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September 20, 2018

VIA EMAIL

Lorraine Hutter, Planning Board Secretary
Borough of Montvale
12 Mercedes Drive, 2nd Floor
Montvale, NJ 07645

Re: **Completeness Review #2**
Hornrock Properties MPR, LLC
Block 3302, Lot 1 (Borough of Montvale)
Block 301, Lot 1 (Borough of Park Ridge)
Block 204, Lot 2 (Borough of Woodcliff Lake)
Borough of Montvale, Bergen County, New Jersey
MC Project No: MVP-580

Dear Ms. Hutter:

Our office is in receipt of documents relative to the above-referenced application summarized in Exhibit 1.

General Application Information

1. The Owner/Applicant for the project in question is:

Hornrock Properties MPR, LLC
One Sony Drive, Suite 3A
Park Ridge, New Jersey 07656
Phone: (646) 666-3888

The Owner/Applicant must notify the Borough and this office as to any changes to the above information.

2. The Applicant has noted that they are applying for Preliminary Site Plan Approval.

3. This project site consists of three (3) existing blocks and lots across three (3) boroughs; one (1) lot is located at Block 3302, Lot 1 in the Borough of Montvale, one (1) lot is located at Block 301, Lot 1 in the Borough of Park Ridge and the remaining lot is located at Block 204, Lot 2 in the Borough of Woodcliff Lake. The lots are located in the following zoning districts:

- Borough of Montvale, Block 3302, Lot 1: AH-26 Affordable Housing Zone (consisting of approximately 7.043 acres)
- Borough of Park Ridge, Block 301, Lot 1: ORL Office Research Laboratory Zone (consisting of approximately 29.86 acres)



- c. Borough of Woodcliff Lake, Block 204, Lot 2: R-22.5 Residential One-Family District (consisting of approximately 0.30 acres)
4. The 37.2255-acre site is located at the intersection of Brae Boulevard and Sony Drive, and is surrounded by the R-22.5 Residential One-Family District of Woodcliff Lake to the south, the Garden State Parkway to the west, the OR-4 Office and Research District to the north in Montvale and the ORL Office Research Laboratory in Park Ridge to the north and east. The municipal boundaries for the Boroughs of Montvale, Park Ridge and Woodcliff Lake trisect the property, with the point of convergence located near the southwest corner of the property. The Bear Brook traverses Block 301, Lot 1 from north to south near the eastern property line.
5. The property slopes south to north, from an elevation of 355 feet in the southwest corner to an elevation of 327 feet in the northeast corner.
6. The site is further defined with a number of easements and wetlands, as follows:
 - a. Drainage easement along northern property line of Block 3302, Lot 1 and Block 301, Lot 1;
 - b. Drainage easement traversing Block 3302, Lot 1 and Block 301, Lot 1;
 - c. Intermediate Resource Value Freshwater Wetlands at southwest corner of Block 301, Lot 1.
7. The permitted principal use in the AH-26 (Mixed-Use Planned Unit Development) Zone include the following use as described in 128-5.17 D of the Ordinance:
 - a. Inclusionary multifamily residential development with apartment-style units.
 - i. Residential market-rate units shall have the following minimum unit sizes:
 - a) One-bedroom: 700 square feet.
 - b) Two-bedroom: 850 square feet.
 - c) Three-bedroom: 1,100 square feet.
 - ii. Maximum of 10% of the market-rate units may be three-bedroom units. Twenty percent of all units shall be set aside for low- (including very-low) and moderate-income households ("affordable units").
8. As noted, the property in question spans three (3) Boroughs in Bergen County: Montvale, Park Ridge and Woodcliff Lake. The proposed development is located on Block 301, Lot 1 in Park Ridge and Block 3302, Lot 1 in Montvale. Block 3302, Lot 1 and Block 301, Lot 1 are currently developed with a four-story office building and associated site improvements, including parking lots, drainage, a man-made pond, landscaping and lighting. The office building is located on Block 301, Lot 1, and additional parking is located on Block 3302, Lot 1. Block 204, Lot 2 is not developed. The property is currently vacant and contains the former Sony Electronics, Inc. headquarters.
9. The Bear Brook runs along the eastern property boundary on Block 301, Lot 1 and extends from the northern property boundary to the southern property boundary. The lots are



encumbered with Flood Hazard Areas, Wetlands Areas, Wetland transitions areas and riparian zones.

10. The Applicant is proposing the following improvements to Block 3302, Lot 1:

- a. A five (5) story multi-family residential structure, consisting of four (4) stories of residential with 185 units above a one (1) story parking garage with 171 parking spaces;
- b. Approximately 186 surface parking spaces;
- c. Driveway and Access Improvements from Sony Drive (in Park Ridge);
- d. Grading and Utility Improvements;
- e. Stormwater Management;
- f. Landscaping and Lighting.

11. The Applicant seeks Preliminary Site Plan Approval for "Hornrock Properties MPR, LLC, One Sony Drive". The Applicant has provided a Site Plan Review and Variance Application to the Board in support of this application. The Applicant notes in the Addendum attached to their application that they are "proposing access to the property to be through the adjacent Park Ridge lot to Sony Drive. The Applicant is submitting a parallel application to the Park Ridge Planning Board to amend the previously approved preliminary and final site plan to address this access to the property. The Applicant is not requesting any variance relief in connection with this application."

Completeness Review

12. Based on our review of the documents summarized in Exhibit 1, as well as the Borough Code (*Site Plan Review, §128-8.9 Formal Site Development Plan Filing Procedure and Chapter 104:Soil Removal, §104-4 Permit application procedures for major soil movement*) this office finds the above referenced application **complete**, with the following comments:

- a. **The Applicant has responded to the following checklist items as required by Section 128-8.9 of the Borough Ordinance as follows:**
 - i. 128-8.9D(2)f - The location, names and existing widths of adjacent streets, rights-of-way and curblines.

The Applicant has provided this information, and we no longer take exception.

- ii. 128-8.9D(2)(i) - Location, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to the public use within or joining the property.

The Applicant has provided this information, and we no longer take exception.



- iii. 128-8.9D(3)(a) - Existing and proposed contours of the land, with a contour interval of one foot for slopes of 3% or less, an interval of two feet for slopes of more than 3% but less than 10% and an interval of five feet for slopes of 10% or more. Existing contours are to be indicated by dashed lines and proposed contours are to be indicated by solid lines. The reference datum shall be the United States Coast and Geodetic Survey data or other datum acceptable to the Borough Engineer. *The Applicant has requested a waiver from providing 6-inch contours within landscape areas of less than 2% slope.*

The Applicant has responded that “A waiver was previously and continues to be requested...” and this remains a condition of approval.

- iv. 128-8.9D(3)(c) - Location of any wetland areas and wetland buffer areas as determined by a Letter of Interpretation (LOI) from the NJDEP or a qualified wetlands expert and a metes and bounds survey of said wetlands. Said areas shall be appropriately flagged in the field. *The Applicant shall provide additional information regarding wetlands, riparian and/or other types of buffers on the site plans, including the area between this site, the Garden State Parkway to the west and Lifetime Fitness to the north. This area contains a drainage system connecting to the Bear Brook and may require associated buffers which may impact the proposed plans.*

The Applicant has provided a Letter of Interpretation from NJDEP addressing the request for additional information for wetlands on site. However, no additional information has been provided regarding the existing drainage systems as noted above which shall be provided by the Applicant and discussed in testimony.

- v. 128-8.9D(3)(f) - All trees exhibiting a diameter of four inches or more measured 12 inches above the ground shall be specifically located, and all trees proposed to be removed shall be specified. *The Applicant requests a waiver from providing location of trees with 6-inch diameter or greater.*

The Applicant has responded that “A waiver was previously and continues to be requested...” and this remains a condition of approval.

- vi. 128-8.9D(4)(c) - Location, dimensions, grades and flow direction of existing streets, culverts and waterlines, as well as other underground and aboveground utilities within and adjacent to the property.

The Applicant has provided this information, and we no longer take exception.

- vii. 128-8.9D(4)(d) - Any existing buildings, structures and walls that are of historic importance or are of important archaeological, cultural, scenic or



architectural significance on the subject property or within 200 feet of the property shall be so noted on the plans. *Should no structures as described above exist, a note shall be added to the plans accordingly.*

The Applicant has provided this information, and we no longer take exception.

- viii. 128-8.9D(5)(a) – The Applicant shall set forth in detail the exact use to be made of the property and the buildings and structures thereon including required yard and setback areas, lot coverage and building coverage calculations and building height in feet and stories.

The Applicant has provided this information, and we no longer take exception.

- ix. 128-8.9D(5)(e) - The location, direction, power and time of use for any proposed outdoor lighting, including types of stanchions to be employed, radius of light and intensity in foot-candles.

The Applicant has provided this information, and we no longer take exception.

- x. 128-8.9D(5)(i) - An outline of any proposed deed restrictions or covenants. *Deed restrictions are required for the affordable housing units.*

Copies of the proposed deed restrictions for affordable housing were provided to the Board on September 4, 2018 which will be reviewed by the Board attorney for compliance. This remains a condition of approval.

- xi. 128-8.9D(5)(j) - Any contemplated public improvements on or adjoining the property as indicated by the Borough Engineer. *The Applicant states that this is non-applicable. Note that the site requires access through Park Ridge to an intersection that is partially in Park Ridge and Montvale. Upgrades to that intersection will be required as part of this application.*

The Applicant has provided copies of the Borough of Park Ridge Planning Board submissions and we note that the proposed development in Montvale relies on necessary site improvements located in the Borough of Park Ridge and cannot exist as a stand-alone project.

- xii. 128-8.9D(5)(k) - If the site development plan indicates only a first stage, a Comprehensive Plan for the entire site shall be required. *The Applicant states that this is non-applicable. The Applicant shall provide details of the development on the adjacent Park Ridge portion that shows connectivity between both sites.*

The Applicant has stated that “the Park Ridge Site Improvements Plan was submitted as part of the application to the Borough of Park Ridge regarding the



limited site improvements depicted on the enclosed site plan. The plan includes the necessary bulk zoning and parking requirements for same. Note that no other site improvements are anticipated or proposed at this time.” We note that the proposed development in Montvale relies on necessary site improvements located in the Borough of Park Ridge and cannot exist as a stand-alone project.

- xiii. 128-8.9D(5)m - A garbage and refuse recycling plan providing for an area reserved for the separation of garbage and recyclable materials, inclusive of provisions for the storage of recyclable and nonrecyclable waste and areas reserved for the pickup of such materials.

The Applicant has provided this information indicating that there will be an “internal refuse termination and recyclables materials storage room” and that access for solid waste and recyclable pick-ups will be at the eastern corner of the building, and the Applicant shall provide testimony.

13. Based on the review of the documents summarized in Exhibit 1, as well as the Borough Code, (Chapter 104: Soil Removal, §104-4 Permit application procedures for major soil movement), this office has the following comments:

- a. *The Applicant has not submitted an application for a Soil Movement permit. All checklist items for the Major Soil Movement permit remain outstanding.*

The Applicant has stated that they are “...only requesting Preliminary Site Plan approval at this time and, if needed, a waiver is requested for same. Note that the Applicant agrees to provide same as a condition of Final Site Plan approval and prior to submitting plans to the Construction Code Official as referenced in Chapter 104.” This will remain a condition of approval and the Applicant shall provide testimony.

14. Based on a cursory review of the documents submitted, the following items which are not part of the completeness review items have not been submitted.

- a. Block 3302, Lot 1 (Montvale)
- x. NJDEP Permit
 - *The Applicant has noted that “no wetlands or flood hazard area permitting is required per the proposed site improvements”, and the Applicant shall provide testimony.*
 - xi. TWA Application
 - *The Applicant has stated that they acknowledge that this is “required and will be provided under a separate cover.”*
 - xii. Bergen County Planning Board Submittal
 - *The Applicant submitted a letter dated July 25, 2018 to the Bergen County Planning Board and we no longer take exception.*

- b. Block 301, Lot 1 (Park Ridge)



- i. Borough of Park Ridge Zoning and/or Planning Board submittals

The Applicant has provided this information, and the Applicant shall discuss in testimony.

c. Block 204, Lot 2 (Woodcliff Lake)

- i. Borough of Woodcliff Lake Zoning and/or Planning Board submittals

The project attorney has provided correspondence that "...no improvements or use of the Woodcliff Lake property is proposed as part of this project. As such, the Woodcliff Lake Planning Board and/or Zoning Board of Adjustment does not have jurisdiction over this project and submission of a site plan application is not required", and the Applicant shall provide testimony.

General Comments:

15. The following site improvements are required on Block 301, Lot 1 in Park Ridge in order to complete the proposed improvements on Block 3302, Lot 1 in Montvale:

- a. Access
- b. Grading
- c. Utilities
- d. Stormwater Management
- e. Traffic Impacts
- f. Parking
- g. Landscaping and Lighting

The Applicant has stated that there is no response required and shall discuss in testimony.

16. The proposed development in Montvale relies on necessary site improvements located in the Borough of Park Ridge and cannot exist as a stand-alone project. Therefore, the Montvale Planning Board cannot approve the proposed work without prior approval for the above-mentioned improvements from the Borough of Park Ridge.

The Applicant has stated that they are "...only applying for preliminary site plan approval from the Borough of Montvale at this time. The Applicant applied for both preliminary and final site plan from the Borough of Park Ridge. The Applicant acknowledges that the approval from the Borough of Park Ridge will be required prior to the Montvale Planning Board approval of final site plan", and the Applicant shall provide testimony.

17. The Applicant has indicated they are seeking Preliminary Site Plan approval at this time. Our office recommends that once deemed complete, should the Board approve this



application, the Final Site Plan Approval shall be conditioned on approvals received from the Borough of Park Ridge, among any other agencies that may be required.

This remains a condition of approval.

18. The property in question also encompasses Block 204, Lot 2 located in Woodcliff Lake. However, while there are no improvements proposed on Block 204, Lot 2, approval from Woodcliff Lake may also be required and the Applicant shall provide a formal response from the Borough.

The Applicant has stated that “no improvements or use of the Woodcliff Lake property is proposed as part of this project. As such, the Woodcliff Lake Planning Board and/or Zoning Board of Adjustment does not have jurisdiction over this project and submission of a site plan application is not required” and the Applicant shall provide testimony.

19. Per Section 128-5.17D(1)(c), the Applicant shall provide deed restrictions for the affordable housing units.

The Applicant has provided this information, and we defer to the Board attorney for compliance.

20. Per Section 128-5.17E(2), the setbacks for the proposed structure shall be measured for the entire tract, and not just to the municipal or lot boundary lines.

The Applicant has provided this information, and we no longer take exception.

21. The height of all retaining walls on site shall be provided per Section 128-5.17F(2)(a). Additionally, landscaping shall be added along the retaining walls to satisfy the screening requirements of Section 128-5.17F(2)(a).

The Applicant has stated that “the heights of the proposed retaining walls are included on the Grading Plans (Sheets 8 -9). Detailed plans regarding same (including any required fall protection) will be provided as a condition of approval once designed by others”, and the Applicant shall provide testimony.

22. The height of retaining walls exceed four feet in height in several areas, and therefore fencing is required per Section 128-5.17F(2)(c). Applicant shall note the height restriction of four feet (4 ft.) for fencing as also described in the previously stated section.

The Applicant has stated that “...the non-storm basin retaining walls depicted are proposed to be screened with a variety of landscaping materials, in groupings, rather than utilizing hedges or uniform plant species and spacing. In addition, a 4’ high aluminum picket fence w/access gates has been provided around the perimeter of the proposed aboveground basin”, and the Applicant shall provide testimony.



23. Building wall offsets, vertical wall offsets and roof offsets shall be added to the plans to ensure compliance with Section 128-5.17F(2)(a - d).

The Applicant has provided this information and has stated that they will provide testimony regarding the proposed facade and building designs, and we no longer take exception.

24. A roof plan and elevation shall be provided to ensure compliance with Section 128-5.17F(2)(h - i).

The Applicant has provided this information, and we no longer take exception.

25. The capitalization of the Applicant's name "Hornrock" vs. "HornRock" is inconsistent among the plans and reports. This discrepancy shall be eliminated.

The Applicant has corrected this information, and we no longer take exception.

26. Applicant shall clarify the meaning of the "Prop. Rock Clute" as shown on Sheet 6. Should this be a spelling error, the plans shall be revised accordingly.

The Applicant has made the correction, and we no longer take exception.

The Applicant shall provide the information requested above and resubmit for completeness.

Thank you for your kind attention in this matter. Please do not hesitate to contact me, should you have any questions.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'Andrew R. Hipolit'.

Andrew R. Hipolit, P.E., P.P., C.M.E.
Borough Engineer

ARH/nm

cc: Robert T. Regan, Esq., Borough Attorney
Hornrock Properties MPR, LLC
Peter J. Wolfson, Esq.
Darlene Green, P.P., AICP, Board Planner



Lorraine Hutter, Planning Board Secretary
MC Project No. MVP-580
September 20, 2018
Page 10 of 11

EXHIBIT 1

**SUMMARY OF DOCUMENTS SUBMITTED FOR THE
HORNROCK PROPERTIES, MPR, LLC APPLICATION**

SEPTEMBER 2018



The following is a summary of the documents and information submitted in the matter of the review of the Hornrock Properties MPR, LLC Application:

- a. Plan entitled “Preliminary Site Plan for Hornrock Properties MPR, LLC Proposed Residential Development One Sony Drive Block 301, Lot 1; Borough of Park Ridge Block 3302, Lot 1; Borough of Montvale Block 204; Lot 2; Borough of Woodcliff Lake Bergen County, New Jersey”, prepared by Dynamic Engineering Consultants, P.C., consisting of twenty-two (22) sheets, dated 7/10/2018, revised 8/23/2018;
- b. Plan entitled “One Sony Drive Borough of Montvale, New Jersey Concept Architectural Preliminary Site Plan”, prepared by Minno Wasko Architects and Planners, consisting of eight (8) sheets, dated July 10, 2018, revised 8/23/2018;
- c. Plan entitled “ALTA/NSPS Land Title Survey Tax Lot 1, Block 301 Tax Lot 1, Block 3302 Tax Lot 2, Block 204 Boroughs of Park Ridge, Montvale, Woodcliff Lake Bergen County, New Jersey”, prepared by DPK Consulting, consisting of four (4) sheets, dated 6/26/2018;
- d. Report entitled “Traffic Impact Study For Hornrock Properties MPR, LLC Proposed Residential Development Property Located at: Block 3302 – Lot 1 Borough of Montvale, Bergen County, NJ”, prepared by Dynamic Traffic, dated July 10, 2018;
- e. Report entitled “Stormwater Management Summary Prepared for: HornRock Properties MPR, LLC, Proposed Residential Development 1 Sony Drive Block 3302, Lot 1 Borough of Montvale Bergen County, NJ”, prepared by Dynamic Engineering, dated July 2018, revised August 2018;
- f. Report entitled “Stormwater Management Facilities Operation and Maintenance Manual Prepared for: HornRock Properties MPR, LLC, Proposed Residential Development 1 Sony Drive Block 3302, Lot 1 Borough of Montvale Bergen County, NJ”, prepared by Dynamic Engineering, dated July 2018, revised August 2018;
- g. Recommendation Letter from County of Bergen Department of Planning and Engineering to Dynamic Engineering Re: HornRock Properties, dated July 25, 2018.