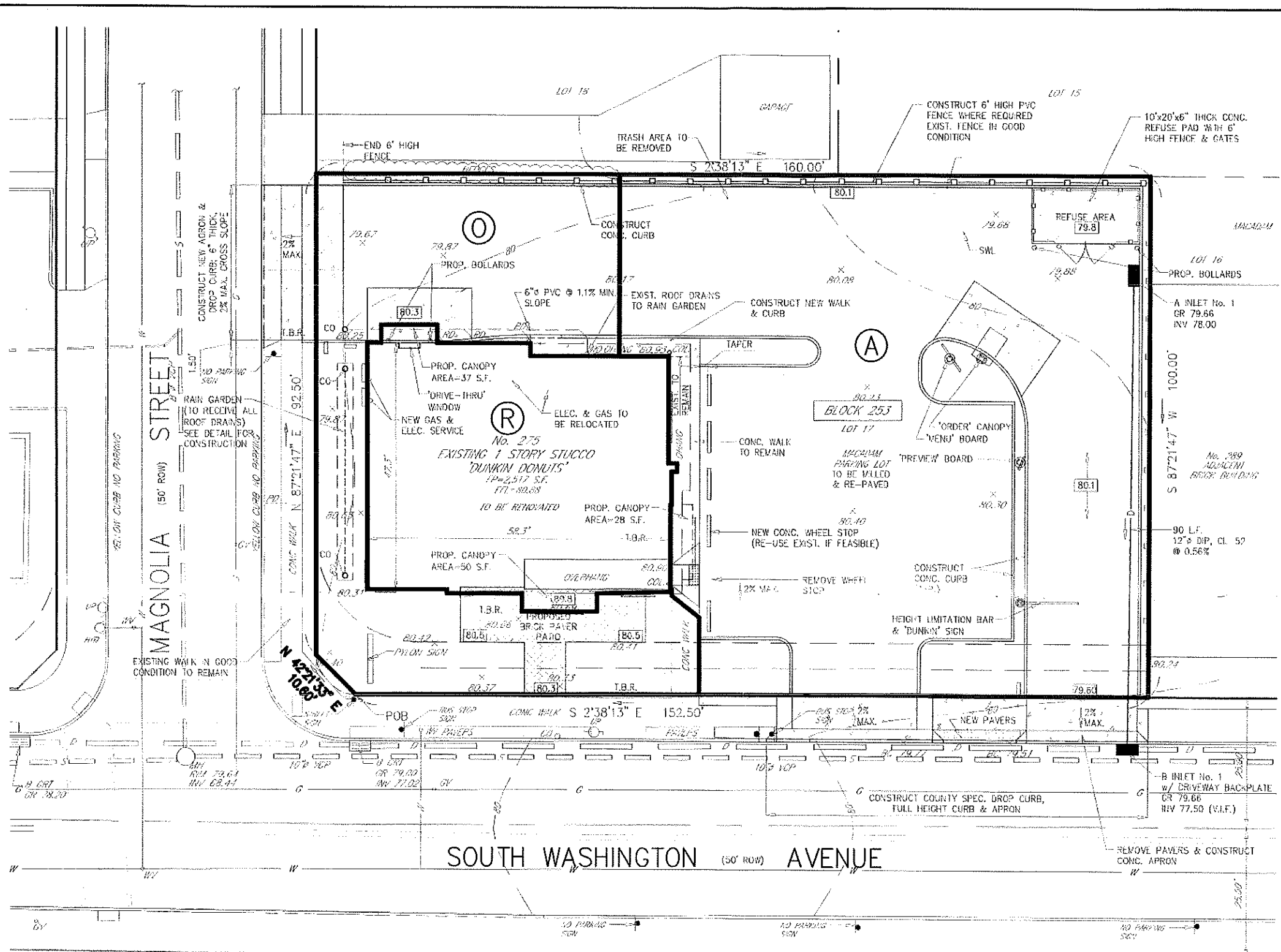
MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 29497

DD-BUILDING & SITE SIGNAGE  
 DIRECTIONAL SIGNS  
 DD-SS-DS-01

DATE: 08.12.21 REV: #11  
 DESIGN: M.J.H.  
 CONSTRUCTION: M.J.H.

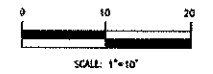
DRAWN BY: E.W.  
 CHKD BY: M.J.H.  
 SCALE: 1"=20'  
 DRAWING NO.: 3947-6  
 SHEET: 1 OF 6

HUBSCHMAN ENGINEERING, P.A.  
 ENGINEERS - PLANNERS - SURVEYORS  
 263A S. WASHINGTON AV. BERGENFIELD, NJ 07621  
 201-341-5666



Subarea	Impervious (SF)	Pervious (SF)	Subarea
A	8,476	975	9,451
D	1,908	1,549	3,457
R	3,064	0	3,064
<b>Total</b>	<b>13,448</b>	<b>2,524</b>	<b>15,972</b>

LEGEND:  
 (R) DRAINAGE SUBAREA



MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 28497 N.J.P.P. NO. 3200

NO.	REVISIONS	DATE	BY	CHECK
<b>PROPOSED DRAINAGE AREA MAP</b>				
LOT 17	'DUNKIN DONUTS' PROPOSED DRIVE-THRU			BLOCK 253
<b>No. 275 S. WASHINGTON AVENUE</b>				
BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY				
APPLICANT: TRIPLE J. FAMILY, INC. D/B/A DUNKIN' BASKIN ROBBINS				
275 S. WASHINGTON AVENUE BERGENFIELD, NJ 07621				
DRAWN BY: B.W.			CHECK BY: MJH	
SCALE: 1"=10'			DRAWING NO. 3947-7	
ENGINEERS - PLANNERS - SURVEYORS			1 of 1	
263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621				
(201) 351-3566				