
September 1, 2022
Via FedEx Overnight & Newforma
(planningboard@wyckoff-nj.com)

Township of Wyckoff Planning Board
340 Franklin Avenue
Wyckoff, NJ 07481

Attn: Maureen Mitchel
Board Secretary

**RE: UB Wyckoff 1, LLC
Proposed Parking Improvements
Block 391, Lot 42.01
525 Cedar Hill Avenue (CR 93 II) &
Blum Court
Township of Wyckoff
Bergen County, NJ
DEC# 0900-99-006
File No. WYES-536**

Dear Ms. Mitchel,

On behalf of our client, UB Wyckoff 1, LLC, enclosed please find the following documents for resubmission towards Preliminary and Final Site Plan Approval for the above referenced project and the Board's consideration at the scheduled hearing on 09/14/22:

- Two (2) copies of the NJDEP GeoWeb Wetlands Mapping;
- Sixteen (16) copies of the Trash Enclosure/Landscape Exhibit (Option 1), prepared by our office, dated 08/24/2022; and
- Sixteen (16) copies of the Trash Enclosure/Landscape Exhibit (Option 2), prepared by our office, dated 08/24/2022.

Below please find a brief outline of the proposed alternatives and modifications to the Site Plan drawings:

Option 1 (Please see enclosed Exhibit for reference.)

- The Trash Enclosure/Landscape Exhibit (Option 1) was prepared to include proposed trees along the northeastern property line to supplement the residential buffer. In addition, the trash

enclosure is shown on the northeastern portion of the lot as reflected on the originally proposed location.

Option 2 (Please see enclosed Exhibit for reference.)

- The Trash Enclosure/Landscape Exhibit (Option 2) was prepared to include proposed trees along the northeastern property line to supplement the residential buffer. In addition, the trash enclosure is shown on the northeastern corner of the existing building at the end of the parking aisle. The initially proposed curb and landscape area is replaced with striping around the trash enclosure.

Option 3

- Upon review of the site, we would like to propose an alternative layout that maintains the location of the existing dumpsters at the rear of the eastern portion of the building. This current layout places the dumpsters at ample distance from the residential lots and there have been no complications regarding trash pickup operations to date. However, permission from the Board will need to be granted to propose only one trash enclosure onsite and maintain the remaining dumpsters.

Per comments provided during the Township of Wyckoff Planning Board Hearing on 08/10/22, we reviewed other possible alternative locations for the eastern trash enclosure onsite considering the proximity to the adjacent residential neighboring lots. It should be noted that we did review the alternative of putting the trash enclosure adjacent to the undeveloped lot (Block 391, Lot 58) and due to the presence of wetlands on NJDEP GIS mapping, that was not feasible. Additionally, the truck turning into the trash enclosure did not work.

As a result, we recommend Option 2 as the best alternative as it is not located directly adjacent to the residential lots and trash pickup operations can proceed while a truck is staging in the loading docks.

Upon your receipt, please review the enclosed information towards Preliminary and Final Site Plan Approval for the above referenced project.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



James E. Henry, PE, PP



Mariah Diaz

Enclosures

cc: Patrick Gillespie (via Newforma)
Willing Biddle (via Newforma)
Joseph Allegretti (via Newforma)
Andrew Albrecht (via Newforma)
Stephan Rapaglia (via Newforma)
Bruce E. Whitaker, Esq (via Newforma & hard copy)
Peter C. Ten Kate, P.E. (via Newforma)