

August 6, 2021

Via Hand Delivery

Mr. Daniel Howell, Zoning Officer
Zoning Department
City of Clifton
900 Clifton Avenue
Clifton, New Jersey 07013

**RE: City Resubmission
Proposed Independent Senior Living
782, 784, 810 & 818 Valley Road
Block 44.01; Lots 11, 14, 15 & 18
City of Clifton
Passaic County, New Jersey
BENJ# J180850.03**

Dear Mr. Howell,

Enclosed please find the following documents constituting our resubmission to the City of Clifton for the above-referenced site:

- Five (5) signed and sealed copies of the following *Preliminary & Final Major Site Plan & Minor Subdivision* Sheets, prepared by Bohler Engineering NJ, LLC, dated November 20, 2020, last revised July 29, 2021:
 - Demolition Plan
 - Site Layout Plan
 - Grading Plan
 - Drainage & Utilities Plan
 - Landscape Plan
 - Landscape Notes & Details
 - Detail Sheet 'F'
 - Truck Turning Plan
- Five (5) signed and sealed copies of the Stormwater Management Report, dated August 5, 2021;
- Five (5) signed and sealed copies of the Stormwater Management Facility Operations & Maintenance Manual, prepared by Bohler Engineering NJ, LLC, dated November 20, 2020, last revised July 29, 2021;
- Five (5) copies of the Environmental Impact Statement, prepared by Roux Associates, Inc., dated August 6, 2021; and
- Five (5) copies of the City Resubmission Response Letter.

In response to the Engineering Review Letter No 1 prepared by Neglia Engineering Associates dated July 16, 2021, our office offers the following comments.

1. VariANCES/Waivers
 - 1.1 Acknowledged.
2. General Engineering Comments
 - 2.1 Testimony shall be provided regarding all requested / required variances.
 - 2.2 Acknowledged.

- 2.3 Acknowledged. The Applicant team is working with the City of Clifton Fire and Police Departments to address their comments.
 - 2.4 Testimony shall be provided regarding the Fire Lane Exhibit.
 - 2.5 Testimony shall be provided regarding ADA Standards for Accessible Design.
 - 2.6 Acknowledged. Notation will be added to the plans at a later date.
 - 2.7 Testimony to be provided and color renderings will be provided at a later date.
 - 2.8 Acknowledged. Notes and details will be added to the plans at a later date.
 - 2.9 Approval from the County of Passaic will be obtained and will be provided to the city upon approval.
 - 2.10 Testimony shall be provided regarding vehicular circulation for deliveries, loading/unloading, trash/recycling, and other operational issues.
 - 2.11 Testimony shall be provided regarding covenants and deed restrictions on the property.
 - 2.12 Testimony shall be provided regarding the proposed pedestrian access to the adjacent church.
 - 2.13 Testimony shall be provided regarding site access and the proposed access easement from Lot 11.
 - 2.14 Design calculations for the proposed walls in excess of 4 feet will be provided at a later date.
 - 2.15 Acknowledged.
 - 2.16 Copies of all easements on the subject property will be provided at a later date.
 - 2.17 The requested information on the Steep Slopes will be provided at a later date.
 - 2.18 Testimony shall be provided regarding the Steep Slopes Map and Geotechnical Investigation Report.
 - 2.19 Testimony shall be provided regarding the operations of indoor amenities.
 - 2.20 Testimony shall be provided regarding all signage.
3. Grading & Utility Comments
- 3.1 A Treatment Works Approval is not required for the increase in sanitary sewer flow.
 - 3.2 Projected sanitary flow and water demand calculations will be provided to the City of Clifton Department of Public Works at a later date.
 - 3.3 The existing sanitary sewer downstream of the proposed connection will be televised and copies of the video inspection will be provided to the City upon completion.
 - 3.4 Acknowledged.
 - 3.5 Acknowledged.
 - 3.6 Acknowledged. Fire hydrant flow tested will be provided to the City upon completion.
 - 3.7 Acknowledged. Copies of approval from PVWC and NJDEP will be provided to the City upon approval.
 - 3.8 A fire hydrant or FDC will be provided along the project frontage at a later date.
 - 3.9 Fire suppression measures will be coordinated with the City Fire Chief, Fire Safety Official and Fire Department.
 - 3.10 Testimony shall be provided regarding the location of the gas and electric meter banks.
 - 3.11 Estimated soil moving quantities will be provided at a later date.
 - 3.12 Slopes along the southwestern and southeast curblines will be revised top be a minimum of 1.0% at a later date.
 - 3.13 Top and bottom curb elevations will be provided for the curb islands within the access easement at a later date.
 - 3.14 Additional spot grades will be provided at a later date.
4. Drainage Comments
- 4.1 Stormwater runoff is decreased as per NJDEP regulations compared to existing conditions and thus will not negatively impact neighboring properties. Notation will be added to the plans at a later date regarding damages caused by an increased runoff or improper drainage.
 - 4.2 Acknowledged.

- 4.3 The stormwater design has been revised and will provided 80% TSS removal with the porous pavement system which has been designed based on NJDEP requirements for water quality.
 - 4.4 The stormwater design has been revised to comply with the new NJDEP Stormwater Management Rules and now proposes a porous pavement system to meet the required reductions.
 - 4.5 The stormwater design has been revised to comply with the new NJDEP Stormwater Management Rules and City of Clifton Ordinance. Please refer to the enclosed Stormwater Management Report for drainage calculations.
 - 4.6 Please refer to the enclosed Stormwater Management Report which removed the discrepancies.
 - 4.7 Please refer to the enclosed Stormwater Management Facility Operations & Maintenance Manual which is consistent with the revised stormwater design.
 - 4.8 The existing storm drain downstream of the proposed connection will be televised and copies of the video inspection will be provided to the City.
 - 4.9 Roof drain locations are shown on the enclosed plans.
 - 4.10 All roofs, canopies, and overhangs are connected to the proposed porous pavement system.
 - 4.11 Please refer to the enclosed Stormwater Management Report for pipe sizing calculations.
 - 4.12 The discrepancy between the HDPE Pipe in the French Drain and the slope used in the Tc calculation has been fixed.
5. Lighting and Landscaping Comments
 - 5.1 Acknowledged.
 - 5.2 Acknowledged.
 - 5.3 Acknowledged.
 - 5.4 Acknowledged.
 - 5.5 Acknowledged, information regarding trees to be removed can be found on the Demolition Plan.
6. Traffic Review & Site Plan Circulation Comments
 - 6.1 A narrative with respect to anticipated vehicle trip generation and vehicle and pedestrian access shall be provided at a later date.
 - 6.2 Testimony shall be provided regarding the Truck Turning Plan.
7. Architectural Comments
 - 7.1 Testimony shall be provided regarding the proposed floor plans, unit sizes, common areas, and amenity spaces.
 - 7.2 Testimony shall be provided regarding the proposed exterior of the building.
 - 7.3 Testimony shall be provided regarding the location of proposed mechanicals, HVAC equipment, etc.
8. Final Comments
 - 8.1 Acknowledged. Copies of approvals will be provided to the City upon receipt.
 - 8.2 Acknowledged.
 - 8.3 Acknowledged.
 - 8.4 Acknowledged.
 - 8.5 Acknowledged.

Should you have any questions or require additional information, please contact the undersigned at your earliest convenience.

Sincerely,

BOHLER ENGINEERING NJ, LLC



Lynsey McQuade



Tung-To Lam, P.E.

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Enclosure

cc: Roger Bernier, Chelsea Senior Living (via electronic submission)