

September 3, 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 September 3, 2021:
 - Demolition Plan
 - Site Layout Plan
 - Grading Plan
 - Drainage & Utilities Plan
 - Landscape Plan
 - Landscape Notes & Details
 - Detail Sheet 'A'
 - Detail Sheet 'F'
 - Truck Turning Plan
- Five (5) copies of the Supplemental SWM Area Evaluation & Porous Pavement Design, prepared by Whitestone Associates, Inc., dated August 30, 2021.

Our office offers the following responses in regards to the email received from Mike Pressler, Fire Marshal, Clifton Fire Dept. on August 26, 2021:

- Will the rise/run of the access roads allow for proper ground clearance of the fire apparatus entering the property? **The proposed rise/run is 9.1%**
- Once the access roads are laid out the fire department must be able to field test the turning radiuses throughout the facility before final approval. **Acknowledged.**
- The emergency access off Valley Road as well as the main entrance to the facility must be maintained at all times. **Emergency access road needs to be 20' wide. Acknowledged.**

- Please supply the hydrant locations in the parking lot. **Hydrants and FDC added to Site Layout Plan Sheet C-302.**
- The Clifton Fire Department thread specification is as follows. **Hydrant steamer connection is 5" storz and 2 1/2" connections for hydrant and stand pipes are FDNY. Detail #19 was added on Detail Sheet "A" C-901.**
- A KNOX Box shall be installed for rapid fire department access. **Acknowledged. Knox Box location to be coordinated prior to construction.**
- A study that will indicate if a in building first responder radio communications system is required. **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



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Enclosure

cc: Roger Bernier, Chelsea Senior Living (via electronic submission)
Mike Pressler (via electronic submission)
Frank Prezioso (via electronic submission)