To: File #18-109  
From: Andrew H. Missey, PE  
Date: 8-03-2020  
Re: Plan Changes and Additions/Revisions  
The Gateway Site Plan Application  
480-494 Hudson Street  
Block 8.01, Lots 2-5 and 15-18  
Hackensack, NJ  
Project #18-109  
cc: Gerald Salerno, Esq.  
Gateway Hackensack REIT, LLC  
Al Lapatka, PE  

The following is an outline of the revisions, additions, and plan changes to the site plan drawings prepared by this office since the Neglia Engineering review letter dated 3-31-2020:

Preliminary/Final Site Plan, rev. 6-25-20, sheet 1/7  
- Zoning chart, upper right: dimension for “Max. Front Yard Depth” amended to read 18 feet for proposed conditions, which conforms to Sect. 175-6.5.A maximum depth of 300 feet;  
- Notes 13, 14, 15, and 16 added to address comments from the Neglia letter and the fire department review;  
- Signage and striping details, lower left: details added to plan for HC parking space dimensions and labels, compact car and HC parking sign details, and pavement striping;  
- Centerline information and pavement dimensions for East Moonachie Road and Hudson Street added to site plan per County requirements;  
- Sight distance dimensions added to site plan per County requirements;  
- Transformer/generator area is depicted at upper left (northwest) corner of site plan, and alignment of sidewalk for exit stairs from basement parking is adjusted accordingly;  
- Six foot estate-style aluminum fence is depicted along northerly interior property lines, as per Neglia letter.

Site Layout Plans/Existing Conditions, rev. 6-25-20, sheet 2/7  
- Survey Notes have been shifted to lower center of sheet;  
- Notations for compact car parking identify height of compact car signage on garage walls

Grading & Drainage Plan/Utility Plan/Details, rev. 6-25-20, sheet 3/7  
- All apron details amended to show 4” of ¾” clean stone beneath the 6” thick aprons;  
- Sanitary sewer now connects to existing manhole, per Neglia request;  
- Sewer connection to manhole details added to plan, upper left;  
- Electric and water service locations adjusted as per communications with PSE&G and SUEZ Water (see Will Serves attached);  
- Fire department connection shown at front door entry;  

Consulting Engineering – Landscape Architecture – Land Surveying
Sheet 3/7 (continued)

- Water quality treatment device depicted downstream of control structure for detention system;
- Landscape wall drains shown to discharge to parking level inlets.

**Off-Site Storm Drain Plan/Profile/Details, rev. 6-25-20, new sheet 4/7**

- Off-site storm drain profile depicted at center bottom of sheet, and plan view of storm drain route depicted at center top of sheet;
- Hudson Street driveway profile added per County request;
- Inlet and manhole details and storm drain trench repair detail added to left side of sheet;
- Note added above title block to alert contractor to the need for test pits in advance of construction along the route of the off-site storm drain work.

**Landscape & Site Lighting Plan/Notes/Details, rev.6-25-20, sheet 5/7 (previously sheet 4/6)**

- Note 21 added to Landscape Notes calling for lawn areas to be sodded;
- Supplemental Landscape Notes added per Neglia review, above the title block;
- Streetscape paver plan and section details added to sheet, upper center;
- Estate-style fence detail added to plan, upper center;
- Spacing of streetscape lighting adjusted along Hudson Street to permit access to transformer/generator enclosure;
- Note added to lighting plan stating that interior garage lighting to be in accordance with applicable building codes;
- Landscape wall footing drain detail added to plan, upper center;
- Landscape plan and plant list revised to specify use of native plantings and screening of transformer/generator compound, as per requirements of Neglia review and County checklists.

**Enlarged Site Lighting Photometric Analysis, dated 6-1-20, sheet 5A/7 (not previously issued)**

- Photometric analysis by lighting consultant updated and depicted at 10 scale to illustrate lighting levels at walkways, driveways, and surface parking areas;
- Statistical summary of photometric analysis presented at upper center of sheet;
- Fixture details presented at right side of sheet.

**Erosion Control Plan/Notes/Details, rev. 6-25-20, sheet 6/7 (previously 5/6)**

- BCSCD notes revised to indicate deep scarification is proposed to mitigate for soil compaction, and Construction Sequence notes adjusted accordingly;
- Typical soil compaction mitigation detail added to sheet, right side;
- Erosion control details shifted to upper right of sheet;
- Water quality treatment device detail added to upper left of sheet;
- Control structure detail adjusted to include flow path to water quality treatment device;
- Notes added to plan and Construction Sequence to indicated offsite storage of topsoil stripped from site due to limited open area for stockpiling on site;
- Limit of Disturbance graphically adjusted to include off-site storm drain work.
Boundary and Topographic Survey, rev. 6-25-20, sheet 7/7 (previously 6/6)
• Survey updated to illustrate likely locations of utility crossings along off-site storm drain route.

In addition to the above-described site plan revisions and amendments, the project drainage report has been updated to reflect the inclusion of the water quality treatment device and the use of nonstructural stormwater management strategies in the project design, to the maximum extent practicable for this urban site. A stormwater management maintenance plan has been prepared for this project as well, in accordance with the request of Neglia Engineering and the requirements of Bergen County.

As requested by Neglia Engineering, flow monitoring of the existing sanitary and storm drain facilities serving this site commenced on 7-15-20.

Encl: SUEZ Water Will Serve Letter
      PSE&G Will Serve Letter
May 08, 2020

Lapatka Associates, Inc.
12 Route 17 North, Suite 230
Paramus, New Jersey 07652

RE: Will Serve Request
Proposed residential building
18-109 The Gateway/480-494 Hudson Street
Block 8.01, Lots 2-5, 15-18
City of Hackensack
Bergen County

Dear Mr. Andrew H. Missey

This is to advise that water service may be made available to the subject property subject to the following conditions:

1. Submit the Site and Grading Plan showing both Fire and Domestic Service lines to the building with the appropriate sizes marked.

2. Prior to the installation of any services of any mains, hydraulic data pertinent to the project must be provided to us, for our Engineering Department’s review and approval.

3. If, as a result of such review, it is decided that any extension of mains or pipes of modification of other facilities is required in order to meet the hydraulic needs of the project, those mains or facilities will be installed or extended by you in accordance with the terms and conditions of this Company’s standard agreements for extension. The applicant must have reviewed this project with the fire officials and have approved hydrant locations prior to submitting any drawings to SUEZ.

4. Service will be provided in accordance with the terms and conditions set forth in the Company’s filed Tariff, as amended or modified from time to time.

5. This project must be in compliance with the New Jersey Safe Drinking Water Act and the Water Supply Management Act Rules.

Suez has requested fire flow demands and the information is currently unavailable to identify impact on the water system and necessary upgrades at this time. This
willingness to serve letter for the proposed residential building with an estimated demand of 5,640 GPD in the City of Hackensack is valid for one year from the date of issuance. If the project is not approved by the City of Hackensack within one year from the date this letter is issued, a new willingness to serve letter will be required.

Please feel free to contact me if you have any further questions or require additional information.

Sincerely,

Lisa L. Harry

Elizabeth Fell, PE
Project Manager

cc: Tony Vicente (via e-mail)
LAPATKA Associates, Inc.
Attn: Jeffrey H. Kleine
12 Route 17 North, Suite 230
Paramus, New Jersey 07652

Re: 480-492 Hudson Street
    Block: # 8.01, Lots: # 2-5, 15-18
    Hackensack, Bergen County
    New Jersey
    18-109

To Whom It May Concern:

Gas and Electric service can be made available for the above project consistent with service requirements and the PSE&G tariffs for gas and electric services.

Please feel free to give this office a call at 1-800-832-0076 if you need additional information.

Sincerely,
PSE&G Construction Inquiry Department