

December 16, 2020

City of Clifton
Zoning Board of Adjustment
900 Clifton Avenue
Clifton, New Jersey 07013

Re: **Engineering & Traffic Review**
Applicant: Quicks Realty, LLC
802 Van Houten Avenue
Block 36.10, Lot 16
City of Clifton, Passaic County
NEA File #: CLIFSPL20.024

Honorable Board Members,

As requested, Neglia Engineering Associates (“NEA”) has prepared a review of the materials submitted in support of the referenced application. Specifically, NEA has reviewed the following documents:

- Signed and sealed Site Plan set consisting of nine (9) sheets entitled, “Preliminary & Final Major Site Plan for Quicks Realty LLC, Proposed Mixed-Use Development, Block 36.10, Lot 16, 802 Van Houten Avenue (County Route 614), City of Clifton, Passaic County, New Jersey,” prepared by Jonathan R. Istranyi, P.E., of Stonefield Engineering & Design, dated October 5, 2020;
- Signed and sealed Architectural Plan set consisting of three (3) sheets entitled, “Proposed Clifton Mixed Use Building, 802 Van Houten Ave., Clifton, NJ,” prepared by Gary Kliesch, A.I.A., NCARB, NJCID, of GK+A Architects, PC., dated October 7, 2020;
- Signed and sealed Survey Plan consisting of one (1) sheet entitled, “Topographical Survey of Property, Tax Lot 16 – Block 36.10, 802 Van Houten Avenue, City of Clifton, Passaic County, New Jersey,” prepared by Marc J. Cifone, P.L.S., of Lakeland Surveying, dated February 27, 2020;
- Drainage Area Maps consisting of three (3) sheets entitled, “Quicks Realty LLC, Proposed Mixed-Use Development, Block 36.10, Lot 16, 802 Van Houten Avenue, City of Clifton, Passaic County, New Jersey,” prepared by Stonefield Engineering & Design, dated October 5, 2020;
- Stormwater Management Statement for Proposed Mixed-Use Development, 802 Van Houten Avenue, Block 36.10, Lot 16, City of Clifton, Passaic County, New Jersey, prepared by Stonefield Engineering & Design, dated October 5, 2020;
- City of Clifton Application for Development and/or Appeal, dated September 28, 2020; and
- Application for Development/or Appeal.

Site and Project Description:

The subject property is located on Block 36.10, Lot 16 as per the City of Clifton Tax Map. The property is located at the intersection of Van Houten Avenue and Orono Street at its northeasterly intersection. The property is bound by residential properties the north and east, and an Automotive use to the south across Van Houten Avenue. The property is located within the B-C General Business Zone. The property in question has a lot area of approximately 12,500 square feet (0.287 acres) and is commonly known as 802 Van Houten Avenue. The subject property is currently developed with two, one (1) story masonry buildings, a two (2) story frame dwelling, a shed, concrete walkways, masonry curb, bollards, and asphalt parking.



The Applicant proposes to raze all existing structures and on-site improvements to accommodate the construction of a three (3) story, mix-used building with parking on the ground floor. The proposed building will consist of eight (8) residential units, consisting of all two-bedroom unit. Furthermore, the Applicant proposes to reconstruct concrete curb, sidewalk, and driveway aprons along the property frontage.

1. VariANCES/Waivers

- 1.1 We defer all comments regarding use, zoning, variances, setbacks, height, design waivers, and sufficiency of the parking supply to the Board's Planning Consultant.

2. General Engineering Comments

- 2.1 At such time as a hearing is scheduled regarding this matter, a representative or owner of the project site shall be present to address questions from the Board.
- 2.2 The Applicant shall provide testimony addressing the accessibility of the site for on-site deliveries and move-in loading/unloading area.
- 2.3 The Applicant shall provide testimony regarding the hours of operation, number of shifts, employees per shift, proposed access and security measures with respect to proposed retail area, as well as any other information that might aid the Board in evaluating the proposed application.
- 2.4 The Applicant has provided trash and recycling facilities located internal to the proposed building. The Applicant shall provide testimony regarding refuse collection and handling procedures for the site. We recommend that private trash hauling be provided for this facility.
- 2.5 NEA recommends that the Applicant provide material boards and color renderings during the Board presentation to demonstrate that the proposed buildings and improvement swill be aesthetically acceptable. This shall include any rooftop screening as rooftop mechanical equipment is required. The rendering shall include a view of all sides of the building.
- 2.6 The Applicant shall provide testimony with respect to the building articulation, façade material, colors, traditional design elements, visual access, entrances, awnings, lighting, and roofing.
- 2.7 The Applicant shall provide testimony confirming that no covenants or deed restrictions exist on this property. A note shall be provided on the survey indicating the same.
- 2.8 The Applicant shall illustrate any proposed HVAC units for the project and their associated concrete pads. A detail of the concrete pad shall be provided, if any.
- 2.9 The Applicant has provided a detail for proposed 'STOP' pavement marking. The Applicant shall revise the Site Plan to illustrate the location of proposed pavement marking.
- 2.10 The Applicant shall obtain and address any comments from the City of Clifton Fire and Police Departments regarding on-site access and circulation.
- 2.11 Due to the location of the dumpster, we recommend a block enclosure that matches the façade of on-site building. A detail of the same shall be provided.
- 2.12 The Applicant shall provide a concrete sidewalk detail indicating a minimum of four (4) inches of three-quarter (¾) inch clean crushed stone beneath, and that concrete shall have a minimum 28-day compressive strength of 4,000 psi.
- 2.13 All trenches shall be repaved curb-to-curb. The Applicant shall revise plans accordingly to illustrate the curb-to-curb repaving limits.



- 2.14 The Applicant proposes doors that open directly into the driveway. The Applicant shall recess these doorways to provide a safe egress, and revise plans accordingly.
- 2.15 NEA recommends decorative gates for the proposed trash enclosure. A detail of the same shall be provided.
- 2.16 The Applicant shall provide testimony addressing the assignment of parking spaces for the proposed on-site units.
- 2.17 The Applicant shall be responsible for the expenses related to any reconstruction of pavement, curb, sidewalk, or other public property damaged during construction activities. Notation indicating the same shall be including on the plans.
- 2.18 The Application shall ensure that all disturbed work areas are stabilized. The Applicant shall topsoil, seed, hay, and straw mulch to ensure lawn growth, where appropriate. A note stating the same shall be provided on the Site Plans.
- 2.19 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. A note on the plan stating the same shall be provided.
- 2.20 The Applicant shall ensure that the operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any street, sidewalk, or within any other private property. Additionally, if any soil or sediment is deposited as indicated above, the Contractor shall be responsible to immediately rectify the situation. A notation indicating the same shall be provided on the plan.
- 2.21 The Applicant shall be responsible for ensuring that any and all soils imported to the site are certified clean soils in accordance with current NJDEP Residential Standards. A copy of said certification shall be provided to the Borough of Fort Lee and NEA prior to the import of any material by a professional. Recycled material or demolished materials are not permitted for the purposes of backfilling a vacated excavation area. A notation indicating the same shall be provided on the plan.

3. Grading, Drainage & Utility Comments

- 3.1 The Applicant shall provide testimony confirming that all ADA accessible routes, points of ingress/egress, parking spaces, etc. will conform to the current ADA Standards for Accessible Design provided by the Department of Justice, latest revised.
- 3.2 The proposed site improvements are not classified as a “Major Development” as defined under the Stormwater Management Adopted New Rule: N.J.A.C. 7:8 since the Applicant does not disturb more than an acre of land and does not increase the impervious coverage by more than 0.25 acre. The Applicant’s Engineer has submitted a Stormwater Management Statement for review that illustrates that the improvements will reduce the total impervious coverage on-site which will lead to an overall reduction of runoff volume and peak discharge rates. We take no exception to the methodology within the report and find them acceptable. However, we recommend an on-site stormwater management system to collect and detain the roof runoff, prior to the discharge to the County stormwater conveyance system. See additional comment below.
- 3.3 The Applicant shall provide verification from the City of Clifton, the Passaic Valley Sewerage Commission, and the Passaic Valley Water Commission that the existing systems have adequate capacity to handle the increase in demand. The Applicant shall confirm the existing sewer capacity for both the on-site sewer and at the municipal connection. A flow test may be required to confirm the capacity of the municipal sewer that will service this development.



- 3.4 The Applicant shall identify the location of all roof leaders. The Applicant shall ensure that all stormwater runoff generated by the building roof area is collected via roof drains and are connected to a conveyance or stormwater management system to prevent icing during the winter months.
- 3.5 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. A note on the plan shall be provided stating the same.
- 3.6 The Applicant is responsible for any off-tract improvements required by the respective utility companies.
- 3.7 The Applicant shall provide testimony as it relates to any rooftop mechanical equipment and proposed screening of the same. All equipment shall be sufficiently screened and baffled to satisfy all applicable noise ordinances.
- 3.8 All proposed pipe within the right-of-way shall be reinforced concrete pipe. The Applicant shall revise plans accordingly.
- 3.9 All on-site stormwater conveyance pipe shall be a minimum of 15 inches for future maintenance purposes. The Applicant shall revise plans accordingly.
- 3.10 The Applicant shall provide additional spot elevations to confirm on-site drainage.
- 3.11 All electric lines shall be installed underground unless the Applicant confirms that this not feasible, in writing, per PSE&G. A note stating the same shall be added to the plans.
- 3.12 The Applicant shall coordinate with and acquire approvals for all proposed utility pole relocations, as required.

4. Traffic Comments

- 4.1 The Applicant shall provide vehicle maneuvering templates for on-site operations inclusive of delivery trucks and fire apparatus to ensure proper space is provided for access.
- 4.2 The Applicant shall provide line-of-sight triangles at the intersection on driveway and a street or other public ROW on the site plan to ensure visibility.
- 4.3 The Applicant shall provide a traffic study, parking study / analysis, trip generation comparison between prior use and proposed uses, level of service impact testimony, and supporting calculations.
- 4.4 The Applicant provide information with respect to the operation of access systems that could impede access movements and the interaction of the retail parking with the residential parking if an access system is provided.
- 4.5 The Applicant shall note the Van Houten Avenue is a Passaic County Road 614. Therefore, the Applicant shall submit the plans to Passaic County for review and / or exemption. All correspondence shall be forwarded to the City and our office upon receipt.
- 4.6 The Applicant shall provide additional information regarding the Van Houten Avenue driveway, such as:
 - The height clearance through the lower-level parking.
 - Emergency vehicle height clearances and potential height restrictions.



5. Lighting and Landscaping Comments

- 5.1 The Applicant shall note that, “All site lighting fixtures shall be high pressure sodium as required by the ordinance (§461-42F).” The Applicant shall provide testimony that all proposed site lighting conforms to the City of Clifton Ordinance.
- 5.2 The Applicant shall revise the Lighting Plan to provide lighting at the proposed rear stairway egress.
- 5.3 As per the City of Clifton Zoning Ordinance, Section §461-60.F, the Applicant shall provide landscaping around the parking lot setback areas. The Applicant shall provide a labeled, to scale, landscape plan graphically illustrating the proposed plants along with a plant list consisting of the following data: Plant Key, Quantity, Botanical Name, Common Name, Size/Condition, and Remarks. Additionally, the Applicant shall provide planting details and notes.
- 5.4 Pursuant to Section §461-40K “Any proposed trees shall meet a minimum caliper of four inches at a planted height of 4 1/2 feet.” The Applicant shall provide street trees along Van Houten Avenue and Orono Street. Due to the limited root zone growth areas which would be provided, the Applicant shall design for the incorporation of a structural soil cell support system, such as Silva Cells or equal, for the street tree planting applications. The soil cell support system shall extend under the sidewalk along Van Houten Street and Orono Street as per the recommended installation procedure of the structural cell system. Layout, details and specifications of the system shall be provided to the plans.
- 5.5 All Plant Material shall be guaranteed to be alive and in vigorous growing condition for a period of two (2) years after acceptance by the owner. A note stating the same shall be provided.
- 5.6 The Applicant shall provide an automatic irrigation system for all plant bed and lawn areas. Irrigation service to plant beds and trees are to be drip irrigation, and lawn areas are to be serviced by spray heads.
- 5.7 If proposed street trees are not serviced by a drip irrigation system, they shall be provided with 20-gallon tree watering bags, and shall be filled/refilled and maintained by the landscape contractor for the duration of the two (2) year guarantee period of the plant.
- 5.8 The Applicant shall note that one year following the planting of the trees, the landscape contractor is responsible for removing all staking materials from all staked trees.
- 5.9 The Applicant shall provide Seeding Preparation Notes and Seed Mix to the plans. The Seeding Mix shall include a top rated Turf Type Tall Fescue within the mix and shall be no less than 50 percent of the seed mix. Due to the small size of the proposed lawn areas, NEA recommends sodding the lawn areas and providing Preparation Notes and the turfgrass mix of the sod.
- 5.10 The Applicant shall ensure that all plant beds are to receive a minimum of eighteen (18) inches of topsoil (settled) and all lawn areas are to receive six (6) inches of topsoil (settled). A note stating the same shall be provided.

6. Final Comments

- 6.1 Should the Board look favorably upon this application, a performance bond and inspection escrow will be required for any site improvements. The Board Engineer will prepare this estimate to address the cost of all site improvements plus a 20% contingency, in accordance with the Municipal Land Use Law.
- 6.2 The Applicant shall obtain any and all approvals required by outside agencies and internal municipal departments, including but not limited to, NJDOT, NJDEP, Passaic County, Hudson-Essex-Passaic Soil Conservation District, as well as the City of Clifton Police Department, Fire Department, Emergency Management and Department of Public Works. It is the Applicant’s responsibility to determine what outside agency permits are required. Copies of said approvals shall be provided upon receipt.



- 6.3 New and revised materials shall be filed with the City and shall not be sent directly to the Board's professionals. The municipality will forward the application and related materials to the Board's professionals when they are finished with their review. Materials submitted directly to NEA will not be reviewed.
- 6.4 Revised reports, plans and exhibits which are to be considered at the hearing should be submitted ten days prior to the scheduled hearing.
- 6.5 The above comments are based on a review of materials submitted and/or testimony provided to date. NEA reserves the right to provide new or updated comments as additional information becomes available.
- 6.6 NEA recommends that a comment response letter be prepared and submitted addressing the comments / recommendations of this letter.

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Engineering Associates

Very truly yours,
Neglia Engineering Associates

A handwritten signature in blue ink, appearing to read 'M. Berliner', written over a horizontal line.

Michael Berliner
Principal

A handwritten signature in blue ink, appearing to read 'B. Intindola', written over a horizontal line.

Brian A. Intindola, P.E., C.M.E.
Principal

- cc: Dan Howell - Zoning Officer (*via: email*)
Ernie Tedesco – Construction Official (*via: email*)
Michael Lardner, P.E. – City Engineer (*via: email*)
Frank Prezioso – City Fire Chief (*via: email*)
Michael Onder – Fire Official (*via: email*)
Craig Shom – Station Manager (*via: email*)
John D. Pogorelec, Esq. – Board Attorney (*via: email*)
Kathryn M. Gregory, P.P. – Board Planner (*via: email*)
Quicks Realty, LLC – Applicant (*via: regular mail*)
Frank A Carlet, Esq. – Applicant's Attorney (*via: regular mail*)
Gary Kliesch R.A. – Applicant's Architect (*via: regular mail*)
Jonathan R. Istranyi, P.E. – Applicant's Engineer (*via: regular mail*)
Lakeland Surveying – Applicant's Surveyor (*via: regular mail*)