

Township of Wyckoff
Engineering Department

Technical Memorandum

TO: Wyckoff Planning Board

FROM: Mark A. DiGennaro, P.E., Township Engineer

DATE: February 25, 2021

RE: 204 and 285 Maple Drive
Block 320 Lots 10.02 and 11
MF/AH-7 Zone created 8/20/19

I have reviewed the following application documents:

- Minor Subdivision Plan prepared by The Nader Group and Joseph Messina, PLS last revised 12/30/20.
- Application for Subdivision Approval prepared by Robert E. Landel, Esq. dated 2/8/21.

SUMMARY: The subject properties are located in the MF/AH-7 inclusionary residential zone created by Township Ordinance #1885 on 8/20/19. The general intent of the subdivision is to effectuate the terms of land purchase by the Township as Open Space via a Bergen County grant from the Developer/Owner and the resultant parcel developed to satisfy the Township's 2018 Master Plan Amendment and Third Round Housing Element and Fair Share Plan adopted by the Planning Board in 2018. The application proposes to merge the parcels and re-subdivide the parcel to create two newly configured lots. The proposal also includes the delineation of a newly created sanitary sewer easement to be dedicated to the developed housing tract.

Existing Lot Areas.

Lot 10.02	1,119,673.69 SF
<u>Lot 11</u>	<u>34,544.31 SF</u>
Total	1,154,218.00 SF

Proposed Lot Areas.

New Lot 10.02B – Township Open Space Tract	916,468.26 SF
<u>New Lot 10.02A - Developer Owned Tract</u>	<u>237,749.74 SF</u>
Total	1,154,218.00 SF

Comments:

1. Plan appears to have a mathematical error for lot area of lot 10.02A. 237,749.74 appears to be the correct area.
2. The newly created lot 10.02 should be identified as 10.02B, however, tax assessor should provide guidance on new lot number designation.
3. The plan should clearly identify the newly created lot line between 10.02 and 10.02A.
4. Any approval may be subject to Bergen County review as Cedar Hill Ave. is a county roadway.
5. Amended plans must be prepared for signature and recording.