

Environmental Endowment for New Jersey, Inc.

EENJ

Office Use Only: # _____

P.O. Box 3446

2008 Grant Application

Date Received: _____

Trenton, NJ 08619

2007 grant report emailed on: _____

609.584.1593

COVER SHEET

info@eenj.org

(date)

NEW Due date: Saturday, December 15, 2007

Answer completely—anything left blank may disqualify your proposal from being reviewed.

Organization's Name: River Road Improvement Corporation **IRS Tax ID (EIN) #** 22-3360897
(legal name of organization – name check should be made payable to in the event of a grant)

Contact person: Donald R. Smartt **Title:** District Administrator **Charitable Registration #** CH11740

Address: PO Box 1296

City: Fair Lawn **State:** NJ **Zip Code:** 07410 - 8296

Phone: (201) 797-3442 **Fax:** (973) 857-0818 **E-mail:** don@donsmartt.com

Project Title: Lackland Riverfront Improvement

Amount requested: \$ \$10,000.00 **(maximum grant amount \$15,000)**

Geographic area project benefits: Delaware River Basin/watershed Northeast Metropolitan area of NJ
 Passaic Valley Sewerage District Schuylkill Valley
(see eligible municipalities)

Specific municipalities project benefits: Fair Lawn, Hawthorne

• **Have you received an Environmental Endowment grant in the past?** Yes No

If yes, please list year(s) of award(s): _____

• **Please give a brief description of your project (50 words or less):**

RRIC and local government agrees to accept a land donation of a private property along the Passaic River as part of an aesthetically pleasing, environmentally sound gateway area that directly links to the "River Walk Initiative", a project supported by the Borough of Fair Lawn Open Space Committee.

Indicate with a check mark items enclosed:

- 9 sets (each set to include the following items):**
 - Cover page**
 - Proposal narrative (no more than 4 pages)**
 - Project budget**
 - IRS 501(c)(3) documentation (if applicable) if applying for the first time**
 - Organization's operating budget**
 - List of Board members**

Proposals must be mailed (postmarked no later than 12/15/07)—we cannot accept faxed or emailed copies.

PROPOSAL NARRATIVE

1) Summary:

The River Road Improvement Corporation (RRIC) would like to complete the work of a public/private partnership first organized over four years ago to address important waterfront issues in Fair Lawn, particularly with regard to a tract of land along the Passaic River that was unsightly, unusable and environmentally unstable.

The members of this public/private partnership have long maintained that the conservation, preservation and improvement of land along the Passaic River could result in a highly practical, aesthetically pleasing, and environmentally sound passive gateway to the Fair Lawn waterfront. The projects needed to achieve this gateway have the full support of the local business and residential communities, the Fair Lawn municipality, and the property owner on whose land this initial tract resides.

The creation of an effective gateway to the community along Fair Lawn's precious and sensitive waterfront is a natural addition to the RRIC's goals. With broad cooperation and participation of its members and other interested public partners—including the Borough of Fair Lawn, the Passaic Valley Sewerage Authority, The River Road Open Space Committee, and the Passaic River Coalition—the overall plan truly represents a prototypical opportunity that the RRIC is convinced can be emulated with similar projects in the future to benefit businesses, residents and visitors throughout the borough.

One large tract of riverfront property, privately owned by Lackland Self-Storage (an RRIC-participating business), was determined to be at the heart of the initial efforts to ultimately improve the entire waterfront. The property is at the northern edge of the River Road commercial district, near the Fair Lawn/Hawthorne border. Property owner Michael Lackland of Storage Assets, LLC, has generously offered to donate this riverfront parcel of land to the Borough of Fair Lawn or a non profit equivalent entity. At the time of the submission of this application, the mayor and council, have agreed to accept the property, and have instructed the Borough attorney to facilitate the transfer of the property.

A successful implementation of these conservation, preservation and improvement projects will result in a complete reversal of fallow land into an open, green, passive gateway that will enliven the area for the citizens and employees of Fair Lawn, and protect the waterfront and its environs. The projects are intended to make it safe and easy for pedestrians and bicyclists to utilize the area, provide a much more welcoming entrance to the district than is currently possible, and protect and improve the riverbank, including the quality of the soil and water.

The RRIC estimates that it will cost \$30,000 to implement these various projects and is requesting a \$10,000 grant from the Environmental Endowment for New Jersey, which it will then match with an additional \$20,000, half through the RRIC, half in donated goods and services.

Throughout its 10-year history, the RRIC has fostered many public/private partnerships to organize and implement improvements within the River Road district of Fair Lawn, in an ongoing mission to revitalize and maintain a healthy and appealing district on behalf of all those who live and work there, which is found at our website: www.FairLawnRiverRoad.com. The RRIC is the management corporation for Fair Lawn's Special Improvement District. Several past projects of the organization, in conjunction with the Passaic River Coalition and other agencies, have involved Passaic River cleanups, including tree planting and debris removal.

2) Purpose of Grant:

Over four years ago, several property owners and local organizations came together to discuss strategies for revitalization along the waterfront. These owners and organizations, under the guidance and leadership of the RRIC, ultimately became the public/private partnership that is leading this current conservation, preservation and improvement effort.

The partnership has already completed several cleanups at the property along the waterfront, some of which involved heavy duty, water-based equipment used for river dredging, removal of river debris and the tending of river edges unreachable from land.

Soon after, it was determined that a series of additional projects was needed to create the kind of gateway that residents and commercial property owners have indicated is

necessary in order for the beautification of the district and protection of the waterfront to be a fully realized and completely successful endeavor. The aforementioned property is also geographically linked to the “River Walk Initiative”. The Borough of Fair Lawn Open Space Committee has acquired over \$ 500,000.00 in support of local programs including the “River Walk Initiative”.

The requested grant, which will be matched by funds from the RRIC and donated goods and services from many of the partners, will be used to complete and, in some cases, begin several individual projects that will result in an aesthetically pleasing and environmentally sound improvement of the Lackland waterfront property. These projects include the depositing of new topsoil and the planting of new lawns and trees (all of which help in the prevention of riverbed erosion, prevent flooding and help filter out pollutants); the construction of walking and biking paths (to be composed of gravel, which allows for effective water penetration); the creation of new passive seating and viewing areas; new signage; and the removal of poison ivy, which currently plagues a large portion of the area.

Plans for the project have already been developed by an experienced landscape architect, at a cost of \$3,000 which has been covered by the RRIC. The plans will be carried out by professional landscape contractors. Some materials will be donated, others purchased.

The grant funds will be used to purchase materials and employ professional landscape contractors. In addition to these grant funds, the resources of the RRIC and its project partners will be equally important to a successful completion of this community supported initiative; for every dollar received in grant funding, the RRIC will match it with a dollar of its own and another dollar in donated goods and services. Such broad cooperation and support by all involved will be very effective in keeping the project within budget and on schedule.

Following the awarding of the grant, the RRIC will take no more than three months to raise the additional funds and assemble the anticipated donated resources. For the three months following that, the RRIC will acquire all the documentation and approvals necessary to conduct and complete the work. Physical construction and improvement measures will be carried out in the following three-month period. The final three months will be devoted to measuring the effectiveness of the project in an effort to determine the

interest in and viability of expanding the revitalization concept throughout other properties alongside Fair Lawn's river district. This four-phase timetable comprises one full year from the time the grant is awarded through final evaluation of the project.

3) Evaluation:

Success of the program will be measurable by the aesthetic and practical value of the new gateway and by the efficacy of the environmental safeguarding methods put into place.

The aesthetic and practical values will be gauged by the comments, reactions and interest by those residents who visit and utilize the paths and walkways along the riverfront on an ongoing basis; the environmental efforts will be gauged through professional evaluations by members of the partnership who regularly deal with ecological issues, such as the Passaic Valley Sewerage Authority and the Passaic River Coalition.

Furthermore, the RRIC will hold community meetings once all construction and improvements are completed to discuss and assess the overall success of the program. Among those to be in attendance will be riverfront property owners, local environmental groups, the Fair Lawn Mayor and Borough Council, and all other members of the public/private partnership who have been part of the effort from the inception of the plan.

It is the hope of the RRIC that this program can open the way for similar opportunities in the district, where lands currently prohibitive to public access can be developed into individual greenways and an overall gateway along the waterfront, while preserving and protecting the local environment. A successful program should lead a wave of achievement for the economy and ecology of the entire district.

The RRIC intends to work hard to have a follow-up program designed and implemented by the same sort of public/private partnership that currently exists. All parties involved have expressed a desire to further this cooperative effort, which has already resulted in significant improvements through its efforts over the last three years, and which stands to achieve even more with the creation of a beautiful, safe, and ecologically sound gateway.

PROJECT BUDGET
 FAIR LAWN GATEWAY
 RIVER ROAD IMPROVEMENT CORPORATION PLAN
 Cost Estimate
 provided by
 John Davies, Landscape Architect

DESCRIPTION	QUANTITY	UNIT COST	SUB TOTAL	TOTAL
Gravel path, 5ft wide, 325ft long, (includes excavation, 6" quarry process crushed stone) (1" pea gravel top, rolled & compacted)	1625 sqft	\$5.00	\$8,125.00	
Benches - Smith & Hawkin Teak Pemberton, 5ft long (with brass plaque)	3	\$500.00	\$1,500.00	
Signage Improvements Lump sum	1	\$5,000.00	\$5,000.00	
Tree pruning - tree crew - per day	3 days	\$1,200.00	\$3,600.00	
Riverbank Cleanup and brush/poison ivy removal - labor - per day	5 days	\$1,000.00	\$5,000.00	
Spread 6" top soil for lawns	13,500	0.25	\$3,375.00	
Seed lawn	13,500	0.25	\$3,375.00	
Planting - trees & shrubs from River Road Improvement Corp. Memo			\$9,535.00	
				\$39,510.00
			SAY	\$40,000.00

	A	B	C	D	W	X
1						
2						RRIC 2008 Budget
3				Income		
4				1000 - SID Assessments - General	\$	145,000.00
5				1100 - Trustee Commitment		3,000.00
6				1200 - Private Contributions & Fees		-
7				1300 - CDBG Grant Bergen County		-
8				1400 - General Borough Grant - Holiday Lighting		800.00
9				1500 - Cash Carryover Obligated		54,675.00
10				1510 - Cash Carryover Unobligated		
11				1600 - Interest Income		360.00
12				Total Income	\$	203,835.00
13						
14				Expense		
15				2000 - Administration (Operations)		
16				2100 - Administration Expense		
17				2110 - All Remaining/Contingency	\$	5,400.00
18				2120 - Insurance/Bond	\$	350.00
19				Total 2100 - Administration Expense	\$	5,750.00
20						
21				2200 - Advocacy & Administrative Services	\$	50,000.00
22				2300 - Financial/Audit	\$	2,200.00
23				2400 - Other Professional Services	\$	-
24				2500 - Filing Fees	\$	150.00
25				Total 2000 - Administration (Operations)	\$	58,100.00
26						
27				3000 - Operations (Appearance)		
29				3200 - Banner System Existing New & Replacement	\$	6,440.00
30				3300 - Gateway Sign Repair/Replacement	\$	500.00
31				3400 - Holiday Lighting/Decoration Program	\$	12,000.00
32				3500 - Gateway Landscaping Improvements	\$	1,500.00
33				3600 - S&A Grants for County	\$	-
34				3700 - S&A Grants RRIC	\$	5,000.00
35				3800 - Streetscape/Planter Maintenance	\$	15,000.00
36				Total 3000 - Operations (Appearance)	\$	40,440.00
37						
38				4000 - SpEvents/Promo/Mkting/PR	\$	46,905.00
39				4050 - Marketing/PR Implementation	\$	-
40				4051 - Web/internet Hosting & Maintenance	\$	2,400.00
41				4075 - Focus	\$	695.00
42				Total 4000 - Promotional / Marketing	\$	50,000.00
43						
44				5000 - Planning & Economic Development		
45				5100 - Borough EDC	\$	2,500.00
46				5200 - Planning & Economic Development	\$	5,000.00
47				Total 5000 - Planning & Econ Develop	\$	7,500.00
48						
49				6000 - Shared Parking Program		
50				6100 - Parking Improvement	\$	-
51				Total 6000 - Parking	\$	-
52						
53				7000 - Capital Reserve Fund		
54				7100 - Capital Reserve	\$	47,795.00
55				Total 7000 - Capital Reserve Fund	\$	47,795.00
56						
57				Total Expense	\$	203,835.00
58						
59				Balance	\$	-

RIVER ROAD

I M P R O V E M E N T C O R P O R A T I O N

POST OFFICE BOX 1296, FAIR LAWN, NJ 07410 201-797-3442

Board of Trustees – Year 2007 – As of January, 2007

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16-00 River Road
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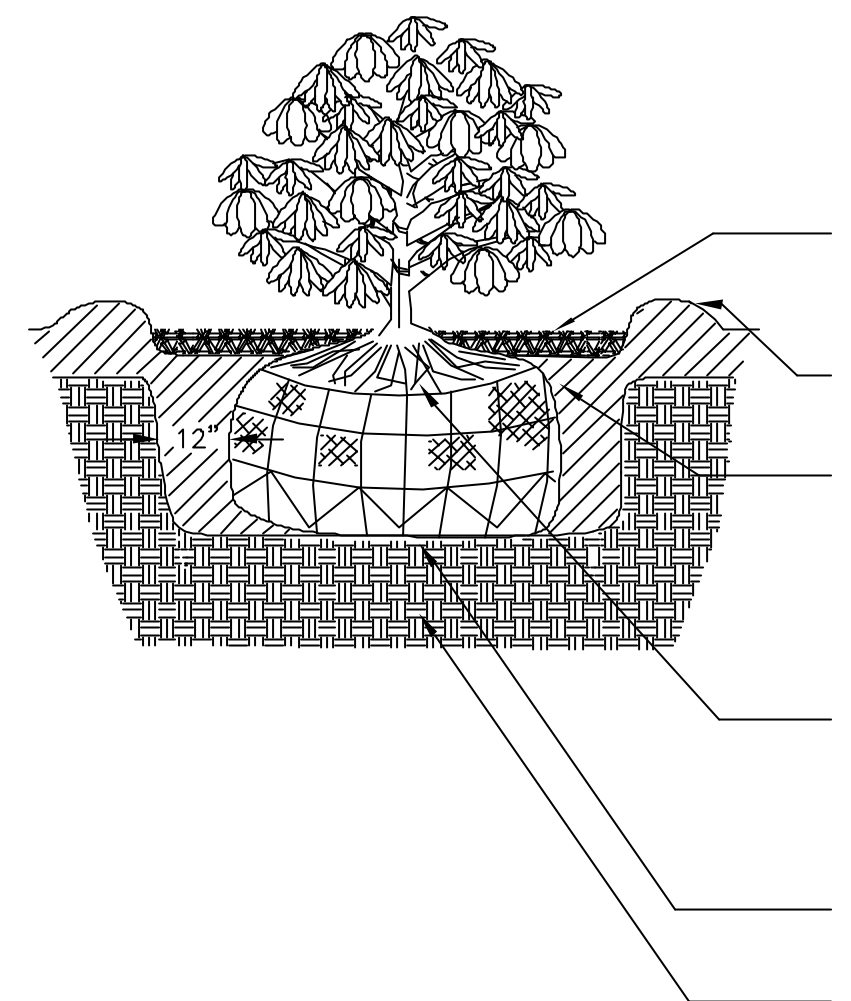
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Charlie Wrubel

Wrubel Communications
12-32 River Road
201-796-3331
Fax 201-796-5083



1 SHRUB PLANTING DETAIL
L-1 NOT TO SCALE

SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS THEY BORE TO EXISTING GRADE.

THIN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT, RETAINING NORMAL PLANT SHAPE. THIN BY 1/3. DO NOT PRUNE ALL END TIPS.

3" SHREDDED BARK MULCH COVERING ENTIRE PLANT BED. DO NOT PUT MULCH AGAINST THE BASE OF THE PLANT

3" CIRCULAR SAUCER RIM

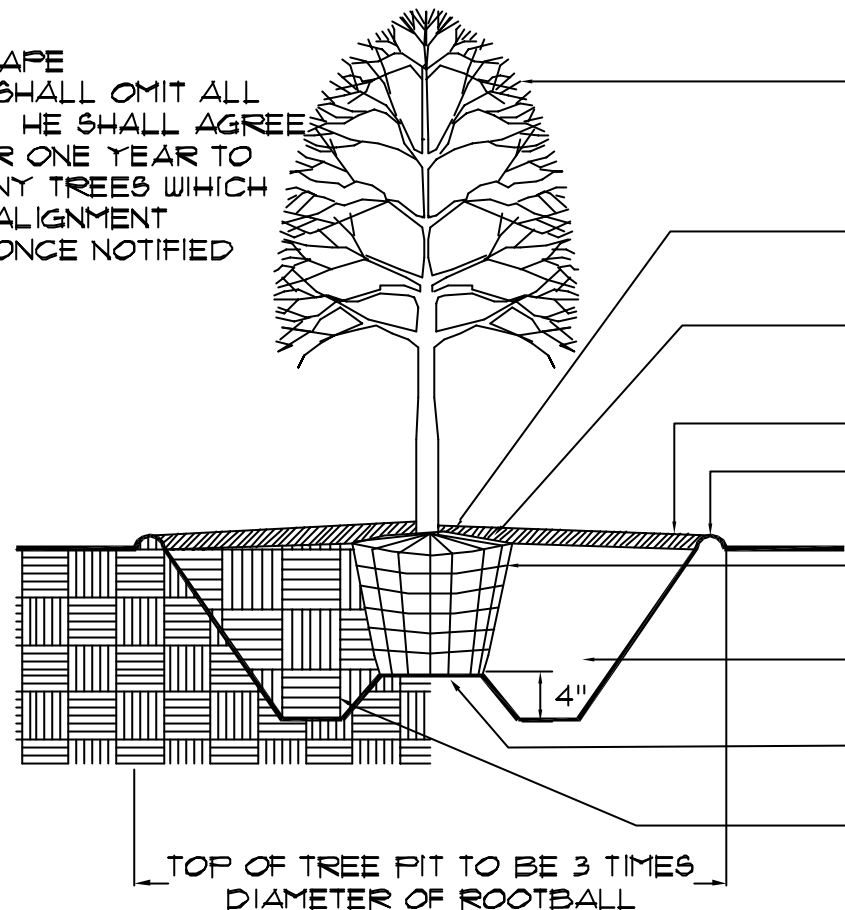
BACKFILL MIXTURE SHALL BE A THOROUGHLY MIXED BLEND OF TOPSOIL AND SOIL AMENDMENTS, AS SPECIFIED. BACKFILL SHALL BE WATERED WHILE PLANTING TO ELIMINATE AIR POCKETS.

REMOVE ALL ROPE FROM TRUNK AND TOP OF BALL. FOLD BURLAP BELOW GRADE. FOR CONTAINER GROWN PLANTS USE FINGERS OR SMALL HAND TOOL TO PULL ROOTS OUT OF OUTER EDGES OF POTTING SOIL.

SCARIFY SUBSOIL TO MINIMUM 4" DEPTH

UNDISTURBED SUBGRADE

NOTE: LANDSCAPE CONTRACTOR SHALL OMIT ALL TREE STAKING. HE SHALL AGREE TO RETURN FOR ONE YEAR TO STRAIGHTEN ANY TREES WHICH MOVE OUT OF ALIGNMENT IMMEDIATELY ONCE NOTIFIED BY CLIENT.



2 TREE PLANTING DETAIL
L-1 NOT TO SCALE

PRUNE TOP RETAINING FORM AND SPREAD, AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT CUT A LEADER

NOTE: PLANT TREE AT ORIGINAL GRADE

IF WIRE BASKETS ARE PRESENT CUT SIDES AND FOLD DOWN VERTICALLY AWAY FROM SIDES OF ROOTBALL

3" MULCH LAYER

3" SAUCER RIM

CUT AND REMOVE BURLAP AND ROPES FROM TOP AND SIDES OF BALL. REMOVE ALL NYLON, PLASTIC, WIRE OR NOT ROT BURLAP

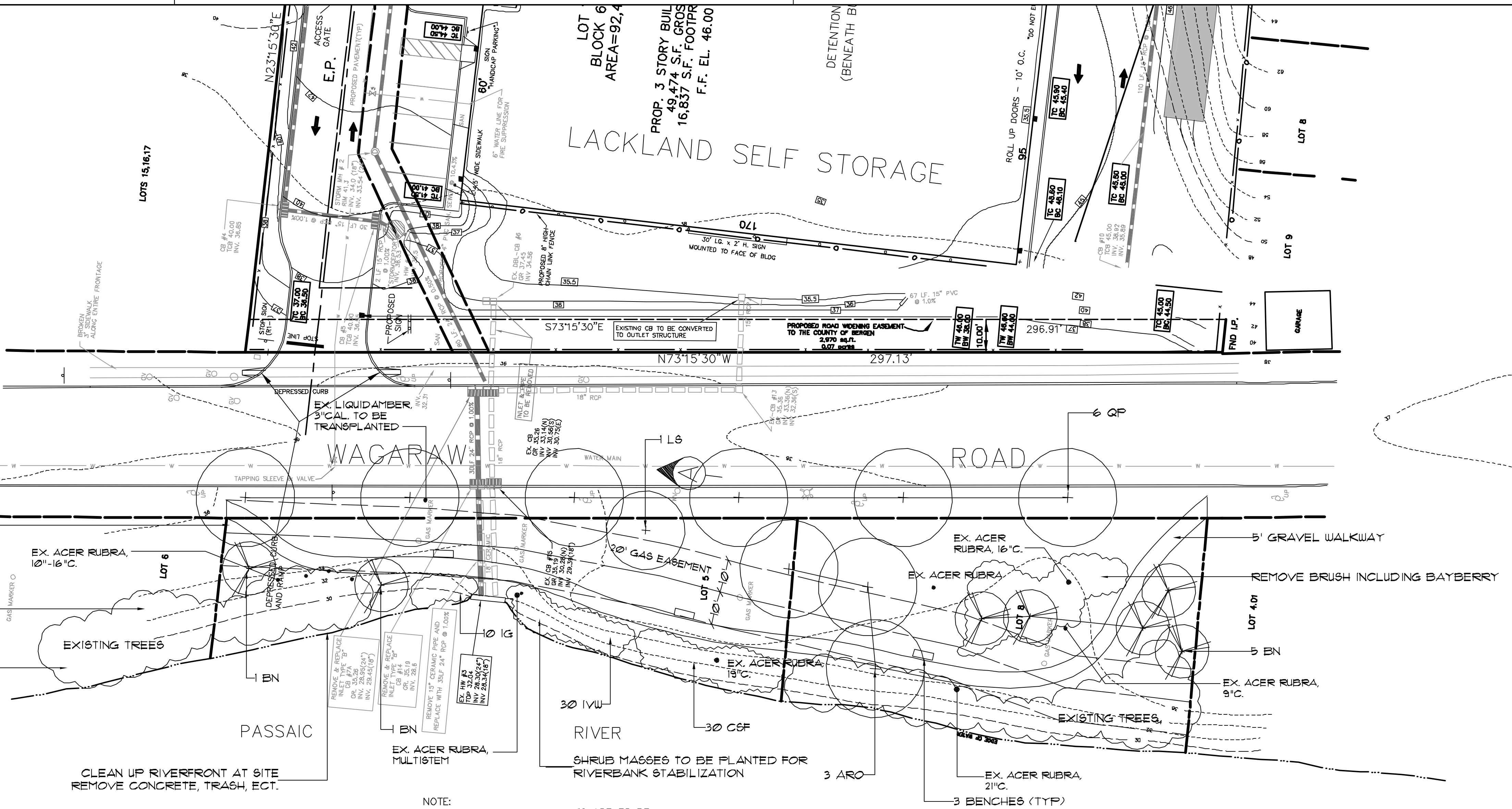
IMPROVED TOPSOIL MIXTURE SEE SPECIFICATIONS

MOUND CENTER OF PIT TO DRAIN WATER AWAY FROM ROOTBALL

COMPACTED TOP SOIL

PLANT SCHEDULE

Key	Qty	Latin Name	Common Name	Size	Comments
Shade Trees:					
ARO	3	Acer rubrum 'October Glory'	October Glory Red Maple	14' - 16' ht., 3" - 3 1/2" CAL, B&B	Straight trunk, Well branched top
BN	7	Betula nigra 'Heritage'	Heritage River Birch	10' - 12' ht., B&B	Multi - stem, Well branched top
LS	1	Liquidamber styraciflua	Sweetgum	3" CAL, B&B	Relocate from within gas easement
QP	6	Quercus palustris	Pin Oak	14' - 16', 3- 3 1/2" CAL, B&B	Straight trunk, Well branched top
Shrubs:					
CSF	30	Cornus stolonifera	Red-Osier Dogwood	2- 3 ft.	Container
IG	10	Ilex glabra	Inkberry Holly	24" - 30", #3 can	Heavy, Symm
IVW	30	Ilex verticillata	Winterberry	30" - 36", B&B	Heavy, Symm



ORGANIZE SIGNAGE

REMOVE ALL POISON IVY VINES FROM TREES AND GROUND

SAFETY PRUNE ALL TREES TO REMOVE DEAD WOOD REMOVE TREE STUMPS AND DEAD TREES

CLEAN UP RIVERFRONT AT SITE REMOVE CONCRETE, TRASH, ECT.

SHRUB MASSES TO BE PLANTED FOR RIVERBANK STABILIZATION

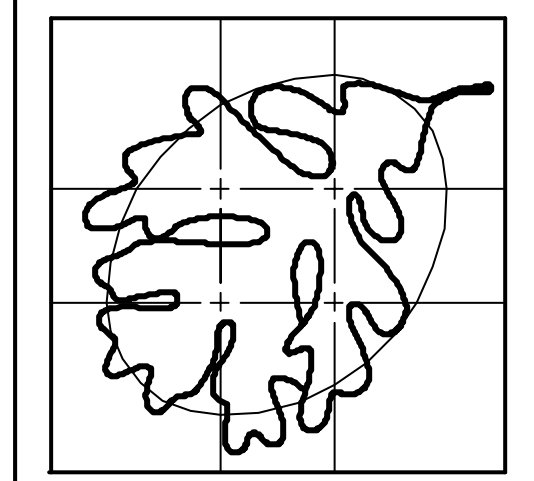
NOTE: THE LOCATION OF ALL UTILITIES ARE TO BE ASSUMED AS APPROXIMATE. THE ACTUAL LOCATIONS MUST BE VERIFIED BY TEST HOLES PRIOR TO CONSTRUCTION.

Bruce John Davies ASLA, PP

No.	Revisions:	Date:
1	Located Gas Easement	4-11-03

Fairlawn Gateway
Riverfront Improvement Plan
Lackland Self Storage Inc. Property
Wagaraw Road
Borough of Fair Lawn
Bergen County

The Office Of:
Bruce John Davies, ASLA, PP
NJ Certified Landscape Architect #AS00075
New Jersey Professional Planner #LI 05404
10 Ridgedale Avenue, Suite 4
Florham Park, New Jersey 07932-2300
Phone: (973) 301-2202
Landscape Architecture Site Planning Urban Design
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BID File Number: 03-004
Comp. File Name: lacklandscape.dwg
Drawn By: NAT/DJC/FHT
Checked By: BID
Date: 3-5-03
Scale: 1" = 20' - 0"

Drawing Number:
L-1

