

November 19, 2020

City of Clifton  
Zoning Board of Adjustment  
900 Clifton Avenue  
Clifton, NJ 07013

Attn: Mr. Dan Howell (Zoning Officer)

**Re: The Lex (Proposed Multi-Family Residential Building)  
Engineering & Traffic Review  
Applicant: Lexington Partners, LLC  
340 Lexington Avenue  
Block 8.22, Lots 37 & 39  
NEA File #: CLIFSPL20.020**



Dear Mr. Howell,

On behalf of the Applicant, Lexington Partners, LLC, enclosed please find the following revised plans and documents for review by the City of Clifton:

1. (20) sets of 24"x36" Civil Site Plans (Rev #1), dated 11/19/2020.
2. (6) sets of 11"x17" Civil Site Plans (Rev #1), dated 11/19/2020.
3. (20) copies of revised Architectural Plans & Elevations, dated 11/19/2020.
4. (4) copies of the Traffic Impact Statement, dated 10/29/2020.

The following responses represent the revisions that have been made in accordance with the Neglia Engineering Associates Engineering & Traffic Review letter, dated 10/23/2020:

**Neglia Engineering Associates Engineering & Traffic Review, dated 10/23/2020**

**1. Variances/Waivers**

- 1.1. Statement of fact.

**2. General Engineering Comments**

- 2.1. Statement of fact. The owner will be present during testimony to address questions from the Board if necessary.
- 2.2. Testimony regarding all site delivery and trash collection operations will be provided. A private waste hauler will be utilized for this development.
- 2.3. Testimony regarding on-site delivery and move-in loading/unloading will be provided.
- 2.4. HVAC units will be located within HVAC closets within each tenant space.
- 2.5. The Site Plan has been revised to include locations of proposed wheel stops.



- 2.6. The Site Plan has been revised to illustrate the limits of sawcut, trenching, and asphalt replacement within Lake Street. The width of the trenches will be repaved curb-to-curb as required.
- 2.7. The applicant will obtain and address comments from the City of Clifton Fire and Police Departments.
- 2.8. The concrete sidewalk detail has been revised to include ¾ inches of clean crushed stone.
- 2.9. Upon obtaining Site Plan approval from the City, the applicant will confirm that the ADA ramp at the southwest corner of Lake Avenue is compliant with current ADA standards.
- 2.10. Testimony regarding the assignment of parking spaces will be provided.
- 2.11. Upon obtaining Site Plan approval from the City, the Applicant will consolidate the two (2) existing lots. Documentation related to the consolidation will be provided to the City of Clifton and Neglia Engineering Associates.
- 2.12. The Soil Erosion and Sediment Control Plan has been revised to illustrate the limit of disturbance on all utility trenches.
- 2.13. A note has been added to the Site Plan stating that "it is the Applicant's responsibility for expenses relating to any reconstruction of pavement, curb, sidewalk, or other public property damage during construction."
- 2.14. A note has been added to the Grading, Drainage, & Utilities Plan stating that "the Applicant shall ensure that all disturbed work areas are stabilized. The Applicant shall topsoil, seed, hay, and straw mulch to ensure lawn growth, where appropriate."
- 2.15. A note has been added to the Existing Conditions and Site Plans stating that "the Applicant shall protect any perimeter fencing, curbs, walkways, plantings, and walls on adjacent properties during construction, if approved. The Applicant shall be responsible for any damage to neighboring properties during installation of proposed improvements."
- 2.16. A note has been added to the Grading, Drainage, & Utilities Plan stating that "in accordance with the Soil Erosion & Sediment Control Plan, adequate measures will be installed to prevent the operations of soil movement vehicles from depositing soil on any street, sidewalk, public place, or within any other private property."
- 2.17. A note has been added to the Grading Plan stating that "any and all soils imported to the site are certified clean soils in accordance with current NJDEP Residential Standards. Prior to the import of any materials, said certification will be provided to the City of Clifton and NEA."
- 2.18. The on-site oil tank will be removed in accordance with all applicable regulations. A letter of no action confirming the tank was removed according to the noted applicable regulations will be provided to the City of Clifton and NEA.

### **3. Grading Drainage & Utility Comments**

- 3.1. Testimony confirming that all ADA accessible routes, points of ingress/egress, parking spaces, etc. will conform to ADA Standards for Accessible Design will be provided. The Site Plan has been revised to provide the two (2) required ADA spaces.



- 3.2. The Grading, Drainage, & Utilities plan has been revised to show the typical locations of drains associated with the retaining walls and their discharge points.
  - 3.3. The Grading, Drainage, & Utilities Plan has been revised to show additional elevations illustrating the top and bottom of wall grades and the associated wall heights.
  - 3.4. Statement of fact.
  - 3.5. Upon obtaining Site Plan Approval from the City, soil testing will be performed in accordance with the current NJBMP standards. All soil log reports will be submitted to the Borough's engineer for approval.
  - 3.6. An Operation and Maintenance Manual for the proposed stormwater management measures will be provided to the City and NEA upon approval from the City. The Maintenance Manual will include an enforcement mechanism and comply with NJDEP requirements.
  - 3.7. Projected sewer and water demand calculations have been provided on the Grading, Drainage, & Utilities Plan. The Applicant will obtain verification from the City of Clifton, the Passaic Valley Sewerage Commission (PVSC), and the Passaic Valley Water Commission (PVWC) that the existing utility systems have adequate capacity to handle the increase in demand. The Applicant awaits further direction from the PVCS and PVWC regarding existing capacities of the sewer and water main systems located within the right-of-way.
  - 3.8. The Grading Plan has been revised to show the typical location of the proposed roof drain leaders, which will run down the columns within the parking garage and are tributary to the subsurface detention/infiltration basin.
  - 3.9. A swale and lawn drains have been provided on the Grading, Drainage, & Utilities Plan which capture runoff prior to discharging onto northerly properties.
  - 3.10. A note has been Added to the Grading, Drainage, & Utilities Plan stating that "the Applicant is responsible for any negative drainage impacts to adjacent properties due to on-site grading or drainage. Should negative impact be identified upon completion of the project, the impact shall be addressed immediately."
  - 3.11. Statement of fact. The Applicant acknowledges that they are responsible for any off-tract improvements required by each respective utility company.
- 4. Traffic Comments**
- 4.1. Sheet C-08 (Vehicle Circulation Plan) is included in the enclosed revised civil plan set which shows vehicular circulation for on-site operations. Testimony will be provided regarding delivery trucks and emergency vehicles.
  - 4.2. Testimony addressing backing out maneuvers related to the trash room and Lake Avenue will be provided. A trash truck turning movement is provided on the Vehicle Circulation Plan.
  - 4.3. Enclosed with this resubmission is a traffic impact analysis. Testimony will be provided regarding said traffic impact analysis.



- 4.4. The plans have been revised to relocate the proposed building columns between parking spaces to allow for the full 18' stall depth to be utilized.
- 4.5. The plans have been revised to illustrate the sight triangle distance lines at the exit driveway as well as the intersection of Lexington Avenue and Lake Avenue.
- 4.6. The plans have been revised to note the Lexington Avenue is a Passaic County Road CR 625. Plans will be submitted to Passaic County. All correspondence will be forwarded to the City and Neglia Engineering Associates.

**5. Lighting and Landscaping Comments**

- 5.1. Testimony will be provided regarding the proposed LED light fixtures. The Applicant believes that LED fixtures represent a more applicable and modern choice of illuminance for the proposed parking garage. As such, LED lights have been chosen with a lower color temperature to mimic high pressure sodium lights to the extent possible. The Site Plan has been revised to indicate a variance to Section §461-42A of the City's zoning ordinance.
- 5.2. Due to the scope of the proposed improvements, compliance with Section §461-60N of the City's zoning ordinance is not feasible. As such, the Site Plan has been revised to indicate a variance.
- 5.3. A note has been added to the Existing Conditions Plan stating that "existing street trees shall be protected during construction. If trees are damaged, they shall be replaced as directed by the City."
- 5.4. A note has been added to the Landscaping Plan stating that "any proposed trees shall meet a minimum caliper of four inches at a planted height of 4 ½ feet."
- 5.5. Planting Specifications note #11 has been revised to indicate a guarantee period of two (2) years.
- 5.6. Planting Specifications note #6 has been revised to indicate eighteen (18) inches of topsoil (settled) in all plant bed areas and six (6) inches of topsoil (settled) in all lawn areas.
- 5.7. All proposed lawn areas have been indicated on the plan.
- 5.8. Turfgrass Sodding/ Seeding Preparation Notes and the turfgrass mix of the seed or sod is provided on the Soil Erosion & Sediment Control Plan.
- 5.9. A cultivar for the Acer palmatum and the Prunus laurocerasus has been specified on the Planting Schedule.
- 5.10. The Planting Schedule has been revised to correspond with the proposed landscaping.
- 5.11. The Planting Schedule has been corrected to specify the types, quantities, etc., of the proposed ground cover/ perennials.
- 5.12. The Planting Schedule has been revised to correspond with proposed landscaping.
- 5.13. "Taxus densi" has been corrected to "Taxus x media 'Densiformis'" in the Planting Schedule.
- 5.14. The Landscaping Plan has been revised to allow for more room between plantings along Lexington Avenue. The graphic symbol for "TD" has been corrected on the plans to correspond with the accepted mature size of the plant.



- 5.15. The Planting Schedule has been revised to indicate all proposed plantings shown on the plan.
- 5.16. The following notes have been added to the Planting Specifications on the revised Landscaping Plan:
  - "All plant bed and lawn areas shall be serviced by an automatic irrigation system."
  - "If proposed trees are not serviced by a drip irrigation system, they shall be provided with 20 gallon tree watering bags or diapers, and shall be filled/refilled and maintained by the landscape contractor for the duration of the two (2) year guarantee period of the plant."
  - "Upon completion of the two (2) year plant guarantee period, the landscape contractor is responsible for removing the planting saucers from all trees. This shall be done consultation with the landscape architect."

**6. Final Comments**

- 6.1. Statement of fact.
- 6.2. Statement of fact.
- 6.3. Statement of fact. Neglia Engineering Associates shall be copied on all further correspondence with regulatory agencies.
- 6.4. Statement of fact.
- 6.5. Statement of fact.
- 6.6. Statement of fact.

Should you have any questions or comments, please do not hesitate to contact this office.

Very truly yours,

**L2A Land Design, LLC**

A handwritten signature in black ink, appearing to read "Trevor Curtis", written in a cursive style.

Trevor Curtis, PE  
Project Manager

Cc: Lexington Partners, LLC (via email, w/ enc.)  
Frank A. Carlet, Esq. – Applicant’s Attorney (via mail, w/ enc.)  
Seth A. Leeb, AIA – Applicant’s Architect (via email, w/ enc.)  
Ernie Tedesco – Construction Official (via email, w/ enc.)  
Michael Lardner, P.E. – City’s Engineer (via email, w/ enc.)  
Frank Prezioso – City Fire Chief (via email, w/ enc.)  
Michael Onder – Fire Official (via email, w/ enc.)  
Craig Shom – Station Manager (via email, w/ enc.)  
John D. Pogorelec, Esq. – Board Attorney (via email, w/ enc.)  
Kathryn M. Gregory, P.P. – Board Planner (via email, w/ enc.)  
Michael Berliner – Neglia Engineering Associates (via mail, w/ enc.)  
Brian A. Intindola, P.E. – NEA (via mail, w/ enc.)