

July 2, 2020

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

Re: **Engineering Review**
Applicant: Mohammed and Wafa Othman
825 Allwood Road, Block 66.01, Lots 22, 24
City of Clifton, Passaic County
NEA File #: CLIFSPL20.015

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:

- Cover Letter, prepared by Douglas J. Kinz of Douglas J. Kinz A Professional Corporation, Counselor at Law, dated March 23, 2020;
- City of Clifton Application, dated March 25, 2020;
- City of Clifton Application for Subdivision Checklist; and
- Signed Architectural Plan set consisting of eight (8) sheets entitled “New Multi-Family Dwelling, 825 Allwood Road, Clifton, NJ 07012” prepared by Vicente Varela Jr., R.A., of Arquitectura Varela Architecture & Design, LLC, dated February 24, 2020, with no revisions.

Site and Project Description:

The property in question is located on Block 66.01, Lots 22 and 24, and is commonly known as 825 Allwood Road. The property is located on the southern side of Allwood Road between Hepburn Road and Brookwood Road. The properties consist of an approximate total area of 13,190 square feet (0.3 Acres). The subject property is located within the Residential, Single-Family (R-A3) District and consists of two (2) irregular shaped lots. Block 66.01, Lot 22 consists of a 1 ½ story frame building and Block 66.01, Lot 24 consists of an undeveloped lot except for a storage building.

The Applicant proposes to combine lots 22 and 24 to construct a two-story multi-family building with six (6) residential apartments and its respective parking lot. The development consists of three (3) two-bedroom apartments within each story and a total of twelve (12) parking spaces. Furthermore, the Applicant proposes additional on-site improvements that include pavement, pavement striping, curbing, and concrete sidewalks. Additional improvements include lighting, landscaping, and stormwater management improvements.

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 The Applicant shall provide testimony in support of all requested / required variances.
- 2.2 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.
- 2.3 The Applicant shall obtain and address any comments from the City of Clifton Fire and Police Departments regarding on-site access and circulation.
- 2.4 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.
- 2.5 The Applicant shall provide construction details for the on-site striping.
- 2.6 The Applicant shall provide adequate ADA striping and signage within parking number 12. Additionally, construction details of the same shall be provided.
- 2.7 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.
- 2.8 The property has frontage along Passaic County Road 602 (Allwood Road). The Applicant shall obtain the requisite approvals or waivers from Passaic County. All correspondence shall be forwarded to the City of Clifton and our office.
- 2.9 The Applicant shall revise the site plan to dimension all parking spaces, driveways, and access aisles.
- 2.10 The Applicant shall confirm if curbing is proposed around the parking lot area. Construction details of the same shall be provided. NEA recommends curbing along the parking lot area perimeter.
- 2.11 The Applicant indicates a wheel stop detail. The location of the same shall be illustrated within the site plan.
- 2.12 The Applicant shall revise the site plan to include a stop bar and sign for the traffic exiting the parking lot along Hepburn Road to provide safe pedestrian crossing.
- 2.13 NEA recommends that the Applicant provide color renderings of the proposed building façade improvements for presentation to the Board.
- 2.14 The Applicant shall provide testimony regarding the handling and collection of refuse and recyclable waste for the project site.
- 2.15 The Applicant shall revise the site plan to extend the walkway for access to / from Allwood Road and Hepburn Road, to facilitate pedestrian access.
- 2.16 The Applicant shall revise the driveway detail to indicate dense graded aggregate for the sub-base material.

3. Grading, Drainage & Utility Comments

- 3.1 It appears that the proposed site improvements do not classify the project as a “Major Development” as defined under the Stormwater Management Adopted New Rule: N.J.A.C. 7:8. However, the Applicant shall submit a drainage report and supporting calculations illustrating no increase in off-site runoff. We reserve the right to provide additional comments upon receipt of a formal stormwater management report.



- 3.2 The Applicant shall submit drainage calculations, with relation to the proposed seepage pit, prepared by a licensed professional engineer in the State of New Jersey.
 - 3.3 The Applicant shall provide storm pipe conveyance calculations to confirm that all proposed pipes contain the capacity required to convey a 25-year storm event.
 - 3.4 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. The Applicant shall televise the existing sewer and provide documentation for review.
 - 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 shall revise the plans to indicate the trench drain connection with its respective pipe sizes, slopes, and elevations.
 - 3.7 The Applicant shall revise the plans to provide the size of the existing sanitary and water services within Allwood Road.
 - 3.8 The Applicant shall submit a Topographic Survey to illustrate existing conditions and to permit a comparison with proposed improvements.
 - 3.9 The Applicant shall submit the survey referenced in the Site Plans.
 - 3.10 The Applicant shall submit a grading, drainage, and utility plan clearly labeling all associated improvements.
 - 3.11 The Applicant shall provide spot elevations from the ADA parking space to the building entrance to confirm it is ADA compliant.
4. Traffic Comments
- 4.1 The Applicant shall provide vehicle maneuvering templates for on-site operations inclusive of refuse collection vehicles, moving trucks and fire apparatus to ensure proper space is provided for access.
 - 4.2 NEA has reviewed the submitted materials in support of the referenced application. The Applicant proposes to convert the existing 1 ½ story office building, one (1) story masonry building, eight (8) parking spaces to a two (2) story multi-family dwelling containing six (6) residential apartments with 12 parking spaces. The trip generation predicts the total number of trips generated for numerous land uses and building types. Typically, a conversion from an office building to a six (6) dwelling unit apartment would have similar traffic characteristics on a daily or a slight trip decrease on the weekends. The Applicant shall provide testimony regarding any traffic impacts as it relates to the proposed land use conversion if requested by the Board. We recommend that the Applicant provide a narrative with respect to anticipated vehicle trip generation and vehicle and pedestrian access.
 - 4.3 The Applicant shall provide the required amount of ADA accessible parking spaces in conformance with current ADA Standards for Accessible Design by the Department of Justice, last revised.
 - 4.4 The Applicant shall illustrate clear site distances at the egress driveway on Hepburn Road.



4.5 The Applicant shall provide vehicle maneuvering templates from Hepburn Road to the proposed parking spaces.

5. Lighting and Landscaping Comments

5.1 The Applicant shall provide a lighting plan that conforms to the requirements of the City of Clifton Ordinance.

5.2 We recommend that the Applicant revise all site lighting to utilize the City of Clifton standard light fixture and pole in areas visible from the street. We recommend that the on-site lighting be revised to utilize the City of Clifton standard light, (HADCO Liberty II, 150W HPS, TS, Black), and pole, (HADCO Colonial Fluted, 13 feet, Black). Details of the same shall be provided.

5.3 The Applicant shall include a Plant Schedule / Plant List to the plans specifying the proposed plant material for the project indicating the quantity, botanical name (genus, species, cultivar (if applicable)), common name, size, planting container/condition, and remarks, if any.

5.4 The Applicant has indicated that it is the intent to transplant the existing arborvitae hedge. Since the plants in this existing double row hedge are closely touching one another, it is reasonable to believe that the vegetation on the sides of the shrubs physically touching one another is very sparse or entirely gone. Since they are not being transplanted in exactly the same orientation (the plan illustrates a single row, not a double row), it is presumable that the planting will result in a very unsightly hedge, since there will be plants without vegetation on the one or more sides of the plant that were adjacent to the other shrubs. Due to the likelihood of this scenario, the Applicant shall propose all new shrubs for the hedge.

5.5 The Applicant shall provide Turfgrass Seeding & Preparation Notes along with the turfgrass mix of the seed. The turfgrass seed mix shall include a top-rated Turf Type Tall Fescue within the mix and shall be no less than 50 percent of the mix.

5.6 The Applicant shall graphically illustrate the limits of the turfgrass seeding area on the plan.

5.7 The Applicant shall add the following to the Landscape Notes:

- All plant material shall be guaranteed to be alive and in vigorous growing condition for a period of two years after acceptance by the owner.
- All plant bed and lawn areas are to be serviced by an automatic irrigation system.
- All plant beds shall receive a minimum of eighteen (18) inches of topsoil (settled) and all turfgrass (lawn) areas are to receive six (6) inches of topsoil (settled).
- Cut and remove burlap, rope, and wire basket from the top 1/3 of the root ball. Nylon rope and/or nylon balling material shall not be used.

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


Michael Berliner
Principal

Very truly yours,
Neglia Engineering Associates


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)*
Mohammed & Wafa Othman – Applicant *(via: regular mail)*
Douglas J. Kinz – Applicant's Attorney *(via: regular mail)*
Vicente Varela Jr., R.A. – Applicant's Architect *(via: regular mail)*