

CAPIZZI LAW OFFICES

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Tenafly, NJ 07670

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Reply to New Jersey Office

January 3, 2023

Submittal for the January 11, 2023 Hearing

Via Hand Delivery

Maureen Mitchell – Secretary

Township of Wyckoff Planning Board

340 Franklin Avenue

Wyckoff, NJ 07481

Re: Zarzar – Wyckoff PB (the “Applicant”)
551 Overlook Road; Block 245; Lot 42.02 (the “Property”)

Dear Ms. Mitchell:

As you are aware, this office represents the above Applicant regarding their soil movement application before the Wyckoff Planning Board seeking to construct a basketball court at the Property. To that end, enclosed please find the following for consideration at the January 11, 2023 hearing.

1. Revised Township of Wyckoff Bergen County, New Jersey Application for Site Plan Approval/Soil Movement with Completeness Checklist B and Checklist C attached hereto (14 copies);
2. Waiver Request Letter prepared by DJ Egarian & Associates Inc., dated January 3, 2023 (14 copies);
3. Bergen County Soil Conservation District Application for Soil Erosion and Sediment Control Plan Certification (14 copies);
4. LED Light Information (14 copies);
5. Versacourt LED Light System Installation Instructions (14 copies);
6. Versacourt Light Specs (14 copies);

Maureen Mitchell – Secretary

January 3, 2023

Page 2 of 2

7. LED Lumens, Footcandles, Candlepower, and Measuring Light Output (14 copies);
8. Light Ground Anchor Installation Photos (14 copies);
9. Sports Court and Grading Plan prepared by DJ Egarian & Associates Inc., dated August 25, 2021 and last revised as of November 22, 2022 consisting of two (2) sheets (14 copies);
10. Letter from DJ Egarian & Associates Inc., dated November 22, 2022 outlining the revisions made to the aforementioned plan set (14 copies);
11. Letter from PK Environmental Planning and Engineering dated March 9, 2022 confirming proposed activities do not disturb any regulated wetlands (14 copies);
12. Letter from the State of New Jersey Department of Environmental Protection dated November 4, 2022 confirming that the proposed basketball court is permitted under a “Permit by Rule” (14 copies); and
13. Letter from the State of New Jersey Department of Environmental Protection dated November 12, 2022 confirming the replacement of the existing fence is a permitted activity (14 copies).

This letter shall also confirm this matter is scheduled to be heard before the Wyckoff Planning Board in-person, on Wednesday, January 11, 2023 at 7:00pm.

Thank you.

Very truly yours,

Gloria Duby

Gloria Duby, Paralegal

MGC/gd

Enclosures

cc: **Via Email w/ Enclosures**

Mark A. DiGennaro, P.E. – Township Engineer

Jeff Egarian, P.E. – Applicant’s Engineer

Sandra E. Lehrley, P.E. – Applicant’s Environmental Engineer

Client

TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

APPLICATION FOR SITE PLAN APPROVAL / SOIL MOVEMENT

Date filed _____ Fee _____ Block 245 Lot(s) 42.02

A. APPLICATION IS HEREBY MADE FOR:

- _____ Minor site plan
- _____ Preliminary/final major site plan
- _____ Waiver, modification or amendment of an existing site plan
- _____ Fence permit
- xx _____ Soil movement

B. OWNER: Nancy Zarzar c/o Matthew G. Capizzi, Esq. Tele # 973-698-5459

Address: 551 Overlook Road, Wyckoff NJ 07481

Applicant's Name (if other than owner):
Same as Owner Tele# _____

Address: _____

Name and address of person presenting application:
Name: Matthew G. Capizzi, Esq. Profession Attorney

Address: 11 Hillside Avenue, 2nd Floor, Tenafly NJ 07670 Tele # 201-266-8300

Name of development: _____

C. PROPERTY DESCRIPTION

Location: 551 Overlook Road, Wyckoff NJ 07481 Zone: RA-25

Lot size: 107,816 Sq. Ft. Tax Map #: _____ Block 245 Lot(s) 42.02

Size of building in square feet: 4,763 Sq. Ft. Stories: 2

D. YARD DIMENSIONS - PROPOSED DEVELOPMENT APPLICATION

Zone: RA-25 Minimum lot requirements: Area (sq. ft.): 107,816 Sq. Ft.

Frontage: 74' Depth: 431'

Proposed yard dimensions: Principal building Front _____ Rear _____

Side: One _____ Both _____

Accessory buildings: Rear 261.2' Side 30'

Maximum building height: Stories _____ Feet _____

Minimum habitable floor area per dwelling unit _____

Maximum lot coverage 13.8%

Principal building %: 4.8% Principal & accessory building %: 7.6%

As to Proposed
Basketball Court

E. IF APPLICATION IS FOR WAIVER, MODIFICATION OR AMENDMENT OF AN EXISTING SITE PLAN, EXPLAIN REQUEST:

N/A

F. PROPOSED LAND USE: Single-family residence

G. DESCRIPTION OF PROPOSED OPERATIONS, INCLUDING DAYS AND HOURS OF OPERATION: N/A

H. IF PROPOSAL IS FOR RESIDENTIAL CONSTRUCTION, STATE NUMBER OF DWELLING UNITS AND TYPE OF OWNERSHIP: Single-family dwelling proposed to remain

I. ESTIMATED COST OF CONSTRUCTION: TBD

J. ARE ANY DEED RESTRICTONS APPLICABLE TO THE PROPOSED USE KNOWN OR CONTEMPLATED?
Yes _____ No XX If yes, attach copy.

K. IS DEDICATION OF LAND FOR ROAD OR OTHER REASON REQUIRED? Yes _____ No XX
If yes, complete the following:
Name of roads: _____
Number of feet: _____ Remarks: _____

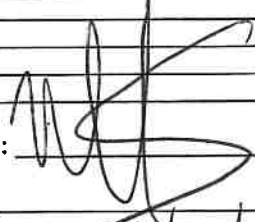
L. PREVIOUS ACTION BY PLANNING BOARD: Date _____ Details: _____
Yes, please see the attached prior resolution
Amendment requested: _____

M. DOES THIS DEVELOPMENT PLAN INCLUDE OR REQUIRE A SIMULTANEOUS APPLICATION FOR ANOTHER TOWNSHIP APPROVAL? Yes _____ No XX
If yes, state type of additional approval being sought: _____

N. LIST OF MAPS AND OTHER MATERIAL ACCOMPANYING THE APPLICATION AND THE NUMBER OF EACH ITEM:

ITEM	NUMBER
1. Sports Court Grading Plan prepared by DJ Eganian & Associates Inc., dated August 25, 2021 and last revised as of November 22, 2022 (14 copies)	
2. Final As-Built Survey prepared by Schwanewede/Hals Engineering dated May 19, 2003 (14 copies)	
3. _____	
4. _____	
5. _____	

O. DOES THE FINAL PLAT FOLLOW EXACTLY THE PRELIMINARY PLAT IN REGARD TO DETAILS AND AREA COVERED? Yes XX No _____
If no, indicate changes: _____

P. SIGNATURE OF APPLICANT:  _____
SIGNATURE OF OWNERS: _____
DATE OF APPLICATION: 11/30/2022

Matthew G. Capizzi, Esq.
Attorney for Applicant

**TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY**

APPLICATION IS HEREBY MADE FOR:

- Appeal from Building Officer based on or made in the enforcement of the Zoning Ordinance. N.J.S.A. 40:55D-70a
- Zoning map interpretation N.J.S.A. 40:55D-70b
- Hardship variance N.J.S.A. 40:55-70c-1
- Flexible variance N.J.S.A. 40:55-70c-2
- Variance for use or principal structure N.J.S.A. 40:55D-70d-1
- Expansion of a nonconforming use N.J.S.A. 40:55D-70d-2
- Deviation from standard of conditional use N.J.S.A. 40:55-70d-3
- Soil movement in excess of 100 cubic yards

PROPERTY HISTORY:

A. Owner: Nancy Zarzar c/o Matthew G. Capizzi, Esq.
Address: 551 Overlook Road, Wyckoff NJ 07481
Telephone: 973-698-5459
Applicant name (if other than owner): Same as Owner
Address: _____
Telephone: _____

B. Property Description:
Location: 551 Overlook Road, Wyckoff NJ 07481
Zoning district: RA-25 Block: 245 Lot: 42.02
Existing use of building or premises: _____
Single-family residence

C. Type of variance requested: _____
None.

D. The variance requested is for the purpose of: _____
N/A

E. Does the attached survey reflect the property as it presently exists? Yes XX No _____
If no, explain _____

F. Is the property sewered or septic? Sewer Locate on survey.

G. Is this request connected with the simultaneous approval of another application before a Township board?
Yes _____ No XX
If yes, explain _____

H. Have there been any previous applications before a Township board involving the premises: Yes XX No _____
If yes, state the date and disposition: _____
Please see the attached prior resolution.

I. If this application is for an appeal of a decision of the Building Officer or a zoning map interpretation, explain the appeal or question:
N/A

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT – RA-25

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)	25,000 min.	<u>107,816</u>	<u>NO CHANGE</u>	()
	Frontage	125 min.	<u>74.0</u>	<u>↓</u>	()
	Depth	150 min.	<u>431</u>	<u>↓</u>	()
2.	SETBACKS				
	Principal Building				
	Front Yard (ft.)	40 min.	<u>62.01</u>		()
	Rear Yard (#2) (ft.)	40 min.	<u>323.8</u>		()
	Side Yard (#1) (ft.)	20 min.	<u>68.81</u>		()
	Side Yard (#2) (ft.)	20 min.	<u>N/A</u>		()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	20 min.	<u>293.14-</u>		()
	Side Yard (ft.)	15 min.	<u>107.34-</u>		()
	*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3.	GROSS BUILDING AREA (GBA) per 186.65**				()
	Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.			()
	Garage faces side yard setback increases to	27 min.	<u>68.81</u>		()
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)	.....	<u>5,245</u>	<u>5,202</u>	
	Accessory Structures (sq. ft.)	LIST			
	<u>POOL</u>	.....	<u>612</u>	<u>612</u>	
	<u>SPORTS COURT</u>	.....		<u>2400</u>	
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	<u>4.8</u>	<u>4.8%</u>	()
	B. Total Access. Structures (%)	5 max.		<u>2.8</u>	()
	C. Total (%) (A & B)	20 max.		<u>7.6</u>	()
6.	DWELLING AREA (Total sq. ft.)	1,200 min.			()
	First Floor	.....		
	Second Floor	.....		
7.	BUILDING HEIGHT (ft.)	35 max.			()
	Number of stories	2 1/2 max.			()
8.	IMPERVIOUS COVERAGE (Calculation)				
	For lots over 25,000 sq. ft., the maximum allowable impervious coverage shall be 28.5% of the lot area. For lots between 10,000 and 25,000 sq. ft., the maximum allowable impervious coverage shall be equal to 45 divided by the square root of the lot area. Lots less than 10,000 sq. ft., the maximum allowable impervious coverage shall be 45% of the lot area.				
	▪ Structures/Buildings	Sq. ft.	<u>5,202</u>	Space reserved for calculation	
	▪ Driveways (paved or gravel)	Sq. ft.	<u>3,707</u>	EQUIV PADS = 44	
	▪ Patios and/or paved areas	Sq. ft.	<u>2,760</u>		
	▪ Walkways and brick pavers	Sq. ft.	<u>312</u>		
	▪ Tennis Court	Sq. ft.	<u>2,400</u>		
	▪ Swimming Pool Water Surface	Sq. ft.	<u>495</u>		
	▪ Decks w/o free drainage	Sq. ft.			
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>14,922</u>	Calculated %	()
				<u>= 13.8%</u>	

**GROSS BUILDING AREA – is defined as the gross building floor area of the buildings on the property. The gross building area shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area shall not include open porches, unfinished attics, basements, decks or patios.

K. OTHER REQUIREMENTS

1. PARKING: Spaces required N/A provided _____
Actual area to be utilized (each floor): _____

Comments: _____

Buffer required _____

Buffer provided _____

Comments: _____

2. SIGN: (Also fill out separate Application for Sign Construction Permit)

Dimensions: N/A _____

Height: _____

Location: _____

Lighting: _____

Setbacks: _____

3. FENCE:

Height: N/A _____

Style: _____

Location: _____

IF APPLICATION IS FOR A HARDSHIP OR FLEXIBLE VARIANCE, COMPLETE SECTION L

- L. 1. How will the benefits of the proposed application outweigh any detriments? _____
N/A- no variances required

2. What are the exceptional circumstances or conditions applicable to the property involved or to the intended use of development of the property that do not apply generally to other properties in the same zone or neighborhood?
N/A- no variances required

3. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variances or eliminate such?
N/A- no variances required

4. State how the proposed variance: N/A- no variances required

a. Will not cause substantial detriment to the public good _____

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance _____

N/A

IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M.

M. 1. Explain how the proposed use can be granted without substantial detriment to the public good or how the proposed use would tend to minimize the discordant effect of the use, be less harmful to adjacent properties or tend to bring the use into closer conformity with the zoning ordinance.

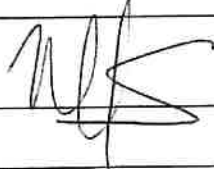
2. Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance.

3. List any "special reasons" related to the request.

4. List any "hardship" related to the nature of the land and/or the neighborhood which presents reasonable utilization of the property for any permitted use.

N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Signature of Applicant:  Matthew G. Capizzi, Esq.

Signature of Owner(s): _____ Attorney for Applicant

Date of Application: 11/30/2022

9/19/22

Date

The property owner grants permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application that is presently before the Wyckoff Planning Board.

551 Overlook Drive, Wyckoff, NJ

Address/Premises

Nancy Zarzar

Print name



Signature

Name: Nancy Zarzar c/o Matthew G. Capizzi, Esq.
 Address: 551 Overlook Drive, Wyckoff NJ 07481
 Block 245 Lot 42.02 Date: 11/30/2022

B
 FOR USE
 WITH ALL
 APPLICATIONS

SECTION 46-40 COMPLETENESS OF APPLICATIONS

SECTION 1 – Section 46-40. Completeness of Applications.

B. DEVELOPMENT APPLICATION REVIEW CHECKLISTS.

(1) General requirements. No application for development shall be deemed complete unless the following items, information and documentation, where applicable, are submitted to the Administrative Officer.

Yes No

- () () (a) Application form properly completed [sixteen (16) copies].
- () () (b) Correct filing fee and escrow deposits.
- () () (c) Filing for soil erosion and sediment control.
- N/A () () (d) Required variance or conditional use application.
- () () (~~e~~) Certification that property tax payments and assessments are current.
- () () (~~f~~) Proof that proper notice and publication of the application pursuant to N.J.S.A. 40:55D-12 has been made.
- () () (~~g~~) Ownership disclosure statement, where required by law.
- () () (~~h~~) Appropriate number of plat maps submitted.
- N/A () () (~~i~~) Flood-fringe application, where required.
- () () (j) Landscaping Plan including the location and description of existing and proposed landscaping. Information on proposed landscaping shall include the numbers and type of any trees or plants existing on the property that are being removed as well as the common and botanical names, number of trees and/or plants, planted size and root specifications of all trees and plants to be added to the property. The plan shall include the method by which existing trees shall be protected during construction.

B - ALL APPLICATIONS

Yes No
() ()

A statement from the property owner granting permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application.

N/A

() () (l) A copy of any protective covenants or deed restrictions, if any, affecting the property in question, provided that if none exist, an affidavit from the owner certifying that no such covenants or restrictions exist shall be submitted.

() () (m) Details of all proposed retaining walls over two (2) feet in height, signed and sealed by a licensed professional engineer.

N/A

() () ~~(n)~~ Any additional information deemed necessary by the municipal agency.

() () (o) A grading plan prepared by a professional engineer, which indicates topography, an ingress egress stone pad adjacent to the roadway consisting of, at a minimum of 10 feet wide by 30 feet long six (6) inch deep of two (2) and one half inch crushed stone, silt fenced located adjacent to all areas of new construction or renovation, elevations, draining patterns and all proposed seepage pits and/or dry wells. In addition, the application shall include a written certification from a professional engineer certifying that there will be a zero increase in storm water runoff as a result of the project.

() () (p) Detailed drawings depicting all existing structures and proposed structures on the site. The drawings must include all portions of existing structures which the applicant proposes to remove.

Nancy Zarzar c/o Matthew G. Capizzi, Esq.

Name: _____

Address: 551 Overlook Drive, Wyckoff NJ 07481

Block 245 Lot 42.02 Date: 11/30/2022



SECTION 46-40 COMPLETENESS OF APPLICATIONS

SECTION 1 – Section 46-40. Completeness of Applications.

C. NO APPLICATION FOR SITE PLAN REVIEW AND APPROVAL SHALL BE DEEMED COMPLETE UNLESS THE FOLLOWING ITEMS, INFORMATION AND DOCUMENTATION, WHERE APPLICABLE, ARE SUBMITTED TO THE ADMINISTRATIVE OFFICER.

(1) Site plan submission details and requirements.

(a) Scale: one (1) inch = ten (10) feet; twenty (20) feet; thirty (30) feet; forty (40) feet; fifty (50) feet.

(b) Plan legibility: Satisfactory () Unsatisfactory ()

Yes / No

- () () (1) Sixteen (16) copies of plat.
- () () (2) Name, title, address, telephone number of applicant, owner, person preparing plan, maps and accompanying date.
- () () (3) Place for signatures of the Chairman and Secretary of the Planning Board.
- () () (4) Place for signature of Township Engineer.
- () () (5) Current Tax Map lot and block numbers of the premises affected.
- () () (6) Date, scale, North sign and key map at one (1) inch = two hundred (200) feet scale.
- () () (7) Zone district of premises and the zone districts of all the immediately adjoining properties.
- () () (8) All existing/proposed setback dimensions, landscaped areas, trees over eight (8) inches, fencing, diameter size/type of planting/plan material on premises.
- () () (9) Existing and proposed signs, their size, type of construction.

**C - SITE PLAN
REVIEW**

Yes No

- () () (10) Location, existing and proposed exterior lighting, including size, height, area, direction of illumination, lumen power, including building security lighting plan, isolux drawing where required.
- () () (11) Existing and proposed principal building, accessory structures with dimensions, present/ finished grade elevations, floor plans, area measurements.
- () () (12) Complete exterior building and elevation drawings of proposed structure(s).
- () () (13) The location, type, size of existing/proposed catch basins, all utilities, above and below ground.
- () () (14) The location, type, size of all existing/proposed curbs, sidewalks, driveways, fences, retaining walls, parking spaces. All off-street parking and loading areas, dimensions and schedules.
- () () (15) Location, size, type of all existing/proposed rights-of-way, easements, other encumbrances which may affect premises, location, size, description of lands contemplated for dedication to township.
- () () (16) Location, size, nature of property and contiguous property owned by the applicant or in which the applicant has direct or indirect interest.
- () () (17) Location, size, widths of all existing/proposed streets abutting premises and structures, property lines of all abutting properties with names, addresses of owners per Tax Map rolls.
- () () (18) Existing/proposed topography of site contour interval not less than two (2) feet.
- () () (19) Stormwater management plan.
- () () (20) Soil erosion and sediment control plan.
- () () (21) Soil removal application, where applicable.
- () () (22) Traffic study, where required by Board.
- () () (23) Environmental impact study, where required by Board.

**C – SITE PLAN
REVIEW**

- | Yes | No | |
|-----|---|---|
| () | (<input checked="" type="checkbox"/>) | (24) Traffic signage and safety plan. |
| () | (<input checked="" type="checkbox"/>) | (25) Design review of building plans, where required. |
| () | (<input checked="" type="checkbox"/>) | (26) Escrow agreement, where required. |
| () | (<input checked="" type="checkbox"/>) | (27) Description of proposed use(s) and estimated number of employees. |
| () | (<input checked="" type="checkbox"/>) | (28) Any/all other information/dates necessary to meet any requirement of the Article/zoning/
subdivision ordinances not listed above. |
| () | (<input checked="" type="checkbox"/>) | (29) Parking stalls shall be numbered for identification and handicap stalls shall be in
compliance with ADA requirements. |
| () | (<input checked="" type="checkbox"/>) | (30) Compliance with ADA Code for parking spaces as to dimensions, signage, \$250 penalty
placard, and striping. |
| () | (<input checked="" type="checkbox"/>) | (31) Developer's Agreement, if required by the Board. |

January 3, 2023

Wyckoff Planning Board
340 Franklin Ave
Wyckoff, NJ 07481

Re: Development Review Checklist Waiver Request; 551 Overlook Drive
Block 245 Lot 42.02

To whom it may concern:

In accordance with the **Development Application Review Checklist**, please see the waiver requests below:


- (d). The project does not require a conditional use application
- (i). NJDEP approval has been granted for the project.
- (l). No protective covenants or deed restrictions impact the property.
- (n). No additional information has been requested by the municipality.

In accordance with the **Completeness of Application Checklist**, please see the waiver requests below:

- (9) There are no signs proposed for this project.
- (11) There are no improvements being proposed to the principal building
- (12) Exterior elevations drawings of the building are not applicable to this project.
- (13) The existing municipal catch basins and utilities are not applicable to this project.
- (22) No Traffic will be impacted
- (23) Environmental regulations have been addressed with the DEP
- (24) No Traffic will be impacted requiring signage
- (25) No proposed buildings on this project
- (26) No Escrow agreement necessary
- (27) Project is a residential site improvement project
- (28) Item not applicable to project
- (29) Item not applicable to project
- (30) Item not applicable to project
- (31) Item not applicable to project

If you have any questions, please don't hesitate to contact our office.

Sincerely,



Jeffrey Egarian, P.E.



For District Use Only

APPLICATION FOR SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

The enclosed soil erosion and sediment control plan and supporting information are submitted for certification pursuant to the Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended (NJSA 4:24-39 et. seq.) An application for certification of a soil erosion and sediment control plan shall include the items listed on the reverse side of this form.

Name of Project Zarzar Residence			Project Location: Municipality Wyckoff, New Jersey		
Project Street Address 551 Overlook Drive			Block 245	Lot 42.02	
Project Owner(s) Name Nancy Zarzar			Email nancyzarzar@gmail.com	Phone # 973-698-5459 Fax #	
Project Owner(s) Street Address (No P.O. Box Numbers) 551 Overlook Drive			City Wyckoff	State NJ	Zip 07481
Total Project Area (Acres) 2.48	Total Disturbed Area (Acres) 0.14	Total Soil Restoration Area (Acres) 0.03	No. Dwelling or other Units 0	Fee \$ 825.00	
Plans Prepared by* DJ EGARIAN & ASSOCIATES			Email of plan preparer: jeffegarian@djegarian.com		Phone # 973.898.1401 Fax #
Street Address 271 Rt 46 Suite G208			City FARFIELD	State NJ	Zip 07004

*(Engineering related items of the Soil Erosion and Sediment Control Plan MUST be prepared by or under the direction of and be sealed by a Professional Engineer or Architect licensed in the State of New Jersey, in accordance with NJAC 13:27-6.1 et. seq.)

Agent Responsible During Construction Vetter Landscaping (Keith Vetter)			Email Keith@vetterlandscape.com		
Street Address 19 North Alpine Drive					
City Lake Hopatcong	State NJ	Zip 07849	Phone 973-904-1730	Fax # N/A	

The applicant hereby certifies that all soil erosion and sediment control measures are designed in accordance with current **Standards for Soil Erosion and Sediment Control in New Jersey** and will be installed in accordance with those Standards and the plan as approved by the Soil Conservation District and agrees as follows:

1. To notify the District in writing at least 48 hours in advance of any land disturbance activity. Failure to provide such notification may result in additional inspection fees.
2. To notify the District upon completion of the Project (Note: No certificate of occupancy can be granted until a report of compliance is issued by the District.
3. To maintain a copy of the certified plan on the project site during construction.
4. To allow District agents to go upon project lands for inspection.
5. That any conveyance of this project or portion thereof prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
6. To comply with all terms and conditions of this application and certified plan including payment of all fees prescribed by the district fee schedule hereby incorporated by reference.

The applicant hereby acknowledges that structural measures contained in the Soil Erosion and Sediment Control Plan are reviewed for adequacy to reduce offsite soil erosion and sedimentation and not for adequacy of structural design. The applicant shall retain full responsibility for any damages which may result from any construction activity notwithstanding district certification of the subject soil erosion and sediment control plan. It is understood that approval of the plan submitted with this application shall be valid only for the duration of the initial project approval granted by the municipality. All municipal renewals of this project will require submission and approval by the district. In no case shall the approval extend beyond three- and one-half years at which time resubmission and certification will be required. Soil Erosion and Sediment Control Plan certification is limited to the controls specified in the plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency. It is further understood that all documents, site plans, design reports etc. submitted to the district shall be made available to the public (upon request) pursuant to the Open Public Records Act, N.J.S.A. 47:1A-1 et seq.

<p>1. Applicant Certification*</p> <p>Signature Nancy Zarzar Date 12/23/22</p> <p>Applicant Name (Print) Nancy Zarzar</p>	<p>3. Plan determined complete:</p> <p>Signature of District Official _____ Date _____</p>
<p>2. Receipt of fee, plan and supporting documents is hereby acknowledged:</p> <p>Signature of District Official _____ Date _____</p>	<p>4. Plan certified, denied or other actions noted above. Special Remarks:</p> <p>Signature of District Official _____ Date _____</p>

*If other than project owner, written authorization of owner must be attached.

RAYED ZARZAR
NANCY ZARZAR
551 OVERLOOK DR
WYCKOFF, NJ 07481

505

55-136/312
124

12/23/22
Date

Pay to the
Order of

BCSCD

\$ 825.00

eight hundred twenty five ~~00/100~~ Dollars



Photo
Safe
Deposit®
Details on back



Bank

America's Most Convenient Bank®

For Soil application

Nancy Zarzar

MP

⑆031201360⑆ 3452027570⑆

0505

Design Excellence

Construction

- Heavy-duty, die-cast aluminum housing, driver compartment and driver door
- Separate driver compartment and external die-cast fins maximize heat dissipation
- One-piece silicone gasket seals the door to the fixture
- Housing, driver compartment and LED compartment are IP66 rated
- 3G vibration rated per ANSI C136.31
- UL/cUL listed for wet locations

Electrical

- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation available
- Integral 6kV surge protection. Class C1 outdoor, low compliant per IEEE C62.41
- Optional 10kV/10kA UL 1449 Surge Protector
- Standard 3-PIN and 7-PIN NEMA twistlock photocontrol options
- -40°C to 40°C operating temperature range
- Optional 50°C high ambient available

Optics

- Clear glass tempered lens and full circumference form-in-place gasket, protects optics from damage
- Lumen packages of 9,400 and 14,600 nominal lumens
- 6H x 6V NEMA wide distribution
- Standard 4000K CCT, minimum 70 CRI
- Optional 5700K CCT and 3000K CCT minimum 70 CRI
- Greater than 90 percent lumen maintenance expected at 50,000 hours per IESNA TM-21

Mounting

- Integral die-cast aluminum slipfitter - preset to a tilt of 45° (fits 2-3/8" - 3" O.D. tenon)
- 3/16" galvanized steel trunnion mount with a 16/3 SOW cord

Controls

- Optional integrated sensor for occupancy and dimming ensures compliance with new provisions of California Title 24

Finish

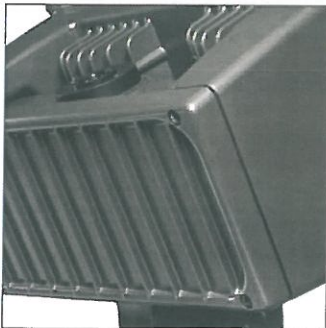
- Five-stage super TGIC paint resists extreme weather conditions, while providing optimal color and gloss retention. Available in carbon bronze (standard), summit white, grey or black. RAL and custom colors matches available



Warranty

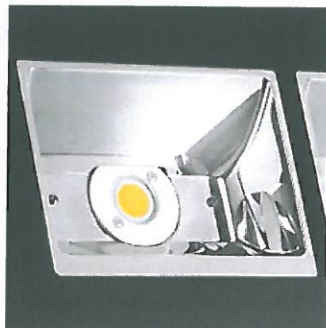
- Five-year warranty

Options / Accessories



Optimal Thermal Management

A separate driver compartment and external fins provide optimal thermal management that results in longer fixture and LED life.



Optical Distribution

Optics are precisely designed to shape the 6H x 6V NEMA wide distribution, maximizing efficiency and application spacing.



NEMA 3-PIN Photocontrol Receptacle

Gasketed receptacle for mounting standard 3-PIN NEMA photocontrol.



NEMA 7-PIN Photocontrol Receptacle

ANSI C136.41 compliant. Enables wireless dimming when used with compatible photocontrol.

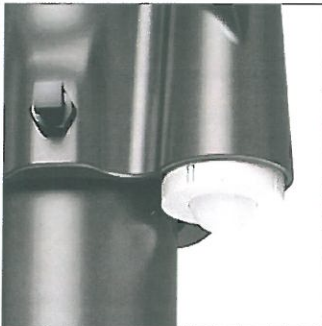


Slipfitter Mount

Trunnion Mount

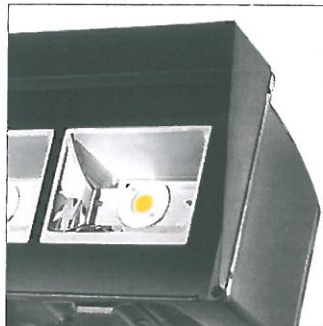
Fully Adjustable

Slipfitter: Knuckle base supplied with a tooth-lock adjustment that can be adjusted in 5° increments to provide flexibility in aiming the fixture from a variety of surfaces. The slipfitter fits standard 2-3/8" - 3" O.D. tenons. **Trunnion:** 3/16" polyester powder coated galvanized steel trunnion with a 16/3 SOW cord utilizes an interlocking slide adjustment that is locked in place with a set screw.



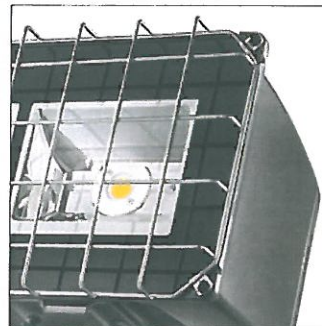
Integrated Sensor

Integrated sensor option provides occupancy and dimming for additional energy savings.



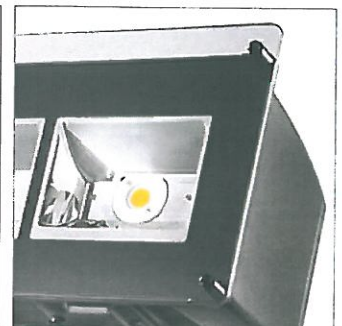
Top and Side Visors

Heavy-duty steel top and side visors control glare and spill light.



Wire Guard

Heavy-gauge welded construction with corrosion resistant, polyester powder coat finish, which protects glass lens from projected objects.



Vandal Shield

1/8" thick UV stabilized impact guard protects glass lens when mounted at low levels.

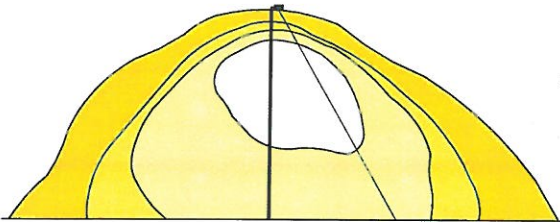
General Area Security Lighting

Optical Advantage

The unique, asymmetrical distribution of the Night Falcon LED floodlight luminaire is precisely designed to re-direct lumens from the back side of the fixture and push the light to the sides and front. Additionally, by eliminating the hot spot, the maximum candela output is optimized to disperse light out in front of the fixture when tilted at a standard 45° angle (luminaire is shipped at 45° tilt). This innovative distribution provides light distribution that reaches three times the mounting height in front of the fixture and allows for pole spacing up to six times the mounting height.

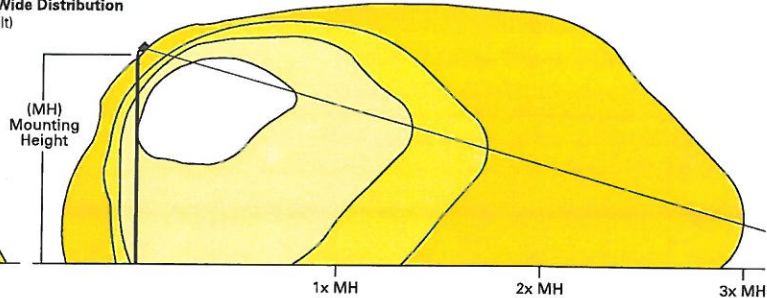
Distribution Comparison

Night Falcon LED - 129W
6 x 6 Wide Distribution
(0° Tilt)



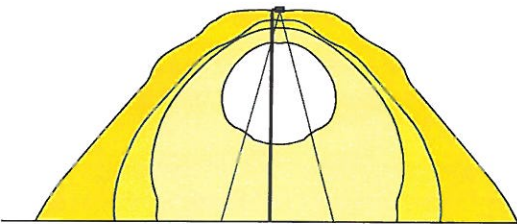
Light shifted from back side of luminaire with maximum candela pushed forward

Night Falcon LED - 129W
6 x 6 Wide Distribution
(45° Tilt)



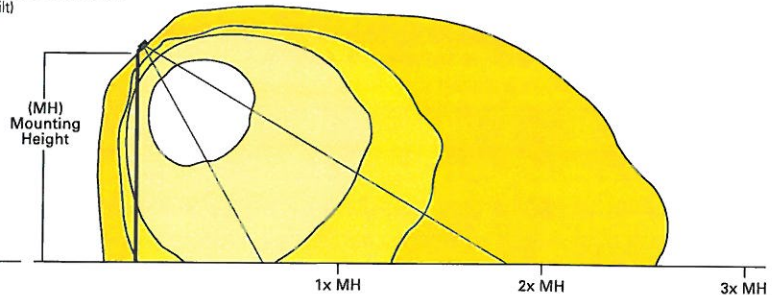
Re-distributed to front and sides creating optimal spacing and exceptional uniformity

Metal Halide Floodlight - 400W
7 x 6 Wide Distribution
(0° Tilt)



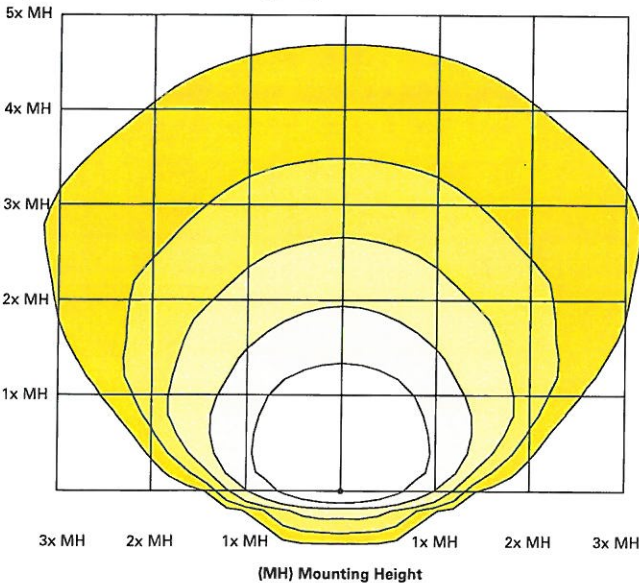
Symmetrical distribution

Metal Halide Floodlight - 400W
7 x 6 Wide Distribution
(45° Tilt)

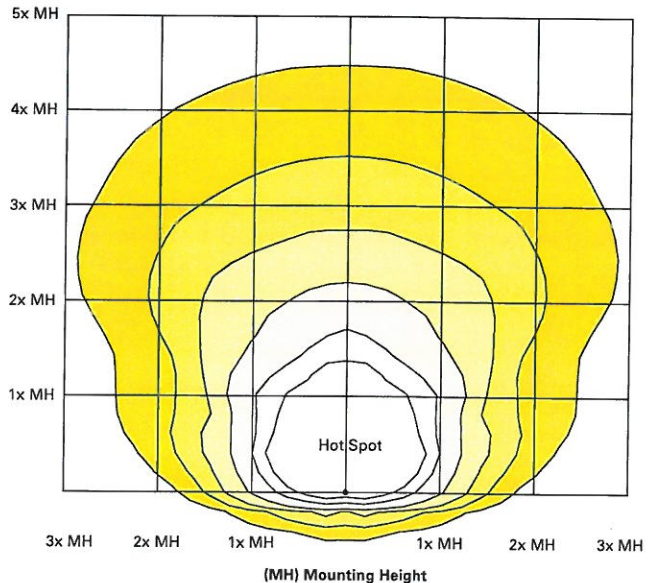


Creates "hot spot" directly in front of the fixture limiting forward throw and side distribution

Night Falcon LED 6 x 6 Distribution (45° Tilt)



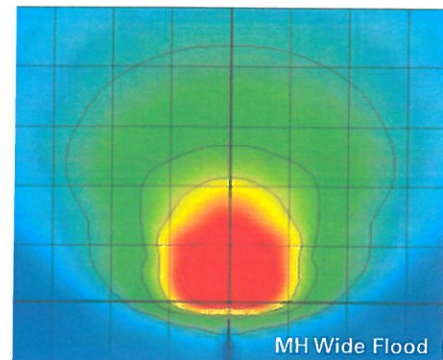
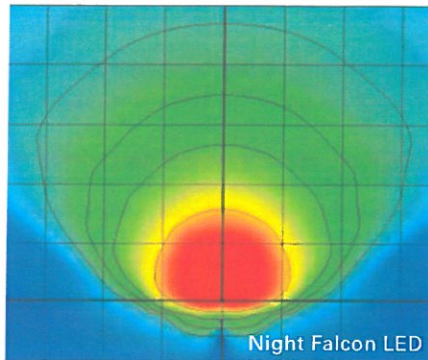
Metal Halide Floodlight 7 x 6 Distribution (45° Tilt)



Application and Energy Comparison

Application Excellence

The asymmetrical optical distribution of the Night Falcon LED floodlight is designed to ensure that every lumen produced is distributed for optimal fixture spacing and forward light throw. The result is light distribution that meets and exceeds the HID equivalent fixture with energy savings greater than 75 percent.



Distribution Comparison (Night Falcon LED vs. Wide Distribution Metal Halide Flood) ¹

Fixture / Source	Mounting Height	Maximum Point (Footcandle)	Forward-Throw Distance (Feet)				Side-to-Side Distance (Feet)			
			0.1 Fc	0.25 Fc	0.5 Fc	1.0 Fc	0.1 Fc	0.25 Fc	0.5 Fc	1.0 Fc
A25 Night Falcon LED Floodlight	20'	5.81	95'	71'	54'	39'	126'	90'	72'	54'
250W Metal Halide Wide Floodlight		10.19	81'	67'	56'	44'	110'	80'	64'	48'
A25 Night Falcon LED Floodlight	25'	3.69	104'	74'	55'	39'	134'	100'	76'	54'
250W Metal Halide Wide Floodlight		6.39	95'	72'	55'	45'	116'	82'	64'	52'
A25 Night Falcon LED Floodlight	30'	2.57	110'	76'	56'	38'	142'	104'	82'	52'
250W Metal Halide Wide Floodlight		4.30	104'	74'	60'	44'	102'	84'	70'	50'
A40 Night Falcon LED Floodlight	20'	8.99	107'	80'	64'	47'	140'	104'	84'	66'
400W Metal Halide Wide Floodlight		14.96	98'	76'	64'	48'	122'	92'	72'	54'
A40 Night Falcon LED Floodlight	25'	5.74	117'	87'	66'	48'	154'	114'	90'	68'
400W Metal Halide Wide Floodlight		9.07	108'	85'	66'	53'	136'	102'	74'	60'
A40 Night Falcon LED Floodlight	30'	3.97	126'	91'	68'	49'	176'	120'	94'	70'
400W Metal Halide Wide Floodlight		6.92	118'	90'	68'	55'	146'	104'	78'	64'

NOTE: ¹ 1.45° tilt.

Reduced Energy Consumption

Operating and maintenance costs of a lighting system are dramatically impacted by the specified lamp source and electrical system. Total system input watts and fixture operating life should be the driving considerations when addressing energy consumption and total cost of ownership. Energy savings increase when energy consumption is reduced and maintenance intervals are extended.

Annualized Energy Savings / Cost Comparison

Fixture	Hours Day / Year	Fixture Input Watts	TM-21 Data / HID Life	Cost / Year ¹	Annual Fixture Maintenance ²	Annual Fixture Cost	Annual Fixture Cost Savings	Annual Fixture Cost Savings (Percent)
A25 Night Falcon LED Floodlight	9 / 3,285	85	50,000	\$27.92	–	\$27.92	\$126.68	82%
250W Metal Halide Wide Floodlight		290	10,000	\$95.27	\$59.33	\$154.60		
A40 Night Falcon LED Floodlight	9 / 3,285	129	50,000	\$42.38	–	\$42.38	\$137.91	76%
400W Metal Halide Wide Floodlight		458	20,000	\$150.45	\$29.83	\$180.29		

NOTE: ¹ Cost = (Watts x 9 Hours Per Day x 365 Days Per Year / 1000 = Daily Kilowatt hour (kWh). kWh x 0.10 cents/kWh = Cost / Year. ² Maintenance = number of re-lamps over 50,000 hours (15 years) x lamp cost and replacement labor /15 years.

Energy Savings / Equivalency / Cross Reference Guide

Night Falcon Series	HID Replacement Options	Lamp System	HID Wattage	HID Rated Average Life (Hours)	Night Falcon LED Wattage	Night Falcon LED Life (Hours) ¹	Energy Savings (Percent)
NFFLD-A25	200-250W HID	200W Metal Halide	232W	15,000	85W	> L90 @ 50,000	63%
		200W High Pressure Sodium	240W	24,000			65%
		250W Metal Halide	290W	12,000			71%
		250W High Pressure Sodium	295W	24,000			71%
NFFLD-A40	320-400W HID	320W Metal Halide	377W	20,000	129W	> L90 @ 50,000	66%
		350W Metal Halide	397W	20,000			68%
		400W Metal Halide	458W	20,000			72%
		400W High Pressure Sodium	464W	24,000			72%

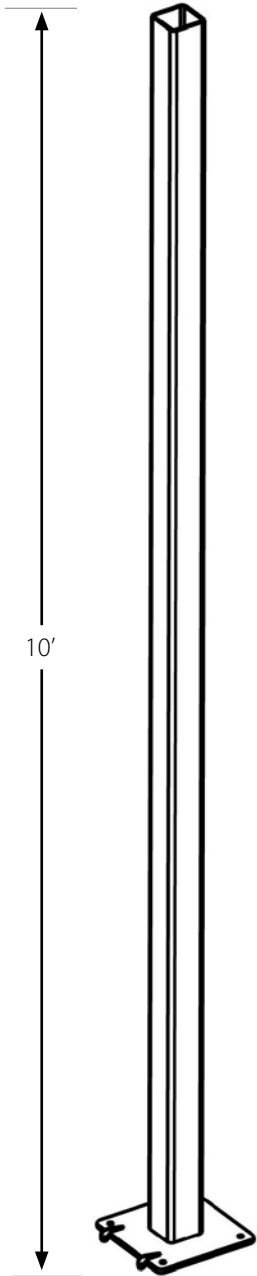
NOTE: ¹ Lumen maintenance for LED at 40° ambient temperature. TM-21 hour data based on six times number of hours LED chip test time.



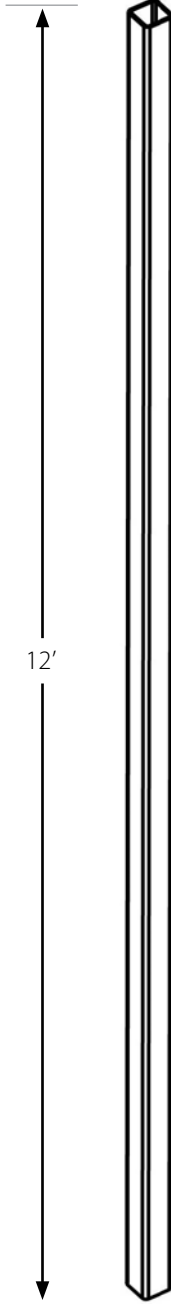
VERSACOURT LED LIGHT SYSTEM INSTALLATION INSTRUCTIONS



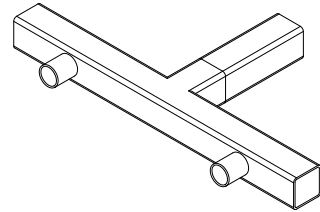
PART LIST



BASE POLE



EXTENSION POLE



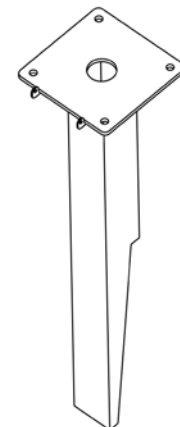
TEE BAR ASSEMBLY



LIGHT ASSEMBLY
(hardware included)



EXTENSION COLLAR



ANCHOR








REQUIRED TOOLS AND MATERIALS

- | | | |
|-----------------|---------------------------------------|------------------------------|
| 1. Spade | 6. Auger or Post Hole Digger | 10. Hammer |
| 2. Shovel | 7. Water | 11. Wrenches - Various Sizes |
| 3. Wheelbarrow | 8. 10-14, 60 Lb. or | 12. Tape measure |
| 4. Level | 8-11, 80 lb. Bags of Dry Concrete Mix | |
| 5. Tape Measure | 9. Allen Wrenches - Various Sizes | |

GROUND ANCHOR INSTALLATION

BEFORE YOU BEGIN

Contacting buried utilities may cause serious injury or death. Before you start digging, always contact your local One-Call system to help prevent personal injury, interruption of services, environmental accidents or job delays. Electric lines can shock or electrocute. Gas lines can rupture causing explosion or fire. Laser light in fiber optic cable can cause blindness. One-Call will notify participating utility companies of your proposed project. If you do not know the number for the local One-Call digging in your area, call the National One-Call at 1-888-258-0808 for this information. After being notified, utility companies will mark their underground facilities by using the following international marking codes:

COLOR		DEFINITION
	RED	ELECTRIC
	YELLOW	GAS, OIL, PETROLEUM
	ORANGE	COMMUNICATION, TELEPHONE, TV
	BLUE	POTABLE WATER
	GREEN/BROWN	SEWER
	WHITE	PROPOSED EXCAVATION
	PINK	SURVEYING

Use the following guidelines when installing ground anchor into a hard-surfaced area: (See Image 2)

- Top of ground anchor to be 1-1/2" above the playing surface
- Top of ground anchor must be level in both directions across the mounting surface
- Anchor must be positioned with the hinge side of anchor toward area to be lighted or positioned as indicated on the concrete layout drawing supplied by VersaCourt
- Anchor to be positioned with hinge parallel with playing surface
- Distance from edge of hole made in playing surface to anchor to be no less than 6" unless indicated on concrete layout drawing supplied by VersaCourt
- Distance from bottom of ground anchor plate to concrete fill to be no less than 1-1/2"

STEP 1

Once location of goal has been determined, locate center of ground anchor hole.

STEP 2

Dig hole approximately 18" in diameter and 48-50" deep. Use a spade, shovel, auger or post-hole digger. (See Image 1)

STEP 3

Locate and unpack ground anchor. **Do not remove plastic plugs or hinge bolt.**

STEP 4

Place 2-3 bags of concrete mix into hole; add water and stir. Follow concrete mix manufacturer's instructions for best results.

Image 1

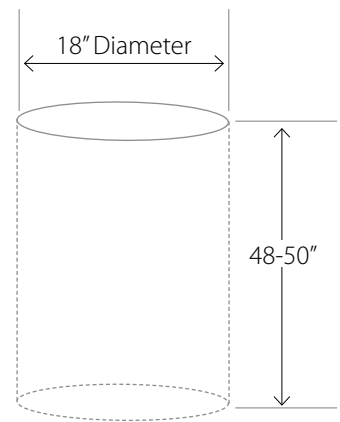
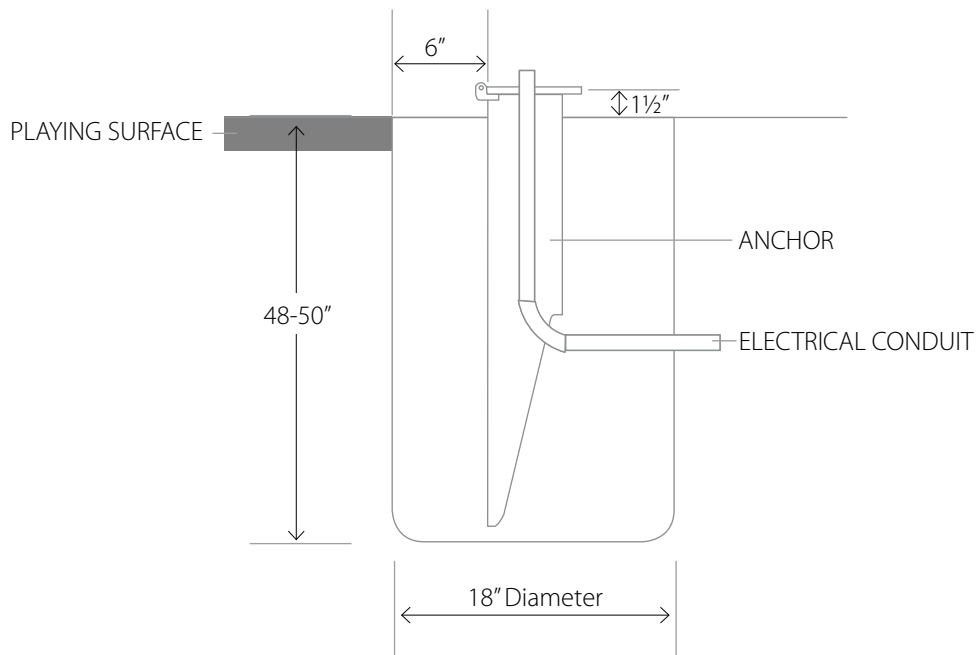


Image 2



STEP 5

Install 3/4" PVC electrical conduit so that one end projects beyond the base plate and the other beyond the concrete in the hole. (see Image 2). The conduit should protrude beyond the base plate by 1". Before installing light base pole, caulk around conduit sealing it to the base plate. Caulking should be applied in a manner that will prevent water from running down into the base anchor. A silicone based caulk is recommended.

Be sure to tape both ends of the conduit to keep the concrete out while filling the hole. Typical mounting is to position the anchor in center of hole with hinge side toward and parallel with playing surface. If the hinge cannot be located in this position, because of a fence or other obstruction, turn the hinge location so that the light pole can be raised and lowered unobstructed.

IMPORTANT: AS HOLE IS FILLED WITH CONCRETE MIX, PERIODICALLY PLACE A LEVEL ON TOP OF ANCHOR PLATE AND CHECK THAT IT IS LEVEL FRONT-TO-BACK AND LEFT TO-RIGHT. ALSO CHECK THAT THE TOP OF ANCHOR IS AT CORRECT HEIGHT.

Step 6

Continue filling hole with concrete mix until it is within 1.5" of anchor plate bottom.

ASSEMBLING THE LIGHT

IMPORTANT: CONCRETE MUST CURE A MINIMUM OF 48 HOURS BEFORE ATTACHING BASE POLE TO LIGHT ANCHOR

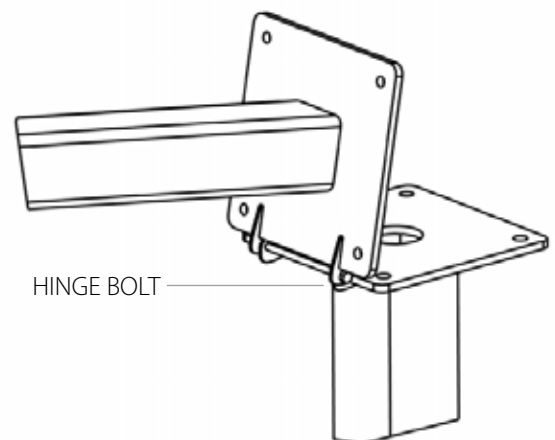
IMPORTANT: SAFE ASSEMBLY OF THE LIGHT POLE REQUIRES THREE TO FOUR PEOPLE IN GOOD PHYSICAL CONDITION AND CAPABLE OF LIFTING 80-100 LBS EACH.

IMPORTANT: LOCATE AND FAMILIARIZE YOURSELF WITH ALL PARTS OF THE LIGHT BEFORE BEGINNING ASSEMBLY.

STEP 1

Attach base pole to anchor at hinge point using the hinge bolt (3/8"-16 x 5") and a 3/8" nut. Use the packaging material the base pole was in to lay the pole on to avoid scratching the finish. (See image 3)

Image 3



STEP 2

Place a mark 24" from one end of extension pole. The mark represents the minimum amount of the extension pole that must be inside the base pole. Slide the extension pole into the base pole and slide the extension collar over the extension pole. Set the height of the light by extending the inner pole to the desired location and locking the extension collar. Extension collar uses (4) 5/16"-24 x 3/8" set screws to secure it to the extension pole. (See Image 4)

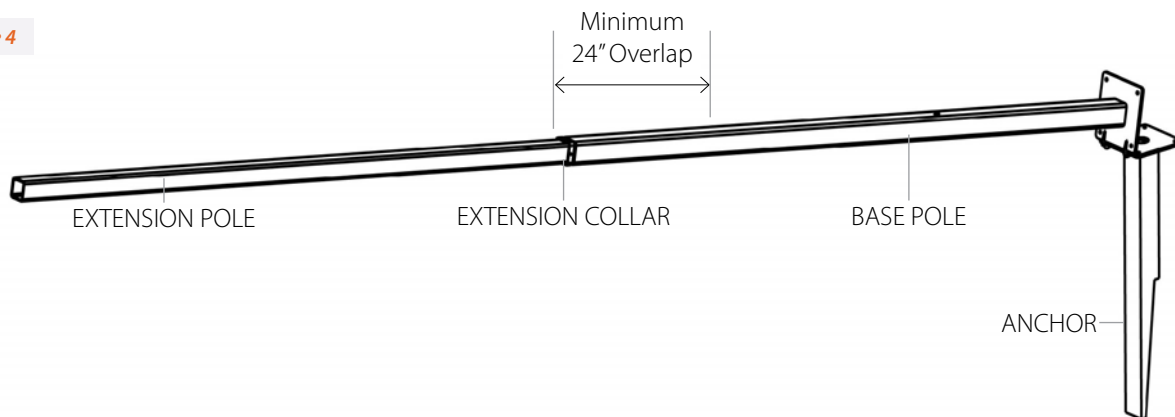
IMPORTANT: A MINIMUM OF 24" OF THE EXTENSION POLE MUST BE INSIDE THE BASE POLE.

**HEIGHT OF LIGHT
MAXIMUM 20'
MINIMUM: 12'**

**NOTE: THE MAXIMUM LIGHT
SPREAD WILL BE ACHIEVED
AT MAXIMUM HEIGHT**

**NOTE: IF THIS LIGHT POLE IS TO BE USED AS PART OF
AN ADJUSTABLE NET SYSTEM, NOW IS THE TIME TO
INSTALL THE BRACKETS FOR THE NET SUPPORT SYSTEM.**
(see instructions included with adjustable net system)

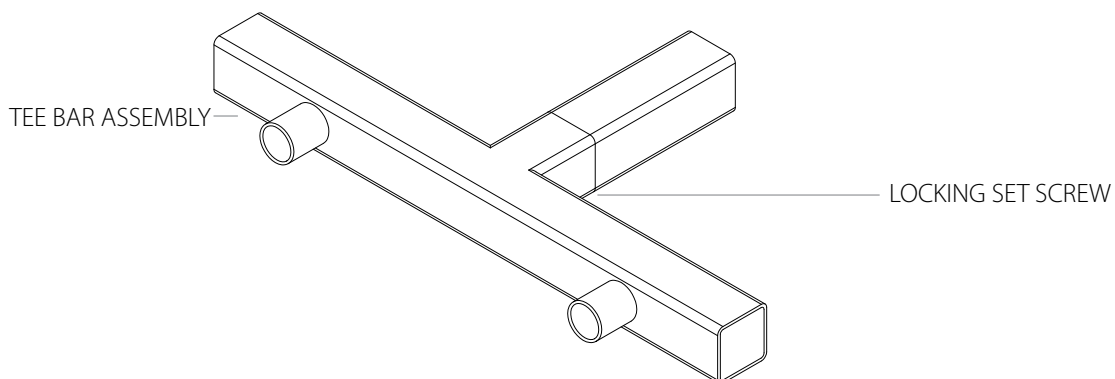
Image 4



STEP 3

Attach Tee Bar to the extension pole. Lock Tee Bar into place with (2) 3/8"-16 x 1/2" set screws. on pole. (See Image 5)

Image 5

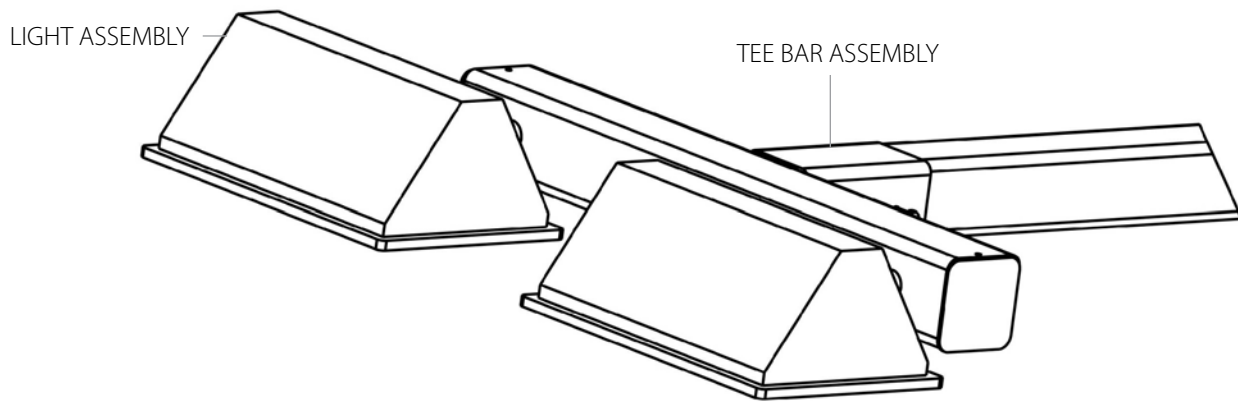


STEP 4

Attach the lights to the Tee Bar by sliding the Slipfitter Mount of the lights over the connection points of the Tee Bar and tightening the set screws. Wiring from the light fixtures will enter the tee bar through a hole inside the connection point and directly under the light fixture mount. (See Image 6)

Final directional positioning or aiming of the lights can be completed after the light pole has been hinged to the vertical position.

Image 6



STEP 5

Run wiring connecting the two lights and down the light pole. If the light switch is to be mounted on the pole do this now and complete all wiring. After wiring is complete install the (2) plastic end caps. Run wires through the conduit in the ground anchor and finish connections to the wires in the light pole.

**NOTE: EACH LAMP CAN OPERATE ON THE FOLLOWING SINGLE PHASE VOLTAGES 100V TO 240V.
SIZE THE SUPPLY WIRE AND ANY ADDITIONAL COMPONENTS ACCORDINGLY.**

NOTE: IT IS ADVISABLE TO HAVE A LOCAL LICENSED ELECTRICIAN COMPLETE ALL WIRING.

STEP 6

Stand the light pole upright. Tie a strap to the top of the base pole. With three people pushing and one person pulling on the strap, slowly move the light to the vertical position. While holding in place, install (4) ½"-13 x 1 ½" bolts and (4) ½" lock washers in the base plate and tighten.

STEP 7

Aim the lights. With the use of an extension ladder, position the lamps so that they light the playing surface most effectively.

FOR MORE INFORMATION

You have now completed the installation process for your VersaCourt LED Light. If you would like to submit a picture of your finished project email photos to info@versacourt.com

If you encounter any issues during your installation process, feel free to call VersaCourt at 800-540-4899 for advice. We thank you for choosing VersaCourt.

This installation manual is provided for informational purposes only to give the consumer basic understanding of the installation process for VersaCourt products. The following procedures are in accordance with VersaCourt LED Light installations. VersaCourt makes no warranty as to, and bears no liability for, the content or use of this installation manual. VersaCourt will not be held liable for any "self-installed" LED Lights. For self-installed LED Lights, owner assumes all responsibility and liability. VersaCourt representatives will, however, remain available for any questions you may have during your installation.

DESCRIPTION

The Night Falcon™ LED floodlight luminaire combines high-efficiency optics, superior thermal management and energy efficiency in a cost-effective solution. The compact, robust design incorporates a separate driver compartment for maximum heat dissipation to insure longevity of both the fixture and the LEDs. The Night Falcon luminaire uses precision engineered optics delivering superior uniformity and excellent illumination to the targeted application. Typical applications include area lighting for security, building facade lighting, accent and signage lighting in both commercial and industrial applications. The Night Falcon luminaire is UL/cUL listed for wet locations and is IP66 rated.

SPECIFICATION FEATURES
Construction

Heavy-duty, die cast aluminum housing, driver compartment and driver housing door. A separate driver compartment and external fins provide optimal thermal management that result in longer LED and driver life. The housing, driver compartment and optical chamber are IP66 rated. Access to the driver for maintenance is achieved with a removable driver door using pan head screws. A one-piece silicone gasket seals the door to the fixture housing. The fixture is 3G vibration rated (ANSI C136.31) to ensure durability in area and site lighting applications.

Optics

The LED chamber incorporates a vacuum metalized reflector that provides high-efficiency illumination. Optics are precisely designed to shape the wide NEMA type 6H x 6V distribution, maximizing efficiency and application spacing. Clear glass tempered lens with full circumference form-in-place silicone gasket protects the optics from damage. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 5700K CCT and 3000K CCT and minimum 70 CRI are available.

Electrical

LED driver is mounted to the removable die-cast aluminum door for optimal heat sinking and ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Integral 6kV surge is standard. 10kV/10kA common- and differential- mode surge protection available as an option. 0-10V dimming driver is available to accommodate controls capability such as dimming and occupancy. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. 90% lumen maintenance greater than 50,000 hours per IESNA TM-21.

Accessories

Heavy-duty steel top and side visors control glare and spill light. 1/8" thick UV stabilized vandal guard shields glass lens from impact when mounted at low levels. Easy to install wire guard features a heavy-gauge welded construction with corrosion resistant polyester powder coat finish to protect glass from projected objects.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

Mounting

Mounting options include an integral die-cast aluminum slipfitter that is preset to a tilt of 45°. The knuckle base is supplied with a tooth lock adjustment that can be adjusted in 5° increments to provide flexibility in aiming the fixture from a variety of surfaces. Visual 15° adjustment indicators on the knuckle allow for 180° field rotation of the floodlight assembly. The slipfitter fits standard 2-3/8"-3" O.D. tenon.

Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is carbon bronze. Additional colors available in summit white, white, grey, bronze and black. Consult your Eaton's Cooper Lighting business representative for a complete selection of standard colors.

Warranty

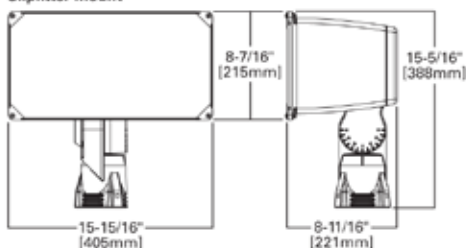
Five-year warranty.



NFFLD NIGHT FALCON

Solid State LED

FLOODLIGHT


DIMENSIONS
Slipfitter Mount

CERTIFICATION DATA

UL/cUL Wet Location Listed
IP66 Fixture and Optical Chamber
LM79/LM80 Compliant
3G Vibration Rated
RoHS Compliant
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
> 0.9 Power Factor
< 20% Total Harmonic Distortion
120V 50/60Hz, 347V/60Hz and 480V/60Hz
-40°C Minimum Ambient Temperature Rating
+40°C Maximum Ambient Temperature Rating

EPA

Effective Projected Area (Sq. Ft.): 1.25

SHIPPING DATA

Approximate Net Weight:
20 lbs. (9.09 kgs.)



POWER AND LUMENS

A25 LED	NFFLD-A25	NFFLD-A25-7060	NFFLD-A25-7030
Delivered Lumens	9,432	9,937	9,297
CCT (Kelvin)	4000K	5700K	3000K
CRI (Color Rendering Index)	70	70	70
NEMA Distribution (H x V)	6 x 6 Wide	6 x 6 Wide	6 x 6 Wide
Power Consumption (Watts)	85W	85W	85W

CURRENT DRAW

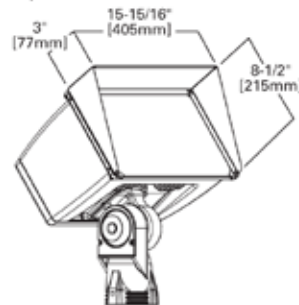
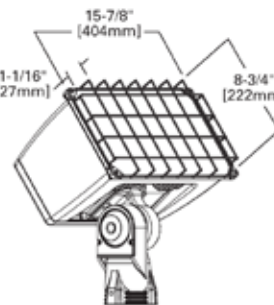
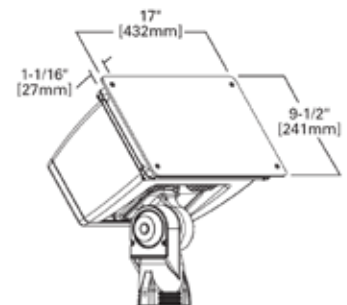
Voltage (V)	Model Series
	NFFLD-A25
Current (A)	
120V	1.105
208V	0.725
240V	0.631
277V	0.556
347V	0.372
480V	0.275

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.04
15°C	1.03
25°C	1.00
40°C	0.96
50°C	0.92

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
NFFLD-A25		
25°C	> 93%	> 300,000
40°C	> 93%	> 295,000
50°C	> 92%	> 285,000

ACCESSORIES
Top and Side Visors

Wire Guard

Vandal Shield

ORDERING INFORMATION

Sample Number: NFFLD-A40-E-UNV-66-S-CB-PER

Product Family ¹	Light Engine ²	Driver ³	Voltage	Distribution	Mounting	Color
NFFLD=Night Falcon LED Floodlight	A25=9,400 Nominal Lumens	E=Non-Dimming D=Dimming (0-10V)	UNV=120-277V 347=347V ⁴ 480=480V ⁴	66=NEMA 6H x6V Wide	S=Slipfitter ⁵	CB=Carbon Bronze (Standard) BK=Black BZ=Bronze AP=Grey WH=White WHT=Summit White
Options (Add as Suffix)				Accessories (Order Separately) [*]		
7030=70 CRI / 3000K [*] 7060=70 CRI / 5700K [*] PER=NEMA 3-PIN Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ⁷ 10K=10kV/10kA UL 1449 Surge Protective Device HA=50°C High Ambient Temperature D10=<10% Dimming ⁷				FA63=3" O.D. Surface Mount Bracket ⁹ OA1223=10kV/10kA UL 1449 Surge Protective Device Replacement OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V RAB-XX=Right Angle Pipe Bracket for Slipfitter SAB-XX=Steel Angle Bracket for Trunnion TYS-XX=Slipfitter Adapter for 2-3/8", 3" or 3-1/2" O.D. Tenon ¹⁰ TS2/NFFLD-XX=Top and Side Visors ¹¹ VS/NFFLD=Vandal Shield ¹¹ WG/NFFLD=Wire Guard ¹¹		

NOTES:

- DesignLights Consortium[®] Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI. Consult IES file for actual lumen output.
- Consult factory for driver surge protection values.
- Not recommended for use with ungrounded, delta configured systems.
- Fits 2-3/8" to 3" O.D. tenon, wire leads run through slipfitter.
- Extended lead times apply. Use dedicated IES files for 3000K and 5700K when performing layouts. These files are published on the Night Falcon luminaire product page on the website.
- Must order with dimming driver.
- Replace XX with color designation. Additional brackets and adaptors available on the poles product page on the website.
- Not available with tenon mount.
- Not available with slipfitter mount.
- Cannot combine TS2 (Top and Side Visor), VS (Vandal Shield), or WG (Wire Guard), limited to one external guard per fixture.



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MENU



MENU



What today's consumers need to know about lumens

The term lumen is a measurement of light output which consumers have a need to become more and more aware of.

Back in the day, we went to the store and bought light bulbs. We had become used to what a 60 watt or 100 watt light bulb looked like and how much light they provided. We weren't concerned with lumens and didn't have to be. Things began to change with lower wattage incandescent lamps which provided the same light output, but with a bit less power consumption. Fluorescent tubes have been around for a long time, but when they were introduced in a form that could be used in a table lamp, we saw even lower watt consumption levels for equivalent light output.



At last, the LED light bulb arrived on the scene. Now we are talking even lower power consumption for a comparable light output and those watt consumption numbers continue to go down. "Wattage" is no longer a valid reference point. "Lumens" is however, a valid reference point. That is a stable measurement of light output that will not vary as LED light bulbs continue to get brighter and more efficient. Lumens per watt is even more important. How much light output are you getting from a product and how many energy dollars (watts paid for on your electric bill) do you need to spend to

get that light output? So here are some numbers for you to keep in mind when shopping for LED light bulbs. It won't be long before referencing incandescent bulbs is totally a thing of the past, so learn your lumen numbers now. The higher the number, the brighter the bulb.

Incandescent Watts	Lumen Output
40 watt	450-500
60 watt	800-900
75 watt	1100
100 watt	1600
150 watt	2200

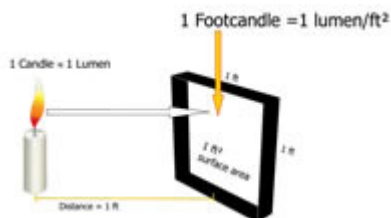
For those of you who want to delve into the definition of lumens in a more detailed, technical manor, here is an article written for us some time ago by a professor, Robert (Doc) Bryant. It's entertaining while still very informative.

Lumens, Illuminance, Foot-candles and bright shiny beads

In defining how bright something is, we have two things to consider.

1. How bright it is at the source- How Bright is that light?
2. How much light is falling on something a certain distance away from the light.

Lets' do some definitions now.....

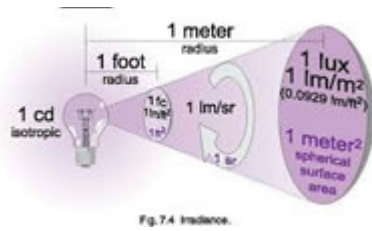


Foot-Candles - We're in America, so we are going to talk about units of measurement that concern distance in feet and inches. So, we will use some terms that folks in Europe don't use. We're going to talk about "foot-candles". This one's simple. Get a birthday cake candle. Get a ruler. Stick the candle on one end of the ruler. Light the candle. Turn out the lights. Sing Happy Birthday to Doc. It was his 47th on the 23rd. OK, quiet down. Enough of that nonsense.

One foot-candle of light is the amount of light that birthday cake candle generates one foot away. That's a neat unit of measurement. Why? Say you have a lamp. You are told it produces 100 foot candles of light. That means at one foot from the lamp, you will receive 100 foot candles of light.

But here's where it gets tricky. The further away you move the light from what you want to illuminate, the less bright the light seems! If you measure it at the light, it's just as bright. But when you measure at the object you want illuminated, there is less light! A Physics teacher is going to tell you that light measured on an object is **INVERSELY PROPORTIONAL** to the distance the object is from the light source. That's a very scientific and math rich way of saying, the closer you are to the light bulb, the brighter that bulb is. Or, think of it this way. You can't change how much light comes out of your light bulb. So, to make more light on an object, you have to either move the light closer, or add more lights.

Now, lets get to **LUMENS**.



A LUMEN is a unit of measurement of light. It measures light much the same way. Remember, a foot-candle is how bright the light is one foot away from the source. A lumen is a way of measuring how much light gets to what you want to light! A LUMEN is equal to one foot-candle falling on one square foot of area.

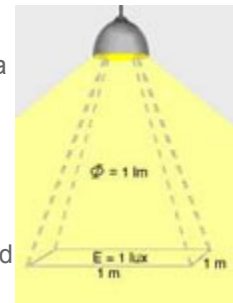
So, if we take your candle and ruler, lets place a book at the opposite end from the candle. We'd have a bit of a light up if we put the book right next to the candle, you know. If that book happens to be one foot by one foot, it's one square foot. OK, got the math done there. Now, all the light falling on that book, one foot away from your candle equals both.....1 **foot candle** AND one **LUMEN**!

Ahh, we've confused you. Let's split off from this and talk about the difference between **RADIANCE** and **ILLUMINANCE**.



RADIANCE is another way of saying how much energy is released from that light source. Again, you measure it at the source. Unless you're talking about measuring the radiance of something intensely hot, like the Sun. Then you might want to measure it at night, when it's off.

ILLUMINANCE is what results from the use of light. You turn your flashlight on in a dark room, and you light something up. That's **ILLUMINANCE**. Turning on a light in a dark room to make the burglar visible gives you **ILLUMINANCE**. It also gives you another problem when you note the burglar is pointing your duck gun at your bellybutton.



Illuminance is the intensity or degree to which something is illuminated and is therefore not the amount of light produced by the light source. This is measured in **foot-candles** again! And when people talk about **LUX**, it's illuminance measured in metric units rather than English units of measure. To reinforce that, **LUX** is the measurement of actual light available at a given distance. A **lux** equals one **lumen** incident per square meter of illuminated surface area. They're measuring the same thing, just using different measurement units.

Pretend you're an old photographer, like O. Winston Link, or Ansel Adams. These two gods of black and white photography (and a print made by either can fetch quite a hefty sum of money these days) used a device called a light meter to help them judge their exposure. (There is another way of judging exposure-that's when someone whispers in our ear at a cocktail party, "You silly twit, your fly's come undone!").

These light meters were nifty devices. You could use it to show how much light was falling on an object, light from the sun, and reflected light energy from every thing else. Or you could use it to show how much light energy was reflected off the object itself.

All this brings back two points. Well, three.

The first point is if we measure the output of a light at the source that gives us one thing.

The second point is that we use an entirely different unit of measure if we are measuring the results of that light's output.

The third point is the instructor is right off his trolley, isn't he?

Now back to the book at the end of the ruler.

We've measured two different things. We have a unit of measure for how much light is produced. We Yankees express that as a **foot-candle**. Being lazy, we use it all over the place.

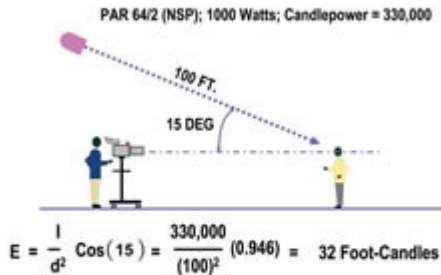


Diagram illustrating Use of Candlepower to Calculate Foot-Candles

More Confusion! **Candlepower!**

Candlepower is a way of measuring how much light is produced by a light bulb, LED or by striking an arc in a Carbon-Arc spotlight. Is it a measure of how much light falls upon an object some distance away? No. That's **illuminance**. Is it a measure of how well we see an object that is illuminated by that light source? No. That's something all together different, and we are not going there!

Nowadays we use the term **CANDELA** instead of **candlepower**.

Candlepower, or **CANDELA** is a measure of how much light the bulb produces, measured at the bulb, rather than how much falls upon the thing you want to light up. Further confusing the matter is **beam focus**. That's how much **candlepower** can be focused using a reflector/lens assembly. Obviously, if you project all your light bulbs intensity at a given spot, or towards something, it will be more intense, and the **illuminance** will be higher.

And here comes the confusion! A **candlepower** as a unit of measure is not the same as a **foot-candle**. A **candlepower** is a measurement of the light at the source, not at the object you light up.

And a **candela** is the metric equivalent of the light output of that one candle, based on metric calculations. And since using a candle is rather imprecise, the definition was amended to replace a light source using carbon filaments with a very specific light source, see the following: The **candela** is the luminous intensity, in a given direction, of a source that emits monochromatic radiation of frequency 540×10^{12} hertz and that has a radiant intensity in that direction of $1/683$ watt per steradian. The above from the National Institute of Standards Reference on Constants, Units, and Uncertainty.

Candlepower is a measure of light taken at the source-not at the target. **Foot-candles** tell us how much of that light is directed at an object we want to illuminate.

Now, lets convert the **lumens**, a metric unit of light measurement, to **candlepower**.

We understand a candle radiates light equally in all directions, its output, in this consideration is not focused by any mechanical means (lenses or reflectors). Pretend for a moment that a transparent sphere one meter in radius surrounds your candle. We know that there are 12.57 square meters of surface area in such a sphere.

Remember your Solid Geometry classes?

That one candle (1 **Candlepower/Candela**) is illuminating equally the entire surface of that sphere. The amount of light energy then reflected from that surface is defined thusly:

The amount of energy emanating from one square meter of surface is one **lumen**. And if we decrease the size of the sphere to one foot radius, we increase the reflected energy 12.57 times of that which fell on the square meter area.

LUX is an abbreviation for **Lumens per square meter**. **Foot-candles** equal the amount of **Lumens per square feet** of area.

So, that **one candlepower** equivalent equals **12.57 lumens**.

And for you figuring out LED equivalents, first you must know how many **lumens** your LED's each produce. Then divide that value by 12.57 and you have **candlepower** of the LED. You don't have **foot-candles**, remember **foot-candles** are **illuminance**. And we are measuring **radiance**.

Summing it all up:

Candlepower is a rating of light output at the source, using English measurements.

Foot-candles are a measurement of light at an illuminated object.

Lumens are a metric equivalent to foot-candles in that they are measured at an object you want to illuminate.

Divide the number of **lumens** you have produced, or are capable of producing, by 12.57 and you get the **candlepower equivalent** of that light source.

We've now converted a measurement taken some distance from the illuminated object, converted it from a metric standard to an English unit of measure, and further converted it from a measure of **illumination** to a measure of **radiation!**

This has been an ideal proof of the superiority of the metric system. Then again, the metric system is a product of those wonderful folks that brought us:

Renault, Peugeot, Citroen, and Air busses. Not to mention simply awful Bordeaux.

And, if you're happy with this, send those little gems to:

Robert H (Doc) Bryant 3408 Thomas Ave Midland, Texas 79703-6240

I hope you have enjoyed this as much as I have. You ought to see me up in front of a classroom. My classes are absolute laugh riots. But people learn!

Doc Bryant is not an employee of TheLEDLight.com



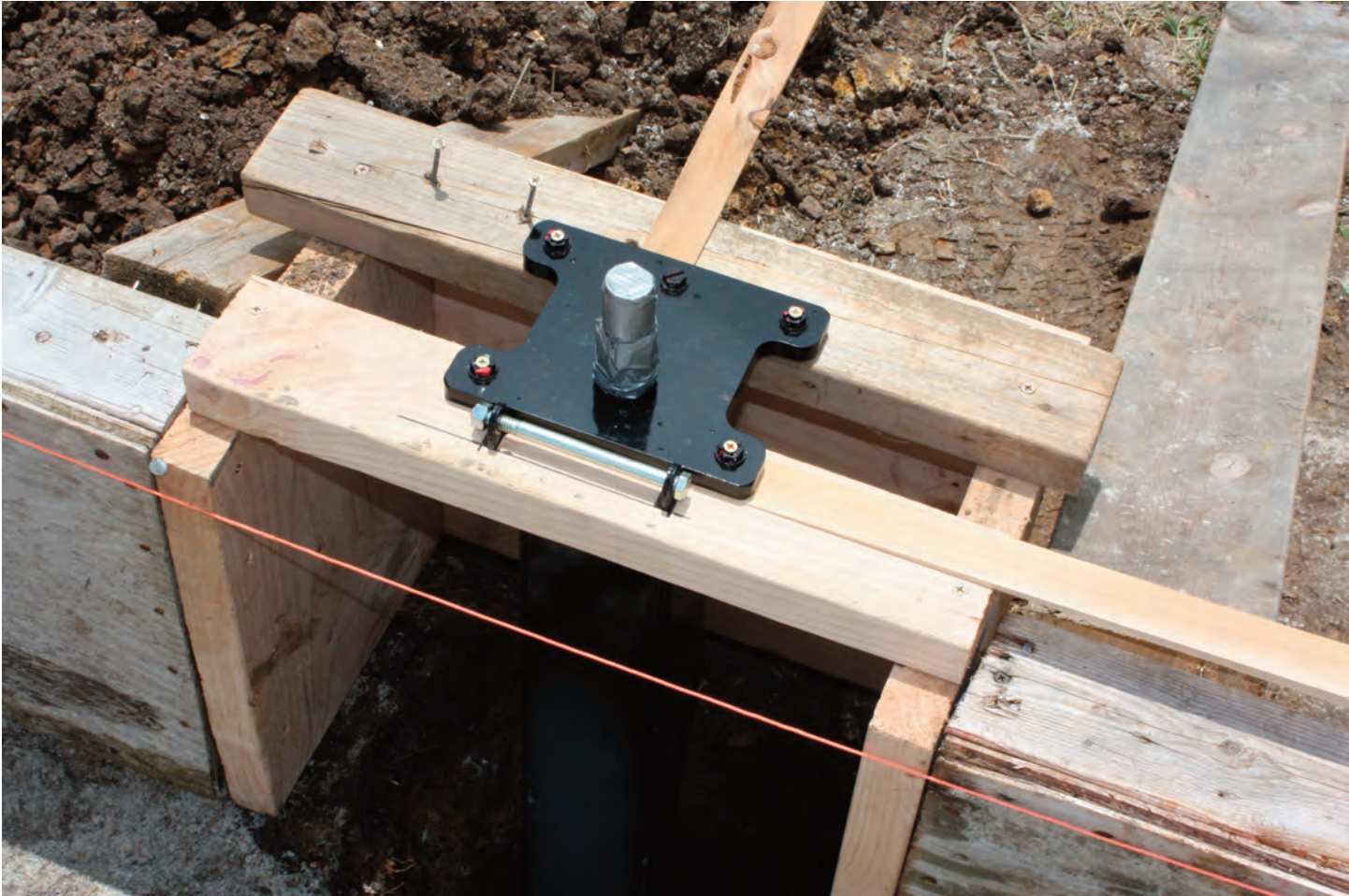


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Suite G208 Fax: 862-702-3017
Fairfield, NJ 07004 www.djegarian.com

November 22, 2022

Mr. Mark DiGennaro, P.E.
Wyckoff Township Engineer
340 Franklin Ave
Wyckoff, NJ 07481

Re: 551 Overlook Drive

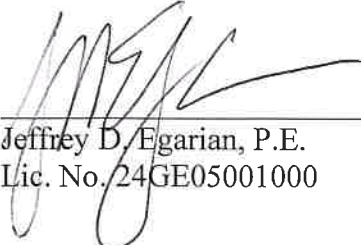
Dear Mr. DiGennaro

The Grading Plan for 551 Overlook Drive has been amended with respect to your Memorandum dated October 5, 2022. The following information has been added to the plan:

1. The title block on page 1 has been amended
2. Items 3-7 have been added to page 1.
3. Stormwater management calculations & details have been added to the plan.
4. A plan for the Soil Conservation District has been prepared and the certification will be forwarded once it is obtained.
5. NJDEP determination information will be submitted under separate cover.
6. The approximate location of the sanitary lateral has been added to the plan.
7. The locations of the proposed sports court lighting have been added to the plan. The lights are directed toward the home. The vendor was not able to provide lighting isolux contours.
8. A note has been added to the plan regarding the replacement of the fence along Franklin Ave. A detail has been added to the plan.

If you have any further questions, please don't hesitate to contact our office.

Sincerely



Jeffrey D. Egarian, P.E.
Lic. No. 24GE05001000

PK ENVIRONMENTAL
Planning & Engineering
PO Box 1066, 205 Main Street
Chatham, New Jersey 07928

Sandra E. Kehrley, PE, CFM
John P. Peel, PP

tel (973) 635-4011
fax (973) 635-4023

March 9, 2022

Nancy and Ray Zarzar
551 Overlook Drive
Wyckoff, NJ 07481

Re: Wetlands & State Open Water Assessment / Pool Location & Grading Plan Review
Block 245 Lot 42.02 (551 Overlook Drive)
Wyckoff Township, Bergen County, NJ

Dear Nancy and Ray,

As requested, PK ENVIRONMENTAL (PK) completed a January 12, 2022, on-site inspection to determine if NJDEP regulated freshwater wetlands, wetlands transition area (buffer) and/or Flood Hazard Area (FHA) riparian zones (RZ) are present within the property areas proposed for pool construction, basketball court and additional residential improvements. For cross-reference, we also reviewed the following documents:

- FEMA Map #34003C0068H (August 2019)
- "Pool Location & Grading Plan for the Zarzar Residence" prepared by DJ Egarian & Associates, dated 8/25/2021

Wetlands & Transition Area: PK confirmed the presence of a well-defined State Open Water (SOW/Pond) during our January 12, 2022, site inspection, but did not observe any freshwater wetlands on or within 50-feet of the limits of disturbance associated with the proposed pool, basketball court and additional site improvements. Specifically, the pool and basketball court areas consist of maintained landscaped lawn vegetation, and the trees observed along the bank of the SOW/Pond include mesic upland **vegetation** including sugar maple, black cherry, and forsythia. Our analyses of hand-auger **soil** borings indicate the presence of moderately well-drained, non-hydric, silt loam soil which exhibits no evidence of mottling or hydric soil conditions, and no visible surface wetland **hydrology**. The **absence** of all three wetland parameters (soils, vegetation, hydrology) indicates that NJDEP regulated freshwater wetlands and wetland buffers are not present on-site or within 50-feet of the proposed improvements.

FHA State Open Waters (SOW) / Riparian Zones (RZ): The on-site SOW/Pond is hydrologically associated with the Spring Lake Brook, which is located south of the subject property, where the Spring Lake Brook is classified as a Freshwater 2 Non-Trout (FW2-NT) surface water quality stream with an adjacent 50-foot RZ. Although a portion of the proposed recreational disturbances are located within this 50-foot RZ, the proposed activities comply with the NJDEP FHA Permit-by-Rule #10, as follows:

N.J.A.C. 7:13-7.10 Permit-by-Rule #10 (PBR) – General construction activities located outside a flood hazard area (FHA) but in a riparian zone (RZ):

(a) PBR #10 authorizes general construction activities located outside a flood hazard area (FHA), but in the RZ, provided the conditions at N.J.A.C. 7:13-6.7 are met:

- **Compliant; The proposed residential pool, basketball court and recreational improvement project is located outside and above the FHADE, however some of the project is partially located within the 50-foot RZ, and;**
 1. No fuel tank, solar panel, or underground utility line that conveys a gas or liquid is constructed; **Compliant; The proposed activities include recreational improvements associated with a swimming pool, basketball court, patios, retaining walls, etc.**
 2. No disturbance is located within 25-feet of any top of bank, unless the project lies adjacent to a lawfully existing bulkhead, retaining wall, or revetment along a tidal water or impounded fluvial water; **Compliant; The proposed residential improvements are located more than 25-feet from the top of bank (TOB);**
 3. Any clearing, cutting, and/or removal of RZ vegetation is limited to actively disturbed areas; **Compliant; The proposed residential improvements are located in the actively maintained (disturbed) lawn area;**
 4. The project, in combination with all activities onsite since November 5, 2007, will not result in a net loss of greater than one-quarter acre of RZ vegetation. **Compliant; The proposed residential improvements will result in less than 0.25-acre of additional impervious surface in the actively disturbed RZ.**

FHA Permit-by-Rule #10 Conclusion: The project strictly complies with NJDEP Flood Hazard Area (FHA) Control Act rules outlined in N.J.A.C. 7:13.

When necessary, the NJDEP Division of Land Resource Protection (DLRP) makes official determinations regarding regulatory jurisdiction of freshwater wetlands and FHA riparian zones, however, there is a clear absence of NJDEP regulated wetlands, and because the proposed improvements within the RZ strictly comply with the FHA Permit-by-Rule standards, it is our opinion that the proposed activities do not require any formal NJDEP approvals. If you have any additional questions regarding the information in this letter, please contact us at any time.

Sincerely,

PK ENVIRONMENTAL



Sandra Kehrley, PE, CFM
NJ Lic. No. GE03856000

cc: Brittany Taylor (Outdoor Designs Inc.)
Michael Laracca (Outdoor Designs Inc.)
Jeff Egarian, PE
John Peel (PK)

STATEMENT OF QUALIFICATIONS

JOHN PEEL, P.P.

Professional Planner/Environmental Scientist

Education:

- B.A. Environmental Sciences/Geology (major), and English Communications (minor), **Fairleigh Dickinson University, Madison, New Jersey.**
- Master of City and Regional Planning (MCRP) with Environmental Policy & Planning concentration, **Rutgers University, New Brunswick, New Jersey.**
- Cook College Office of Continuing Professional Education (Rutgers) including numerous courses in Wetlands Management, Environmental Management, Site Remediation, Hydrology, and Ecology.

Professional Registrations & Licenses:

- Society of Wetland Scientists, 1986
- Licensed Professional Planner (PP) #5211
- Member, American Planning Association (APA & NJAPA) & Member (Urban Ecology)

Experience:

Thirty-five (35) years of project design and technical experience in land use planning/design, regulatory compliance, environmental science and site evaluation, and wetlands analyses and management. A licensed Professional Planner with expertise in environmental land use associated with NJDEP permitting analyses and approvals (Freshwater Wetlands, Flood Hazard Areas, Waterfront Development, Highlands, CAFRA, Enforcement), Phase 1 Environmental Site Assessment and NJDEP Preliminary Assessments, Phase 2 Site Investigations / Site Remediation, riparian corridor analyses (RCA), environmental impact assessments (EIS), habitat identification & restoration, development alternative analyses, and comprehensive wetlands analyses including delineation, restoration and mitigation/monitoring projects for USCOE and NJDEP permitting.

SANDRA E. KEHRLEY, PE, CFM

Professional Engineer / Certified Floodplain Manager

Education:

- A.S. in Engineering Science from **SUNY @ Morrisville**, New York
- B.S. in Forest Engineering, a dual forestry and civil engineering program, from **SUNY-Environmental Science & Forestry @ Syracuse University.**
- Cook College Office of Continuing Professional Education (Rutgers) including numerous courses in wetlands, geology and hydrogeology, nonpoint source pollution, environmental site assessments, underground storage tanks, and ecology.

Professional Registrations & Licenses:

- Professional Engineer, NJ PE License #38560
- Member, National Society of Professional Engineers
- NJDEP Underground Storage Tank License #18790
- Certified Floodplain Manger, Association of Certified Floodplain Managers

Experience

Thirty (30) years of professional experience in environmental engineering, regulatory compliance, and land use site evaluation/design. This experience includes preparation of Phase 1 environmental site assessments (ESA) and NJDEP preliminary assessments (PA), Phase 2 site investigation (SI), and Phase 3 site remediation activities, hydrologic and hydraulic stream studies for streamflow characteristics (HEC-RAS), quantifying the effects of development on stormwater quantity and quality utilizing best management practices (BMP), watershed modeling studies, environmental impact statements (EIS), identification of vegetation species, age, and growing characteristics for trees, shrubs, vines, and herbaceous growth, indices for determining suitability for wildlife habitat, land preservation, comprehensive wetlands analyses including delineation, restoration, evaluation, and preparation of NJDEP permit applications.



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Watershed Protection

Mail Code 501-02A

P.O. Box 420

Trenton, New Jersey, 08625

www.state.nj.us/dep/landuse

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Commissioner

SHELIA Y. OLIVER
Lt. Governor

FLOOD HAZARD AREA APPLICABILITY DETERMINATION Flood Hazard Area Control Act Rules, N.J.A.C. 7:13-5.1

November 4, 2022

Ms. Sandra Kehrley, PE
PK Environmental
P.O. Box 1066
Chatham, New Jersey 07928

Re: Flood Hazard Applicability Determination
File No. 0270-22-0002.1 APD 220001
Applicant: Nancy Zarzar

Dear Ms. Kehrley,

This is in response to your letter received on October 19, 2022 concerning the proposed basketball court along an unnamed tributary to the Saddle River, within Lot No.42.02 of Block No. 245, in Wyckoff Township, Bergen County.

DECISION

A review of a drawing prepared by DJ Egarian & Associates, Inc., dated August 25, 2021, last revised October 12, 2022, entitled:

“SPORTS COURT GRADING PLAN FOR THE ZARZAR RESIDENCE 551 OVERLOOK DRIVE BLOCK 245, LOT 42.02 TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NJ”
Sheet No. 1 OF 1

indicates the proposed activity qualifies for a Flood Hazard Area Permit By Rule.

REASON FOR DECISION

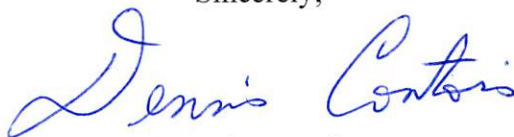
There are no governmental flood studies available of the stream in question. Based on the vertical elevation change between the streams invert and proposed grading no activity is proposed I the flood hazard area. The proposed disturbance, within the riparian zone, is within an actively disturbed area. As per NJAC 7:13-7.10, of the Flood Hazard Area Regulations, the proposed activity qualifies for a permit by rule.

This letter does not relieve the applicant of the responsibility to obtain any Federal, State or local approvals that may be required, such as local building permits or freshwater wetlands approvals. This determination is based on a review of the information submitted by the applicant, and in accordance with the existing Flood Hazard Area Control Act rules. Therefore, this determination will become void if the project changes size, scope, location or impact, or if the Department determines that the submitted information is incomplete or inaccurate.

Pursuant to N.J.A.C. 7:13-5.1(f) and (g), this determination is valid for five years from the date of this letter, unless the Department amends N.J.A.C. 7:13 such that the proposed activity becomes regulated, or else the Department amends the flood hazard area or riparian zone onsite such that the proposed activity lies within one of these regulated areas. In such a case, this determination shall become void and the applicant shall obtain a new permit from the Department pursuant to N.J.A.C. 7:13-2.1 prior to commencing the regulated activities onsite.

Should you have any questions regarding this determination, please contact me at Dennis.Contois@dep.nj.gov or by telephone at (609) 633-6563.

Sincerely,



Dennis Contois
Supervising Engineer
Northern Engineering Section

Cc: Wyckoff Township Construction Official
Wyckoff Township Engineer



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Watershed Protection
Mail Code 501-02A
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Trenton, New Jersey, 08625
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Lt. Governor

FLOOD HAZARD AREA APPLICABILITY DETERMINATION Flood Hazard Area Control Act Rules, N.J.A.C. 7:13-5.1

November 21, 2022

Ms. Sandra Kehrley, PE
PK Environmental
P.O. Box 1066
Chatham, New Jersey 07928

Re: Flood Hazard Applicability Determination
File No. 0270-22-0002.1 APD 220002
Applicant: Nancy Zanzar

Dear Ms. Kehrley,

This is in response to your letter received on November 17, 2022 concerning the proposed replacement of an existing fence located along an unnamed tributary to the Saddle River, within Lot No. 42.02 of Block No. 245, in Wyckoff Township, Bergen County.

DECISION

A review of a drawing prepared by DJ Egarian & Associates, Inc. dated August 25, 2021, last revised November 17, 2022, entitled:

“SPORTS GRADING PLAN FOR THE ZARZAR RESIDENCE 551 OVERLOOK DRIVE
BLOCK 245, LOT 42.02 TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NJ”, Sheet
No. 1 of 1

indicates the proposed activity qualifies for a Flood Hazard Area Permit By Rule.

REASON FOR DECISION

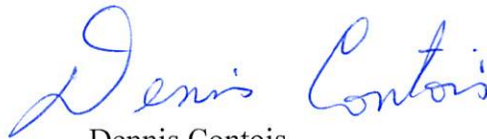
Although the proposed replacement of the fence is located within 25 feet of the stream's top of bank since no further disturbance is proposed as per NJAC 7:13-7.20, of the Flood Hazard Area regulations, the proposed activity qualifies for a permit by rule.

This letter does not relieve the applicant of the responsibility to obtain any Federal, State or local approvals that may be required, such as local building permits or freshwater wetlands approvals. This determination is based on a review of the information submitted by the applicant, and in accordance with the existing Flood Hazard Area Control Act rules. Therefore, this determination will become void if the project changes size, scope, location or impact, or if the Department determines that the submitted information is incomplete or inaccurate.

Pursuant to N.J.A.C. 7:13-5.1(f) and (g), this determination is valid for five years from the date of this letter, unless the Department amends N.J.A.C. 7:13 such that the proposed activity becomes regulated, or else the Department amends the flood hazard area or riparian zone onsite such that the proposed activity lies within one of these regulated areas. In such a case, this determination shall become void and the applicant shall obtain a new permit from the Department pursuant to N.J.A.C. 7:13-2.1 prior to commencing the regulated activities onsite.

Should you have any questions regarding this determination, please contact me at Dennis.Contois@dep.nj.gov or by telephone at (609) 633-6563.

Sincerely,



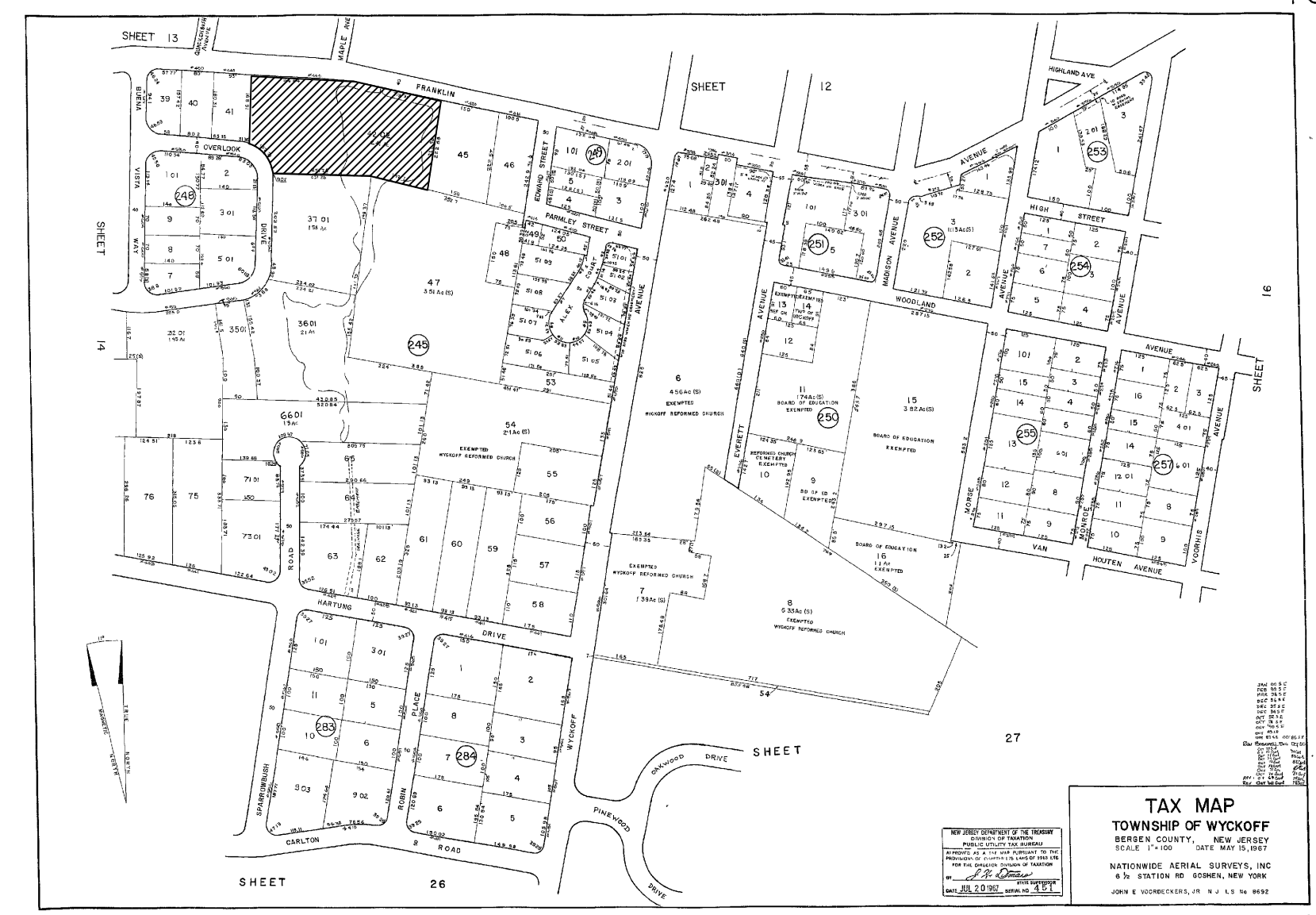
Dennis Contois
Supervising Engineer
Northern Engineering Section

Cc: Wyckoff Township Construction Official
Wyckoff Township Engineer

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Surface Grading	1.000	1.000	4992.85 Sq. Ft.	195.47 Cu. Yd.	106.54 Cu. Yd.	88.93 Cu. Yd.<Cut>
Sports Court	1.000	1.000	2377.26 Sq. Ft.	133.50 Cu. Yd.	62.79 Cu. Yd.	70.71 Cu. Yd.<Cut>
Totals			7370.11 Sq. Ft.	328.97 Cu. Yd.	169.33 Cu. Yd.	159.64 Cu. Yd.<Cut>

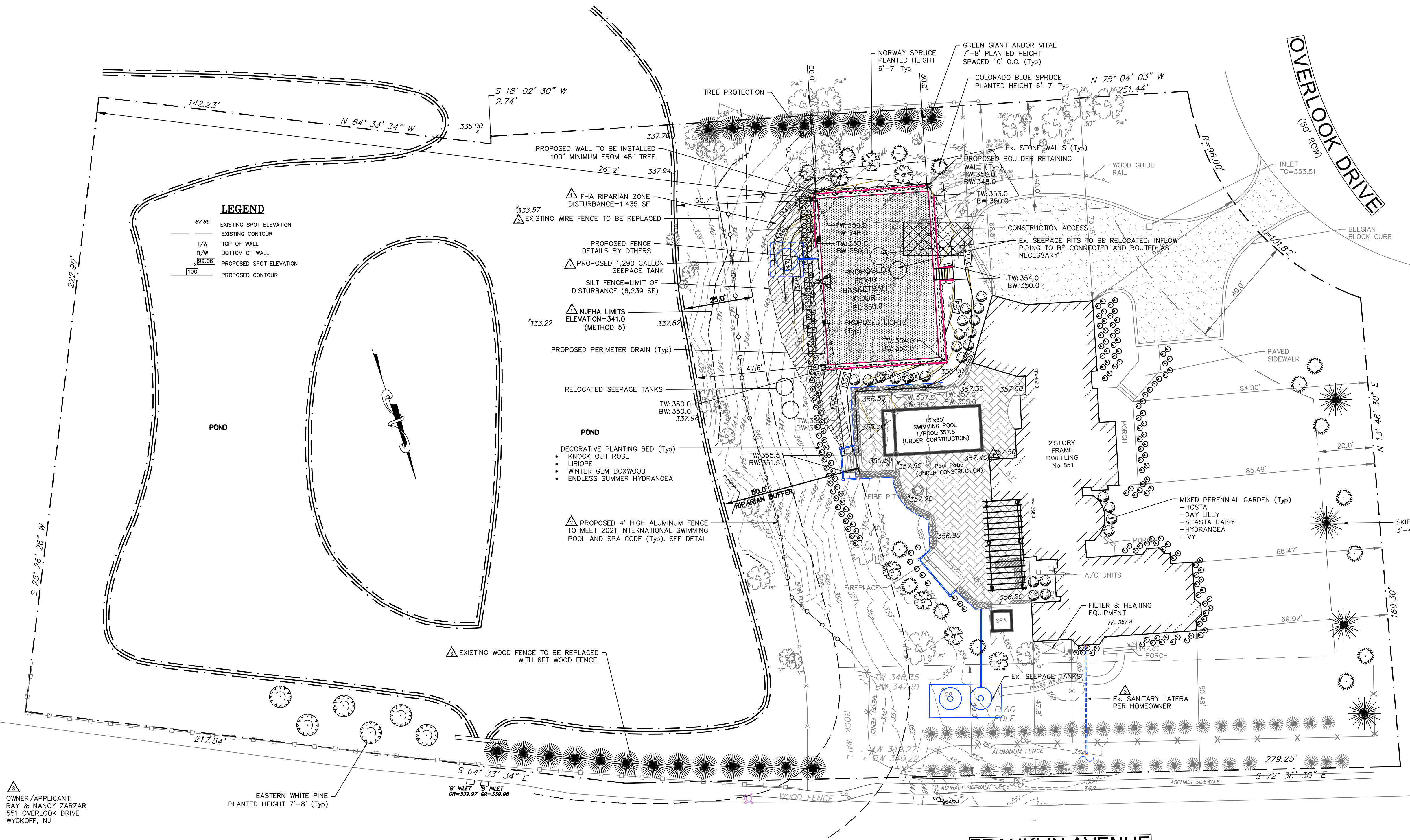
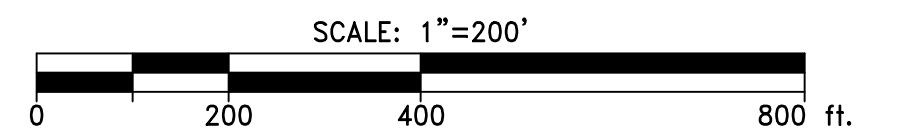
- NOTES:
- EXISTING BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY DAVID HALLS DATED 05.19.03.
 - TOPOGRAPHIC SURVEY PREPARED BY SOLSTICE SURVEYING 05.17.17, REVISED 06/30/22. VERTICAL DATUM PER NAVD'88.
 - OWNER OR CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN.
 - IF ANY TREES OR ROOT STRUCTURES ARE DAMAGED DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE HOMEOWNER/CONTRACTOR TO CONTACT ALMSTEAD TREE, SHRUB & LAWN CARE AT 973.636.6711.
 - DRIVEWAY TO BE UTILIZED FOR CONSTRUCTION ACCESS.
 - THIS PROJECT CERTIFIES THAT THERE WILL BE A ZERO (0) NET INCREASE IN STORM WATER AS A RESULT OF THIS PROJECT.
 - EXISTING WALL ELEVATIONS TAKEN FROM THE "POOL LOCATION & GRADING PLAN" PREPARED BY THIS OFFICE DATED 08.25.21 LAST REVISED 05.11.22.
 - PROPOSED RETAINING WALL FOR SPORTS COURT SHALL BE PLACED A MINIMUM 100' FROM THE 48" OAK TREE.
 - THE DESIGN ENGINEER MUST INSPECT THE CONSTRUCTION OF THE RETAINING WALLS AND ISSUE THE TOWNSHIP A CERTIFICATION OF STRUCTURAL STABILITY UPON PROJECT COMPLETION.



TAX MAP



KEY MAP



LEGEND

- 07.65 EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- T/W TOP OF WALL
- B/W BOTTOM OF WALL
- 059.06 PROPOSED SPOT ELEVATION
- 100.0 PROPOSED CONTOUR

ZONING DATA-SPORTS COURT

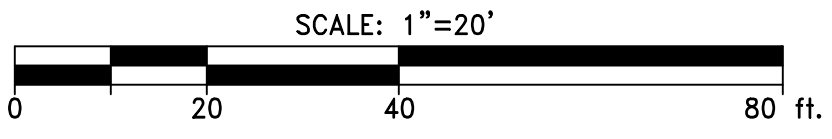
Zone: R-25			
Block 245 Lot 42.02			
Owner: Zarzar			
	REQUIRED	PROPOSED	Variance Req'd
Side Yard Setback to Basketball Court	20'	30.0'	No
Rear Yard Setback to Basketball Court	20'	261.2'	No
Principal Building Coverage(%)	15%	4.8%	No
Total Accessory Structures (%)	5%	2.8%	No
Principal Building & Accessory Structures (%)	20%	7.6%	No
Impervious Coverage (%)	28.5%	13.8%	No

LOT COVERAGE CALCULATIONS

Item	Area (sf)		
TOTAL LOT AREA (SF):	107,816		
Item	Required	Existing	Proposed
House	4,763	4,763	
Porches	482	439	
Front Walk	163	163	
Driveway	3,709	3,709	
Rear Patio	675	0	
Sidewalk Walkway	149	149	
AC Units	12	12	
Pod/Coping	12	612	
Spa	64		
Pool Patio		2,579	
Prop. Basketball Court		2,400	
Pool Equipment		32	
Principal Building	15%	5,245	5,202
Total Accessory Structures	5%	0	3012
Principal Building & Accessory Structures (%)	5%	0.0%	2.8%
Principal Building & Accessory Structures (%)	20%	5,245	8,214
Impervious Coverage	28.5%	4,936	7,616
Impervious Coverage	28.5%	9,953	14,922
Impervious Coverage	28.5%	9,212	13,812

FRANKLIN AVENUE

GRADING PLAN



OWNER/APPLICANT:
RAY & NANCY ZARZAR
551 OVERLOOK DRIVE
WYCKOFF, NJ

CHAIRMAN OF THE PLANNING BOARD _____ DATE _____

SECRETARY OF THE PLANNING BOARD _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

- NOTE:
- THIS PLAN CERTIFIES THAT A ZERO (0) NET INCREASE IN STORM WATER WILL RESULT AT THE COMPLETION OF THIS PROJECT.
 - NO TREES WILL BE REMOVED WITHIN THE 50' RIPARIAN ZONE.

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CERTIFICATE OF AUTHORIZATION: 24GA28060300

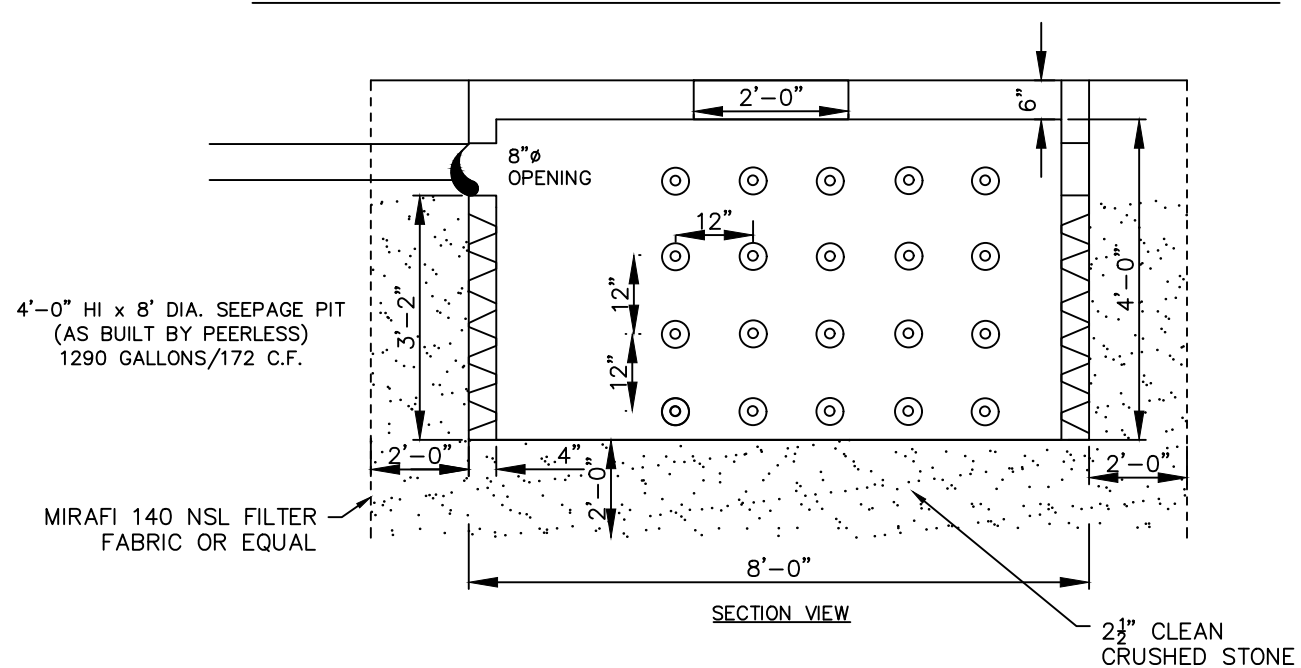
REVISION	DATE	APPROVED	DESIGNER:	DATE:	SCALE:	PROJECT NO.:
AMENDED DATUM; ADDED NOTES AND FHA DISTURBANCE AREA	10.12.22	DJE	JDE	08.25.21	1" = 20'	21266
REMOVED EXISTING WIRE FENCE; ADDED PROPOSED ALUMINUM FENCE & DETAILS.	11.17.22	DJE	JDE			
ADDED WYCKOFF PLANNING BOARD CHECKLIST ITEMS; ADDED NOTE REGARDING REPLACEMENT OF WOOD FENCE	11.22.22	DJE	JDE			

DAVID J. EGARIAN, P.E.
N.J. LIC. NO. 24GE02622900

DJ EGARIAN & ASSOCIATES Inc.
Civil/Mechanical/ Environmental Engineering Services
271 Route 46 Suite G208, Fairfield, NJ 07004
Ph:(973)898-1401 Fax:(862)702-3017 www.djegarian.com

SPORTS COURT GRADING PLAN FOR THE ZARZAR RESIDENCE
551 OVERLOOK DRIVE
BLOCK 245 LOT 42.02
TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NJ

DRAINAGE AREA TO TANK:
Proposed Sports Court=2,400 sf
Criteria: 2" (10 Year 1 Hour Storm)
2,400 sq.ft. x 0.17=408 cu.ft.

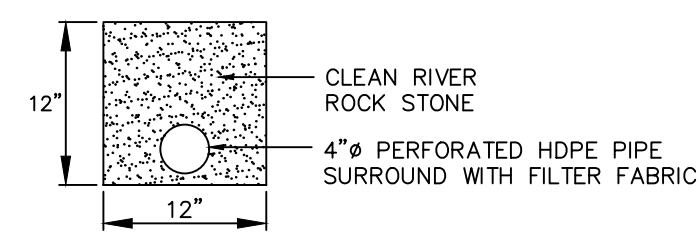


SEEPAGE TANK DETAIL
N.T.S.
by PEERLESS OR EQUAL

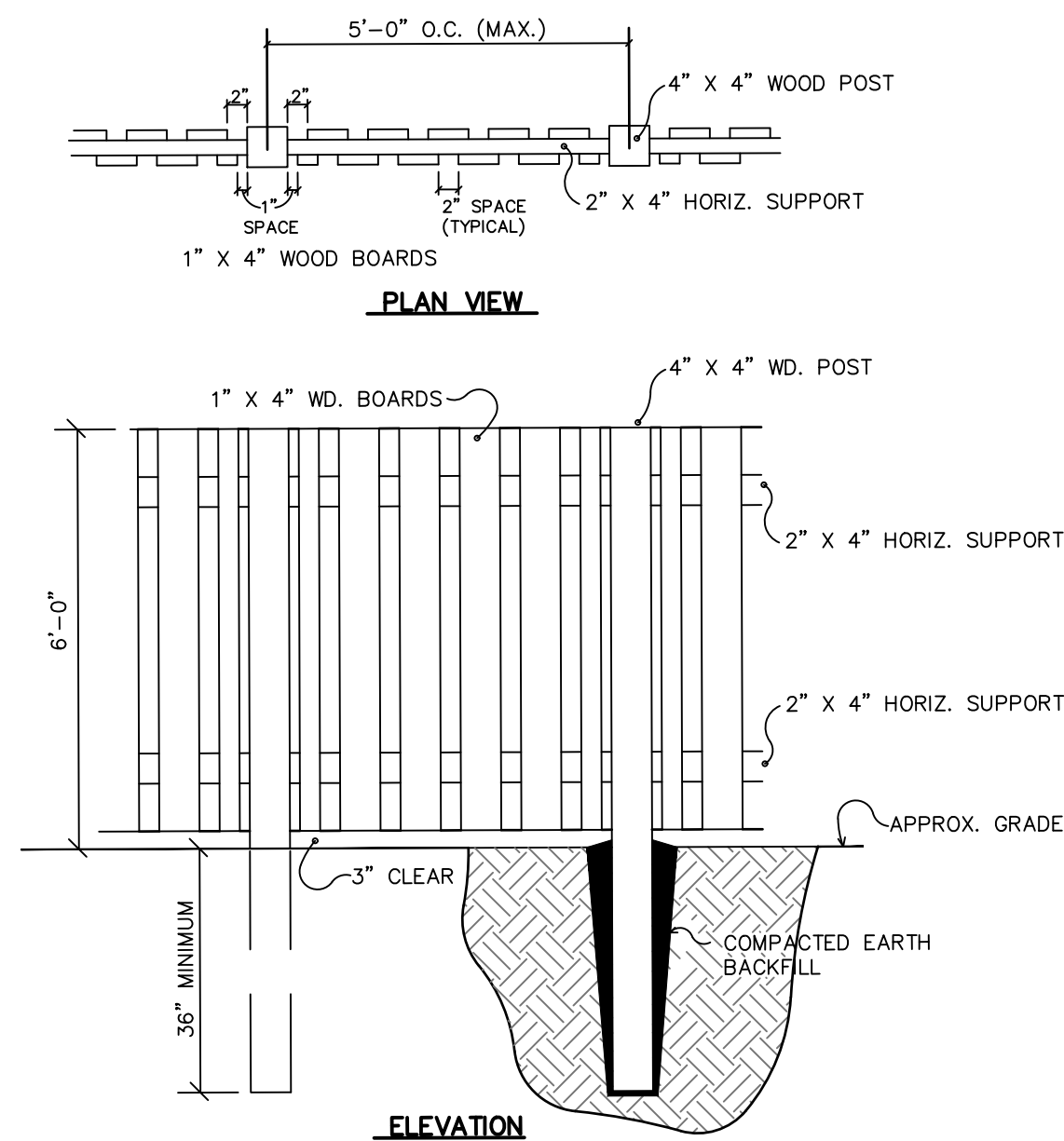
NOTE: SURROUND TANK WITH 2'-0" OF 2 1/2" CRUSHED STONE WITH FILTER FABRIC MIRAFI 140 NSL OR EQUAL. TANK TO BE PLACED ON 12" CRUSHED STONE BASE.

SEEPAGE PIT CAPACITY:
DRYWELL=1290 GALLON PITS = 172 cu.ft.
PIT=12x12x6.0=864 cu.ft.=201 cu.ft. (Outside Volume)=663 cu.ft. stone
ASSUME 40% VOID RATIO
663 cu.ft. x 0.4=265 cu.ft.
172 cu.ft.+265 cu.ft.=437 cu.ft. storage

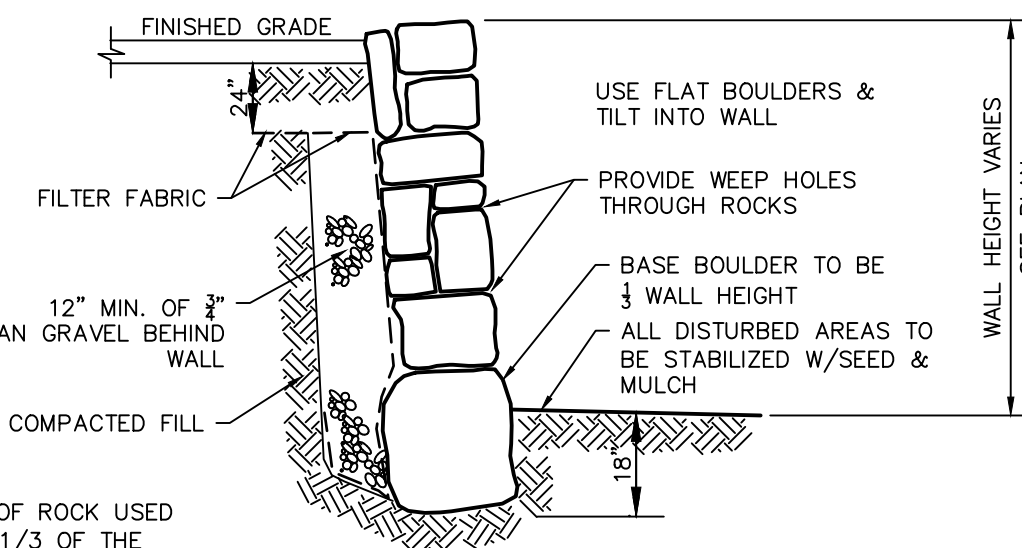
NOTE: SURROUND TANK WITH 2 1/2" CRUSHED STONE WITH FILTER FABRIC MIRAFI 140 NSL OR EQUAL.



PERIMETER DRAIN DETAIL
N.T.S.

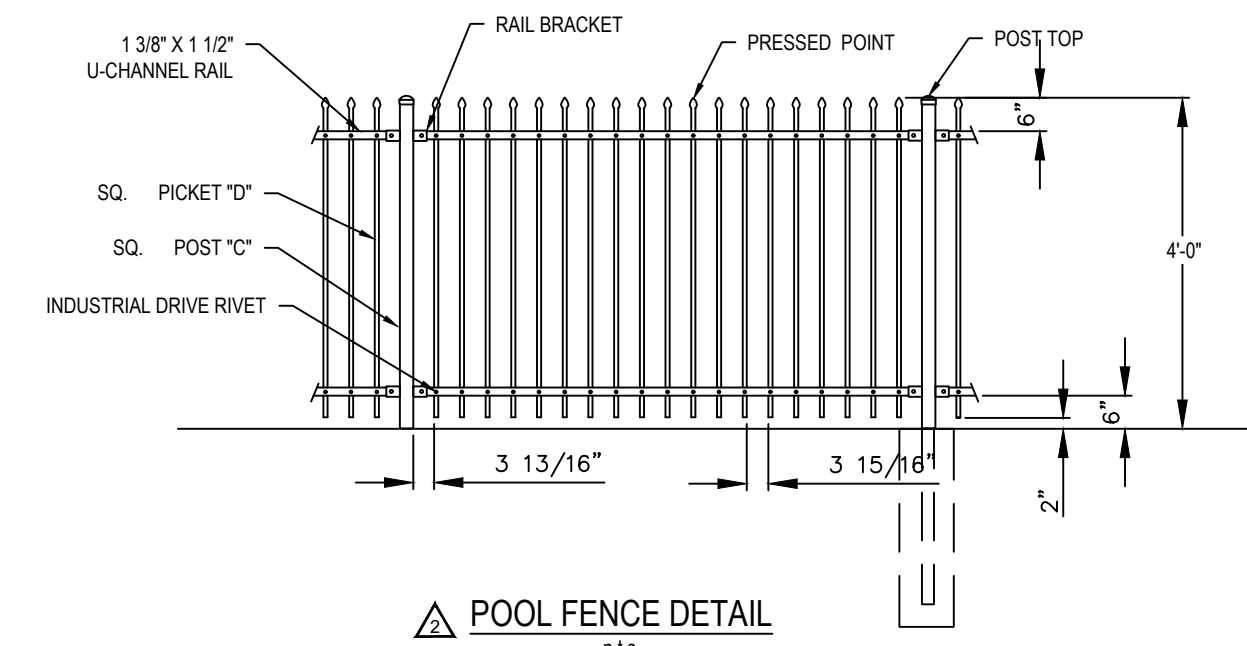


BOARD ON BOARD FENCE DETAIL
N.T.S.



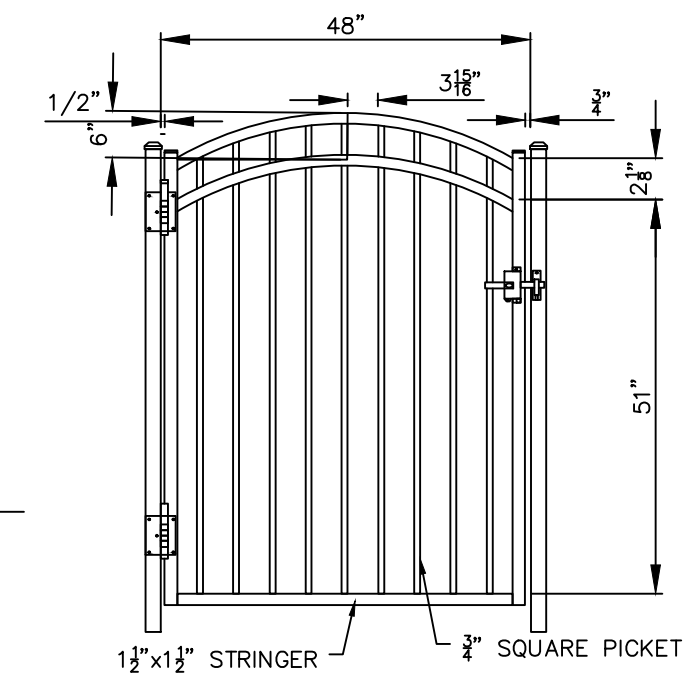
ROCK RETAINING WALL DETAIL
N.T.S.

NOTE: MIN. SIZE OF ROCK USED SHALL BE 1/3 OF THE HEIGHT OF WALL ABOVE THE BOTTOM OF THAT ROCK

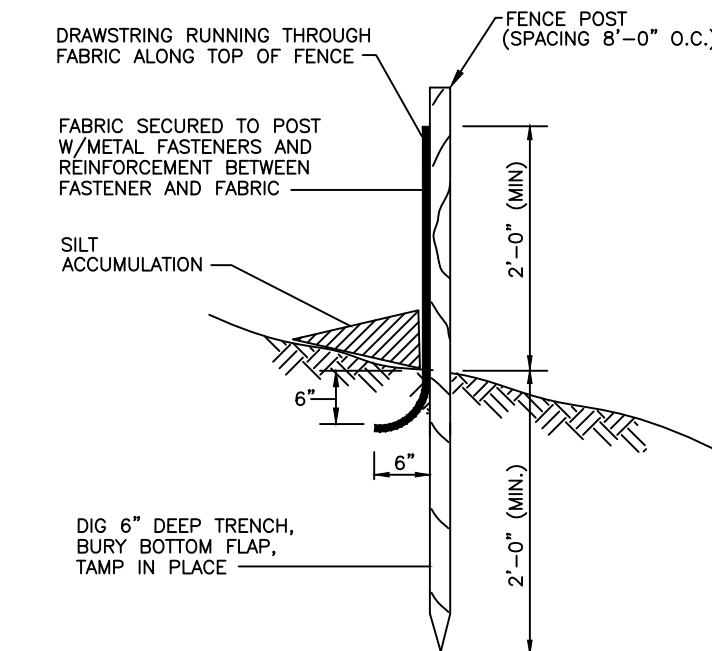


POOL FENCE DETAIL
N.T.S.

1. INSTALL PER FENCE MANUFACTURER SPECIFICATIONS.

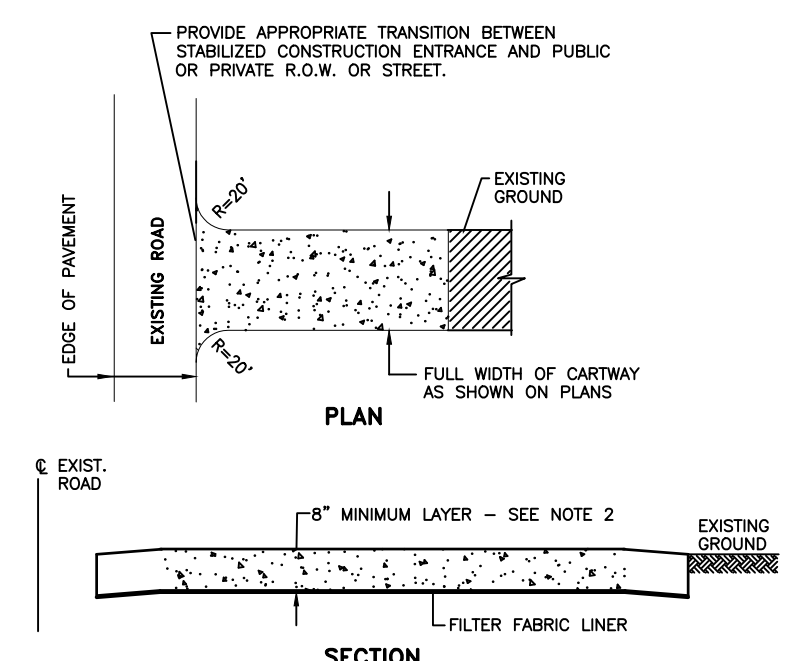


GATE DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

REQUIREMENTS FOR SILT FENCE:
1. FENCE POSTS SHALL BE SPACED 8 FT. CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE PORTION OF THE FENCE FOR ADDED STRENGTH.



NOTES:
1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION
2. STONE SIZE SHALL BE ASTM C-33, SIZE NO. 2 OR 3, CLEANED CRUSHED ANGULAR STONE.
3. THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 6".
4. WIDTH - NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.
5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
6. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

TRACKING PAD DETAIL
N.T.S.

OWNER/APPLICANT:
RAY & NANCY ZARZAR
551 OVERLOOK DRIVE
WYCKOFF, NJ

CHAIRMAN OF THE PLANNING BOARD _____ DATE _____

SECRETARY OF THE PLANNING BOARD _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

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CERTIFICATE OF AUTHORIZATION: 24GA28060300

REVISION	DATE	APPROVED
AMENDED DATUM; ADDED NOTES AND FHA DISTURBANCE AREA	10.12.22	DJE
REMOVED EXISTING WIRE FENCE; ADDED PROPOSED ALUMINUM FENCE & DETAILS.	11.17.22	DJE
ADDED WYCKOFF PLANNING BOARD CHECKLIST ITEMS; ADDED NOTE REGARDING REPLACEMENT OF WOOD FENCE	11.22.22	DJE

DESIGNER: JDE
DRAWN BY: JDE
CHECK BY: DJE
DATE: 08.25.21
SCALE: NONE
PROJECT NO.: 21266

DAVID J. EGARIAN, P.E.
N.J. LIC. NO. 24GE0262900

DJ EGARIAN & ASSOCIATES Inc.
Civil/Mechanical/ Environmental Engineering Services
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CONSTRUCTION DETAILS
FOR THE
ZARZAR RESIDENCE
551 OVERLOOK DRIVE
BLOCK 245 LOT 42.02
TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NJ

DRAWING NO:
2
SHEET 2 OF 2