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December 9, 2022

Via: E-mail

City of Clifton
Zoning Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

Re: **Engineering Review No. 1**
Applicant: Mark Lasky
822 Passaic Avenue
Block 81.01, Lot 6
City of Clifton, Passaic County, New Jersey
NEA No.: CLIFSPL22.034

Dear Honorable Board Members:

As requested, Neglia Group has performed a review of the materials received in support of the above referenced application. Specifically, we have reviewed the following:

- City of Clifton Application for Development and/or Appeal, dated October 11, 2022;
- Engineering Plans consisting of four (4) sheets entitled "Preliminary & Final Site Plan, for, Lot No. 6 – Block 81.01, City of Clifton, County of Passaic," prepared by Thomas E. Donodue, P.E. of Donohue Engineering, LLC dated August 19, 2022;
- Architectural Plan consisting of two (2) sheets entitled "New 1 story building, Lot 6, Block 81.01, 822 Passaic Avenue, Clifton, New Jersey," prepared by Michael Capo AIA Architect LLC, dated August 22, 2022; and
- Stormwater Report entitled "Seepage Pit Calculations, for, Lot No. 6 – Block 81.01, in, City of Clifton, Passaic County, NJ," prepared by Thomas E. Donodue, P.E. of Donohue Engineering, LLC dated August 25, 2022.

Property Information

The subject property is located on Block 81.01, Lot 6 as per the City of Clifton Tax Map and is commonly known as 822 Passaic Avenue. The property is an interior lot located southwest of the intersection of Passaic Avenue (Passaic County Route 603) and Allwood Road (Passaic County Route 602) within the PD-HC (Planned Development Highway Commercial) Zoning District. The site is bordered by a gas station and associated auto service garage to the north with Allwood Road and the Crest Haven Memorial Park beyond, residential uses to the south along Passaic Avenue with the U.S. Highway Route 3 overpass beyond, an industrial property along the rear to the west, and a combination of residential and commercial uses located along Allwood Road to the east of the subject property. The total lot area is approximately 4,151 square feet (0.095 acres) and is presently vacant with overgrown shrubbery and vegetation, with an unused existing concrete driveway apron along the site frontage. The submitted plans display the fence and concrete sidewalk from the residential property to the south encroaching upon the subject property lines.

LYNDHURST

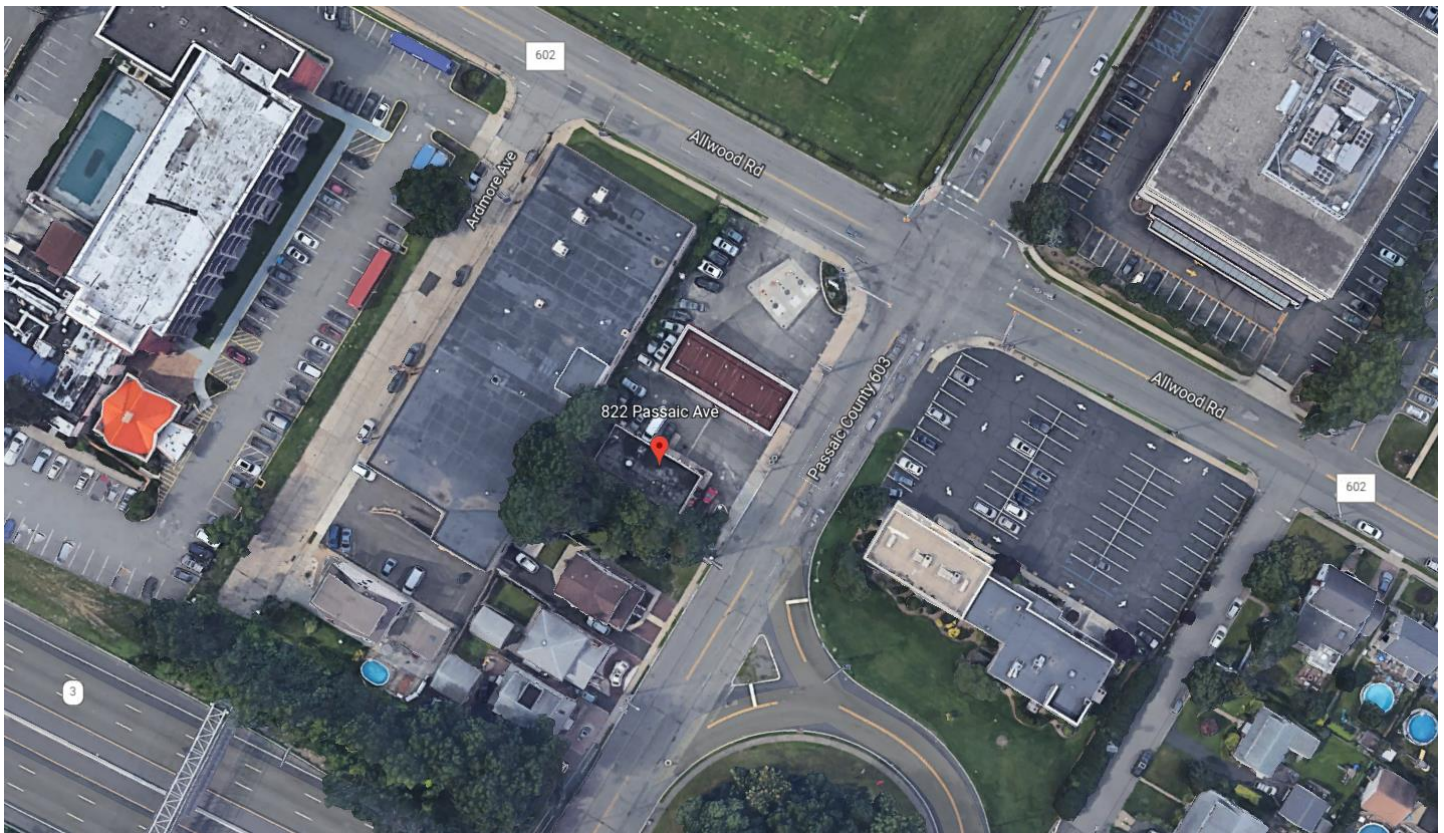
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The Applicant proposes to construct a 1-story, 1,350 square-foot motor vehicle storage garage with a barrier free restroom. Additional site improvements include concrete curbing, asphalt pavement, two (2) parking spaces which include one (1) ADA van-accessible space, fencing, signage, lighting, landscaping, utility, and drainage improvements.

We have included an aerial image of the subject property below for the Board’s orientation and reference to the property locations.



Google Earth Image

1. Variances/Waivers

1.1 We defer all comments regarding use, zoning, variances, setbacks, height, design waivers 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 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.

- 2.4 The Applicant shall provide testimony confirming that no covenants or deed restrictions exist on this property. In addition, notation stating the same shall be provided on the survey, if granted approval.
- 2.5 The project fronts Passaic Avenue (County Road 603) and requires approval from Passaic County. Copies of all correspondence with the County and any revisions requested by the County shall be supplied to the City and this office.
- 2.6 The Applicant proposed new concrete curbing and has provided a detail of the same, however references to taper block curb to sidewalk on the site plan. The plans shall be revised accordingly.
- 2.7 As per the City of Clifton Ordinance Section §395-9, no driveway across any sidewalk, where such driveway exceeds 10 feet in width, shall be located closer than five feet from any adjoining property line.
- 2.8 The Applicant shall provide painted directional arrow striping, stop bar, and stop sign at the proposed ingress/egress driveway, along with details of the same. In addition, the Applicant shall provide a dimension along the existing drop curb.
- 2.9 The Applicant has provided a hairpin parking striping detail, whereas the plan illustrates standard parking space striping.
- 2.10 The Applicant proposes a door and garage door on the right side of the building to the rear, which open up to a 5-foot-wide lawn area. The Applicant and shall provide testimony with respect to the purpose and utilization of this garage door.
- 2.11 The Applicant shall provide testimony with respect to the sidewalk and fence encroachment from the adjacent residential property upon the subject property.

3. Utility Comments

- 3.1 Applicant proposes new water, sanitary sewer, and gas connections and is responsible for coordination of all new site utility service connections (water, gas, electric, telephone, internet) with utility authorities and is responsible for all associated costs for these utility services. All new utilities shall be located underground and connection details shall be provided.
- 3.2 Sanitary sewer connections shall be coordinated with the City of Clifton Department of Public Works.
- 3.3 The Applicant shall include a sanitary sewer cleanout with rim and invert elevations, along with a construction detail of the same.
- 3.4 The Applicant shall call out the locations of the proposed water and gas valves.
- 3.5 The Applicant proposes a crossing between a roof leader and the sanitary sewer lateral. Calculations shall be provided confirming a vertical separation of 18-inches, otherwise a concrete encasement shall be provided.
- 3.6 Sanitary sewers shall be separated from water mains by at least 10 feet horizontally. If such separation is not possible, the pipes shall be in separate trenches with the sanitary sewer at least 18 inches below the bottom of the water main. any water service located in the same trench as a sewer line must be located above and to one side of the sewer line at least one foot away from the sewer line. In addition, one full length of sewer pipe should be located so both joints are as far away as possible from the water line.

4. Grading and Drainage Comments

- 4.1 The project proposes a limit of disturbance of less than one (1) acre and proposes an increase in impervious coverage of less than one-quarter of an acre. As such, the project is not considered a major development per the City Ordinance and NJDEP Stormwater Management Rules.
- 4.2 The Applicant has provided calculations indicating that the total volume generated by the 100-year storm is 1,873 cubic feet and proposes a 20'x30'x5' Cultec Infiltration Basin system with a volume of 1,932 cubic feet. We take no exception to the proposed design methodology, however the Applicant shall comply with the following:
- a) Prior to installation of the proposed infiltrative stormwater management measure, test pits and percolation tests shall be performed by the applicant at the proposed stormwater management location. The Borough Engineer shall be contacted at least 48 hours prior to the scheduled test pits. The soil testing shall extend 2' below the bottom of the stone trench elevation. If the results show that the stormwater management measure will not function due to poor percolation rates or the presence of groundwater or a restrictive layer, the design engineer shall address and any revisions to the plan shall be submitted to Neglia for review.
 - b) The Borough Engineer shall be contacted at least 48 hours prior to the installation of the on-site drainage system following the submission of the soil log with percolation rates/permeability rating. Neglia will not schedule a storm drainage system inspection without having received the signed/sealed soil log with percolation rates/permeability rating.
 - c) The Applicant shall include a summary table within the stormwater calculations report detailing the pre- and post-development impervious calculations, runoff rates and all other related drainage calculations.
 - d) The Applicant shall indicate the locations of the inspection port(s) for the proposed infiltration basin and shall provide details of the same.
 - e) The Applicant shall provide dimensions on the plan for the proposed infiltration chamber system as well as the surrounding stone bed.
- 4.3 An Operations and Maintenance Manual for Stormwater Management Measures shall be provided.
- 4.4 Estimated soil moving quantities shall be provided. Any fill brought to the site shall be certified clean fill by applicable NJDEP regulations.

5. Lighting and Landscaping Comments

- 5.1 The project proposes one (1) LED wall mounted light, and the Applicant shall provide testimony regarding the operating hours of the proposed lighting, including, but not limited to, hours of full site lighting, hours of security lighting, etc. We offer the following comments on the lighting:
- a) All wall mounted site lighting shall be arranged to prevent glare and spill lighting onto adjacent properties.
 - b) All proposed LED site lighting be equipped with LED controls to allow the full adjustment and control of all light levels in order to make field adjustments to light levels as necessary.

- c) Lighting levels on-site shall comply with the standards established by the City Ordinance pursuant to §461-60B. The light levels shall be 0.0 footcandles at all property lines. The Applicant shall revise the plans accordingly or a variance/waiver is required.

5.2 The Applicant proposes one (1) Honeylocust Deciduous Tree, nine (9) evergreen trees, two (2) everygreen shrubs, and groundcover plantings. We offer the following comments with respect to the proposed landscaping:

- a) The Applicant shall revise the Tree Planting Detail to note that the excavated hole shall be two times the width of the plant's root ball.
- b) In accordance with the City of Clifton Zoning Code §461-40K all proposed trees shall be a minimum 4-inch caliper, measured 4.5-feet above grade when planted. The plans shall be revised accordingly. Tree caliper size listed in Plant List to be revised.
- c) The Applicant shall evaluate and confirm any potential conflicts that may exist between the proposed drainage, utilities, and landscaping improvements.
- d) The following notes shall be added to the landscape notes:
 - o Any discrepancies between plans, notes, details and existing conditions shall be immediately reported to the landscape architect prior to resuming work. The contractor shall assume full responsibility for all revisions due to failure to give such notice.
 - o Contractor shall field locate plant material for landscape architect approval prior to installation.
 - o Contractor is responsible for verifying plant quantities. If there is a discrepancy between the plant count shown in the plan list and the planting graphic, the graphic shall take precedence.
 - o Contractor shall not deviate from the approved plan and its contents without the prior written consent by the landscape architect.
 - o Stipulation of a guarantee period of two (2) years. Upon completion of the two-year plant guarantee period, the landscape contractor is responsible for removing planting saucers and all stakes from tree. This shall be done consultation with the landscape architect.
 - o All plant material shall have root balls that are not cracked, loose, or broken. Plant materials that are stored on the site for longer than three days shall be kept in the shade, protected from weather and mechanical injury and have the root balls healed in and kept watered well.
 - o All plant beds and lawn areas shall be serviced by an automatic irrigation system.
 - o All trees not serviced by automatic irrigation 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 guarantee period.
 - o All plant beds shall receive a minimum of eighteen (18) inches of topsoil (settled) and all lawn areas six (6) inches of topsoil (settled). All parking lot planting islands shall receive thirty-six (36) inches of topsoil.

5.3 The Applicant proposes the removal of six (6) trees, one of which appears to be located outside of the property boundary. A tree removal summary table shall be provided indicating quantity and size of trees to be removed. Trees on the site shall be regulated in terms of removal, replacement and protection as per City Ordinance Chapter §433.

6. Traffic Comments

6.1 The Applicant shall obtain comments from the City of Clifton Fire and Police Departments regarding emergency site access, safety, or other concerns.

6.2 The Applicant shall provide testimony addressing vehicular circulation for deliveries, trash/recycling, circulation, hours of operation, security measures, and other operational issues that may be deemed relevant to the application.

6.3 The Applicant shall provide testimony addressing how the stored cars will be managed as well as site activities as they relate to any anticipated traffic generation.

7. Architectural Comments

7.1 Testimony with respect to the proposed floor plan shall be provided.

7.2 The architect shall provide testimony with respect to the exterior of the building, including but not limited to materials, colors, textures, etc.

7.3 The architect should provide testimony with respect to the proposed mechanical equipment.

8. Final Comments

8.1 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, NJ Transit, 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.

8.2 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 Neglia will not be reviewed.

8.3 Revised reports, plans and exhibits which are to be considered at the hearing should be submitted ten days prior to the scheduled hearing.

8.4 The above comments are based on a review of materials submitted to date. Neglia reserves the right to provide new or updated comments as additional information becomes available.

8.5 We strongly recommend the Applicant provide a written comment response letter with subsequent submissions.

8.6 Should the Board look favorably upon this application, a performance bond and inspection escrow will be required for site improvements in accordance with the Municipal Land Use Law to be incorporated into the Developer's Agreement for the project. The applicant's engineer shall provide an engineer's estimated cost for site improvements to this office for review.

We trust you will find the above in order, should you require any additional information, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Group



Brian Intindola, P.E., C.M.E.
Principal

Very truly yours,
Neglia Group



Anthony Kurus, P.E., P.P., C.M.E.
Principal

cc: Liana Bolcato – Housing & Zoning Department (via: email)
Ernie Tedesco – Construction Official (via: email)
Michael Lardner, P.E. – City Engineer (via: email)
Frank Prezioso – City Fire Chief (via email)
Michael Pressler – Fire Official (via email)
Lisa Medina – Station Manager (via: email)
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File – YMS/AK
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