

October 23, 2020

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

Re: Engineering & Traffic Review
Applicant: Lexington Partners, LLC
340 Lexington Avenue
Block 8.22, Lots 37 & 39
City of Clifton, Passaic County
NEA File #: CLIFSPL20.020

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 twelve (12) sheets entitled, “Preliminary & Final Site Plan, The Lex (Proposed Multi-Family Residential Building), 340 Lexington Avenue & 180 Lake Avenue, City of Clifton, Passaic County, New Jersey, Block 8.22, Lots 37 & 39, Tax Map: 8, Zone: R-B3 (Residential, One & Two Family & Multi Family Apartments),” prepared by Michael E. Dipple, P.E., of L2A, Land Design, LLC, dated August 31, 2020;
- Signed and sealed Architectural Plan set consisting of seven (7) sheets entitled, “New Apartment Building Crest Development, 340 Lexington Avenue & 180 Lake Avenue, Clifton, New Jersey, Lot, 37 & 38, Block 8.22,” prepared by Seth A. Leeb, AIA., of Seth A, Leeb, AIA Architect, dated June 12, 2020, last revised August 31, 2020;
- City of Clifton Application for Development and/or Appeal, dated June 23, 2020;
- Rider to Application for Development and/or Appeal, Crest Development 340 Lexington Avenue, Clifton, New Jersey;
- Signed and sealed Survey Plan consisting of one (1) sheet entitled, “Topographic Survey of Property, Tax Lots 37 & 39 – Block 8.22, 340 Lexington Avenue, City of Clifton, Passaic County, New Jersey,” prepared by Marc J. Cifone, PLS., of Lakeland Surveying, dated January 30, 2020; and
- Signed Stormwater Management Report for Multi-Family Residential Building, 340 Lexington Avenue & 180 Lake Avenue, City of Clifton, Passaic County, NJ, prepared by Michael E. Dipple, PE., of L2A Land Design, LLC, dated June 12, 2020.

Site and Project Description:

The subject property is located on Block 8.22, Lots 37 and 39 as per the City of Clifton Tax Map. The property is located at the intersection of Lexington Avenue and Lake Avenue along its southerly and westerly property limits and is bound by residential properties to the east, and the American Institute to the north. The property is located within the R-B3 Residential, One-and Two-Family and Multi-family Apartments Zone. The property



in question has a lot area of approximately 17,295.2 square feet (0.397 acres) and is commonly known as 340 Lexington Avenue. The property is currently developed with a two and one half (2 ½) story brick building, a brick porch, and a brick barrage. In addition, the property in question contains an asphalt driveway, an asphalt parking lot, utility poles, chain link fence, lighting, and landscaping.

The Applicant proposes to raze all existing structures and on-site improvements to accommodate the construction of a four (4) story multi-family residential building over parking. The proposed building consists of twenty-eight (28) residential units consisting of twenty (20) one-bedroom unit and eight (8) two-bedroom unit. Additional on-site improvements include segmental block walls, concrete sidewalk, on-site concrete curb, drainage, utilities, lighting, and landscaping improvements. 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 all site delivery and trash collection operations associated with the proposed multi-family residential building. We recommend a private hauler for this development.
- 2.3 The Applicant shall provide testimony addressing the accessibility to the site for on-site delivery and move-in loading/unloading area procedures.
- 2.4 The Applicant shall illustrate any proposed HVAC units for the project and their associated concreted pads. A detail of the concrete pad shall be provided.
- 2.5 The Applicant includes a wheel stop construction detail. However, the locations of proposed wheel stops are not indicated within the site plan. The plan shall be revised accordingly.
- 2.6 The Applicant shall revise the site plans to illustrate the limits of trenching within Lake Street. The width of the trenches shall be repaved curb-to-curb.
- 2.7 The Applicant shall obtain and address any comments from the City of Clifton Fire and Police Departments regarding on-site access and circulation.
- 2.8 The Applicant shall revise Concrete Sidewalk detail to include ¾ inches of clean crushed stone.
- 2.9 The Applicant shall confirm that the receiving ADA ramp at the southwest corner of Lake Avenue is ADA compliant. If not, we recommend replacement of the same.
- 2.10 The Applicant shall provide testimony addressing the assignment of parking spaces to the proposed on-site units.
- 2.11 We recommend consolidation of the existing lots, if approved. If approved, documentation related to the consolidation of the lots shall be provided to the City and our office.



- 2.12 The limit of disturbance illustrated on the Soil Erosion and Sediment Control Plan shall include all utility trenches.
- 2.13 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.
- 2.14 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.
- 2.15 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.
- 2.16 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.
- 2.17 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.
- 2.18 The Applicant indicates the removal of an on-site oil tank. This tank shall be removed in accordance with all applicable regulations. A letter of no action shall be provided confirming that the tank was removed according to the noted applicable regulations.

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. It shall be noted that based on the proposed on-site parking, two (2) ADA spaces are required and shall be provided. The plans shall be revised accordingly.
- 3.2 The Applicant shall identify the location of the drains associated with the proposed retaining walls and their discharge points. No pipes shall discharge to private property or the public right-of-way.
- 3.3 The Applicant shall provide additional elevations illustrating the top and bottom of wall grades. In addition, the maximum wall height shall be illustrated.
- 3.4 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 Report for review that



illustrates the measures proposed to mitigate the increase in runoff due to the increase in impervious coverage. We take no exception to the methodology within the report and find them acceptable. See additional comment below.

- 3.5 Per the NJDEP Best Management Practices Manual Chapter 9.5 Infiltration Basins, the bottom of all subsurface infiltration basins shall be located two (2) feet above the season high water table. The Applicant shall confirm the elevation of the seasonal high water table, and revise the infiltration basin elevations (if necessary) so that the bottom of stone of the subsurface infiltration basin is two (2) feet above the season high water table. In addition, a percolation/permeability test shall be performed in the vicinity of the proposed infiltration systems. NEA shall be notified 48 hours in advance of this testing so that a representative of our office may be present for this testing.
- 3.6 Although the project is not considered a major development, the Applicant proposes stormwater management systems that will require maintenance. Therefore, the Applicant shall submit an Operation and Maintenance Manual for the proposed stormwater management measures. This information shall also be included on the Site Plans. The manual shall include an enforcement mechanism, shall be in compliance with standard NJDEP requirements for an Operation and Maintenance Manual.
- 3.7 The Applicant shall provide calculations for the projected sewer demand and water demand for the proposed improvements. Additionally, 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.
- 3.8 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.
- 3.9 It appears that the Applicant is redirecting runoff to the easterly properties. The Applicant shall provide a swale and lawn drains to maintain existing drainage patterns.
- 3.10 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.
- 3.11 The Applicant is responsible for any off-tract improvements required by the respective utility companies.

4. Traffic Comments

- 4.1 The Applicant shall provide vehicle maneuvering templates for on-site operations inclusive of refuse collection vehicles, delivery trucks and fire apparatus to ensure proper space is provided for access.
- 4.2 The Applicant shall provide testimony addressing backing out maneuvers related to the trash room and Lake Avenue.



- 4.3 The Applicant shall provide a traffic study, parking study / analysis, trip generation analysis, level of service impact testimony, and supporting calculations.
- 4.4 The Applicant shall provide testimony addressing the locations of building columns and impacts the available length within the individual parking stalls.
- 4.5 The Applicant shall illustrate the site distance lines at all driveways and the intersection of Lexington Avenue and Lake Avenue.
- 4.6 The Applicant shall note the Lexington Avenue is a Passaic County Road 625. 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.

5. Lighting and Landscaping Comments

- 5.1 All site lighting fixtures shall be high pressure sodium as required by the ordinance (§461-42F). The Applicant shall revise the detail and point by point data on the Lighting Plan accordingly or a variance shall be requested.
- 5.2 Pursuant to Section §461-60N “All off-street parking areas having 10,000 or more square feet of paved area shall, in addition to the landscaping of the setback areas or buffer areas, provide landscaping for the interior parking lot areas at a minimum of 20 square feet of interior lot landscaping for each parking space, with a minimum landscape dimension of five feet by five feet.” The Applicant shall illustrate compliance with this requirement.
- 5.3 Lake Avenue and Lexington Avenue contain mature street trees. These trees shall be protected during construction, if approved. If any trees are damaged, they shall be replaced as directed by the City.
- 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 revise the plans accordingly.
- 5.5 The Applicant shall revise Planting Specifications note #11 to indicate a guarantee period of two (2) years.
- 5.6 The Applicant shall revise Planting Specifications note #6 to provide eighteen (18) inches of topsoil (settled) in all plant bed areas and six (6) inches of topsoil (settled) in all lawn areas.
- 5.7 The Applicant shall indicate all proposed lawn areas on the plan.
- 5.8 The Applicant shall provide Turfgrass Sodding or Seeding Preparation Notes and the turfgrass mix of the seed or sod. The turfgrass seed or sod mix shall include a top rated Turf Type Tall Fescue within the mix and shall be no less than 50 percent of the mix.
- 5.9 The Applicant shall specify a cultivar for the Acer palmatum and the Prunus laurocerasus within the Planting Schedule.
- 5.10 The plan has labeled several plants as “CL”. This key is not within the Planting Schedule. In addition, a label “Annuals & Perennials (typ.)” is also not identified in the Planting Schedule. The Applicant shall revised the plans accordingly.



- 5.11 The label, “Annuals & Perennials (typ)”, is illustrated on the plan. The Applicant shall specify the types, quantities, etc., of the proposed perennials in the Planting Schedule. The Applicant shall correct the plans.
- 5.12 It appears that the quantities of several of the plants illustrated on the plan do not correlate with the Planting Schedule. The Applicant shall revise the plans accordingly.
- 5.13 The Planting Schedule lists “Taxus densi” as a proposed plant. The Applicant shall provide the correct botanical name (Taxus x media ‘Densiformis’) to the Plant Schedule.
- 5.14 Many of the plants proposed along Lexington Avenue are illustrated as occupying the same physical space. In addition, the graphic symbol for “TD” is illustrated much too small for the accepted mature size of this plant. The Applicant shall correct the plans.
- 5.15 The following proposed plants listed in the Planting Schedule are not labeled on the plan:
- Acer palmatum
 - Prunus laurocerasus
 - Carex morrowii ‘Ice Dance

The Applicant shall revise the landscaping plan accordingly.

- 5.16 The Applicant shall add the following notes to the Planting Specifications:
- 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 planting saucers from all trees. This shall be done consultation with the landscape architect.

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

A blue ink signature of Michael Berliner, consisting of a large, stylized 'M' followed by a horizontal line.

Michael Berliner
Principal

Very truly yours,
Neglia Engineering Associates

A blue ink signature of Brian A. Intindola, appearing as a cursive 'B' followed by 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 Shorn – Station Manager *(via: email)*
John D. Pogorelec, Esq. – Board Attorney *(via: email)*
Kathryn M. Gregory, P.P. – Board Planner *(via: email)*
Lexington Patterns, LLC – Applicant *(via: regular mail)*
Frank A. Carlet, Esq. – Applicant’s Attorney *(via: regular mail)*
Seth A. Leeb, AIA – Applicant’s Architect *(via: regular mail)*
Michael E. Dipple, PE – Applicant’s Engineer *(via: regular mail)*