

November 10, 2020

**Revised: December 11, 2020**

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

Re: **Engineering & Traffic Review**  
**Applicant: Johan Kafil**  
453- 463 Lexington Avenue  
Block 7.15, Lots 10 & 11  
City of Clifton, Passaic County  
NEA File #: CLIFSPL20.022

Honorable Board Members,

As requested, Neglia Engineering Associates (“NEA”) has prepared a review of the revised materials received on **December 7, 2020** in support of the referenced application. Specifically, NEA has reviewed the following documents:

- Signed and sealed Site Plan set consisting of ~~four (4)~~ **five (5)** sheets entitled, “Mixed Use Building, Block 7.15, Lots 10 & 11, 453 & 463 Lexington Avenue, City of Clifton, Passaic County, New Jersey,” prepared by Jasvinder Arjani, R.A., of Bertin Design Studio, dated August 28, 2020, **revised December 3, 2020**;
- City of Clifton Application for Development and/or Appeal, undated;
- Memorandum to Zoning Board of Adjustment from David C. Dixon, Esq., dated August 31, 2020;
- Letter request for List of Certified Names and Addresses of Property Owners, dated August 13, 2020;
- Letter request for Tax and Assessment Payment Report, dated August 31, 2020; **and**
- **Traffic Report, prepared by Eric M. Hough, P.E., of Bertin Engineering, dated December 2, 2020.**

**Site and Project Description:**

The subject property is located on Block 7.15, Lots 10 and 11 as per the City of Clifton Tax Map. The property is located at the intersection of Lexington Avenue and Clifton Avenue its southerly and easterly property limits and is bound by residential properties to west and north, and the Delta Gas Station to the south across Clifton Avenue. The property is located within the B-C General Business Zone. The property in question combine has a lot area of approximate 19,788 square feet (0.454 acres) and is commonly known as 453 and 463 Lexington Avenue. Lot 10 is currently developed with a three (3) family home, an asphalt driveway, concrete walkways, wood fencing, and landscaping. Lot 11 is currently developed with Gasoline Service Station.

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 twelve (12) residential units, consisting of six (6) one-bedroom unit and six (6) 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. **This comment remains applicable until the Board has taken action on this application.**

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. **This comment remains applicable until the Board has taken action on this application.**
- 2.2 The Applicant shall provide testimony addressing the accessibility to the site for on-site delivery and move-in loading/unloading area. **This comment remains applicable until the Board has taken action on this application.**
- 2.3 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. **This comment remains applicable until the Board has taken action on this application.**
- 2.4 NEA recommends that the Applicant provide material boards and color renderings during the Board presentation to demonstrate that the proposed buildings and improvements will 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. **This comment remains applicable until the Board has taken action on this application.**
- 2.5 The Applicant shall provide testimony with respect to the building articulation, façade material, colors, traditional design elements, visual access, entrances, awnings, lighting, and roofing. **This comment remains applicable until the Board has taken action on this application.**
- 2.6 The Applicant shall provide testimony confirming that no covenants or deed restrictions exist on this property. **This comment remains applicable until the Board has taken action on this application.**
- 2.7 The Applicant shall provide testimony addressing the removal of the gas station a letter of "No Action" from the NJDEP. **This comment remains applicable until the Board has taken action on this application.**
- 2.8 The Applicant shall provide testimony regarding the tandem parking stalls such as;
- how are they accessed;
  - who has access to said stalls;
  - how people leave the stalls with cars are parked blocking the tandem stalls, etc.
- This comment remains applicable until the Board has taken action on this application.**



- 2.9 The Applicant shall provide Architectural Plans containing front, rear, and side views. **This comment has been addressed on pages 2.3 and 2.4 of the elevation plans submitted. No further action required.**
- 2.10 The Applicant shall provide testimony addressing the locations of building columns and impacts the available length within the individual parking stalls. **This comment remains applicable until the Board has taken action on this application.**
- 2.11 The Applicant shall submit a Topographic Survey to illustrate existing conditions and to permit a comparison with proposed improvements. **This comment has not been addressed.**
- 2.12 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. **This comment has not been addressed.**
- 2.13 The Applicant shall obtain and address any comments from the City of Clifton Fire and Police Departments regarding on-site access and circulation. **This comment remains applicable.**
- 2.14 The Applicant shall submit a Demolition Plan. The Demolition Plan shall clearly illustrate the existing features that are to remain and to be removed. **This comment has not been addressed.**
- 2.15 The Applicant shall confirm that the receiving ADA ramp at the southwest corner of Clifton Avenue is ADA compliant. If not, we recommend replacement of the same. **This comment remains applicable.**
- 2.16 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. **This recommendation remains applicable and shall be addressed if approved.**
- 2.17 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. **This comment has not been addressed.**
- 2.18 The Applicant shall provide a stop bar, stop sign and “STOP” text at the driveway. Details of the same shall be provided. **This comment has not been addressed.**
- 2.19 The Applicant shall provide the following construction details:
- Directional Arrows;
  - Handicap Pavement Symbol;
  - Handicap Sign;
  - Parking Striping;
  - Concrete curb;
  - Sidewalk;
  - All Utilities;
  - Lighting and Landscaping, etc.
- These comments have not been addressed.**



- 2.20 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. **This comment has not been addressed.**
- 2.21 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. **This comment has not been addressed.**
- 2.22 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. **This comment has not been addressed.**
- 2.23 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. **This comment has not been addressed.**
- 2.24 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. **This comment has not been addressed.**
- 2.25 The Applicant shall confirm if that lobby is ADA accessible when the door swings out. **This comment has not been addressed.**

### 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. **This comment remains applicable until the Board has taken action on this application.**
- 3.2 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. **This comment has not been addressed.**
- 3.3 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. **This comment has not been addressed.**

- 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. **This comment has not been addressed.**
- 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. **This comment has not been addressed.**
- 3.6 The Applicant is responsible for any off-tract improvements required by the respective utility companies. **This comment remains applicable, as required.**
- 3.7 The Applicant shall provide a Grading Plan illustrating proposed grading contours and spot elevations for review. **This comment has not been addressed.**
- 3.8 The Applicant shall provide a Utility Plan showing all proposed utility locations and building and street connections. **This comment has not been addressed.**

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. **This comment has not been addressed.**
- 4.2 The Applicant shall provide line-of-sight triangles at the intersection of a driveway and a street or other public ROW on the site plan to ensure visibility. **This comment has not been addressed.**
- 4.3 The Applicant shall provide a traffic study, parking study / analysis, trip generation analysis, level of service impact testimony, and supporting calculations. **The Applicant has submitted a Traffic Report dated December 2, 2020. See comment 4.7 below regarding the submitted Traffic Report.**
- 4.4 The Applicant shall 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. **This comment has not been addressed.**
- 4.5 The Applicant shall note the Lexington Avenue is a Passaic County Road 625 and that Clifton is Passaic County Road 611. 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. **This comment remains applicable.**
- 4.6 The Applicant shall provide additional information regarding the Lexington Avenue driveway, such as:
  - The height clearance through the lower level parking. **The Applicant indicates a height clearance of 12-feet on Site Plan Sheet C1.1. This comment has been addressed. No further action required.**
  - Emergency vehicle height clearances and potential height restrictions. **Testimony addressing the identified 12-foot height clearance and emergency vehicles shall be provided.**



4.7 **Based upon our initial review of the Bertin Traffic and Parking Impact Letter we offer the following comments:**

- **The trip generation table appears to be inconsistent with the application since the retail operation is not reported.**
- **The parking table shall report the parking requirements per RSIS as a benchmark for the residential use. For the residential use, a discussion should be provided with respect to the management of guest parking.**
- **The Applicant reports the parking supply meets with ITE standards. However, the Applicant shall expand the discussion as to how the ITE standards are applicable to the City of Clifton.**
- **The Applicant shall also report what the calculation for the retail parking is, based on the ordinance requirements, and the lack or deviation of parking that may need to be considered by the board.**

#### 5. Lighting and Landscaping Comments

- 5.1 The Applicant shall provide a Lighting Plan and shall note that, “All site lighting fixtures shall be high pressure sodium as required by the ordinance (§461-42F).” The Applicant shall provide a detail and point by point data on the Lighting Plan. **This comment has not been addressed.**
- 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. **This comment has not been addressed.**
- 5.3 We recommend that any on-site lighting utilize the City of Clifton standard light, (HADCO Liberty II, 150 W HPS, TS, Black) and pole, (HADCO Colonial Fluted, 13 feet, Black), where visible from the street. Details of the same shall be provided. **This comment remains applicable, as required.**
- 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.” **This comment remains applicable, as required.**
- 5.5 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. **This comment has not been addressed.**

#### 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. **This comment remains applicable, as required.**

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ENGINEERING ASSOCIATES

- 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. **This comment remains applicable, as required.**
- 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. **This comment remains applicable, as required.**
- 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. **This comment remains applicable.**
- 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. **This comment remains applicable.**
- 6.6 NEA recommends that a comment response letter be prepared and submitted addressing the comments / recommendations of this letter. **This comment remains applicable.**

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



Michael Berliner  
Principal



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)  
Johan Kafil – Applicant (via: regular mail)  
David C. Dixon, Esq. – Applicant's Attorney (via: regular mail)  
Jasvinder Arjani, R.A. – Applicant's Architect (via: regular mail)  
Calisto Bertin, PE – Applicant's Engineer (via: regular mail)