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DR. Project No.: 10938-002
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Revised July 01, 2021

**Re: Flood Hazard Area & Freshwater Wetlands Evaluation Letter
320 Valley Brook Avenue
Township of Lyndhurst, Bergen County, New Jersey
Block 68, Lot(s) 4, 5, & 6**

To whom it may concern:

This letter has been prepared to outline our evaluation of the presence of a flood hazard area and freshwater wetlands on the above referenced site. The site is known as Lots 4, 5, & 6 in Block 68 in the Township of Lyndhurst, New Jersey per Township Tax Map. It is our understanding that the results of the evaluation will be utilized for the Township's use.

The subject site fronts Valley Brook Avenue to the northeast, mixed used building to the northwest, Livingston Avenue and single-family residential properties to the southeast, and residential properties to the southwest. The site contains approximately 0.522 acres (22,750 square feet) of property and is situated in the B "Business" district. The site is currently developed with a three-story residential building, a single-story restaurant space, and a single-story commercial space. The site also contains ancillary site improvements such as a garage, concrete walkways, asphalt parking, and grass areas. The existing lot consists of approximately 18,816 square feet (82.7%) of impervious coverage.

Freshwater Wetlands

Based on field observations performed by our office, the level of existing development on-site and surrounding properties, and review of publicly available mapping, there is no evidence of any freshwater wetlands and transition zones are on site or immediate vicinity.

Flood Hazard Area

The entire subject premises (Lots 4, 5, and 6, Block 68) lies within an area designated zone x (area determined to be outside the 0.2% annual chance floodplain) as shown on the FEMA Effective Map entitled, "FIRM, Flood Insurance Rate Map, Bergen County, New Jersey (All Jurisdictions), Panel 235 of 332, Community: Lyndhurst, Twp of, Number: 340048, Panels: 0235, Suffix: G, Map Number: 34003C0235G, Effective Date: September 30, 2005" and FEMA Preliminary Map entitled, "FIRM, Flood Insurance Rate Map, Bergen County, New Jersey (All Jurisdictions), Panel 235 of 332, Community: Lyndhurst, Twp of, Number: 340048, Panels: 0235, Suffix: J, Map Number: 34003C0235J, Preliminary August 29, 2014.

In addition to the FEMA FIRM mapping, the subject site is located approximately 500 feet outside the mapped flood hazard area based on NJDEP Stream Studies Map entitled, "State of New Jersey Department of Environmental Protection Division of Water Resources Delineation of Floodway and Flood Hazard Area Passaic River STA. 553+80 to 616+70 Township of Lyndhurst and Borough of Rutherford Bergen County, New Jersey

Mapping prepared by GEOD Aerial Mapping Incorporated Oak Ridge New Jersey March 1976 and prepared by Tippet-Abbott-McCarthy-Stratton Engineers and Architects New York, N.Y. 1978 Sheet No. 13.”

Conclusion

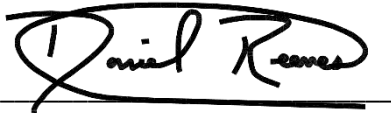
Based on our review of the subject property and publicly available mapping we find no environmentally sensitive land, flood hazard area, riparian zones, freshwater wetlands or transition areas on or within immediate vicinity of the property.

According to information obtained from NJ-GeoWeb mapping data and based on Dresdner Robin field observations, no waters, wetlands or transition zones are identified on the subject site.

Additionally, according to information obtained from FEMA Effective and Preliminary FIRM mapping, and NJDEP Stream Studies mapping, the subject site is not located within the 100-year flood hazard area.

If you have any questions regarding this, please do not hesitate to contact me at (973) 559-7426.

Very Truly Yours,



Daniel Reeves, PE
Project Manager