

January 20, 2023

Via: E-mail

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

Re: **Engineering Review No. 1**
Applicant: Main Foot and Ankle LLC
1610 Main Avenue & 80 West 2nd Street
Block 9.07, Lots 25, 25.01, & 26
City of Clifton, Passaic County, New Jersey
NEA No.: CLIFSPL23.010

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, undated; and
- Architectural Plan consisting of seven (7) sheets entitled "Proposed Addition, Existing Building, 1610 Main Avenue, City of Clifton, County of Passaic, New Jersey, Lot 25, 25.01 & 26, Block 9.07," prepared by Nassir Almkhtar, RA of Heritage Madison Architecture, LLC, dated 2022.

Property Information

The subject property is located on Block 9.07, Lots 25, 25.01, and 26 as per the City of Clifton Tax Map and are commonly known as 1610 Main Avenue (Passaic County Route 601) & 80 West 2nd Street. Lot 26 is located within the B-C (General Business) Zoning district and is also located within the Main Avenue Overlay District, while lots 25 and 25.01 are located within the M-2 (General Industrial) Zoning District. The overall site is bordered by an office building with an associated macadam parking lot to the north, with a mixed-use building and CVS drugstore at the corner of Main Avenue and West 1st Street, a strip mall retail area to the south across W 2nd Street with the NJ Garden State Parkway beyond, residential uses to the east along W 2nd Street, and an auto service center to the west across Main Avenue, with residential uses beyond. The combined area of the overall property is approximately 20,955.57 square feet (0.481 acres), with lot 26 being a corner lot currently developed with a one (1) story brick building with a roof canopy. The adjacent lot 25.01 is an interior lot with frontage along W 2nd Street and contains the asphalt parking lot for the proposed building. Lot 25 is an interior lot east of lot 25.01 that contains a 2-story residential dwelling. Additional existing features include a macadam parking lot, concrete curbing, concrete walkways, striping, signage, bollards, retaining walls, fencing, utilities, drainage improvements, landscaping improvements, and lighting improvements.

The Applicant proposes to construct a 2-story addition over the existing building located on lot 26 along with a 3-story addition along the building's northern perimeter. The improvements to the building include expanding the existing building both out and up to accommodate new medical offices and a pharmacy on the first floor along with new medical

LYNDHURST

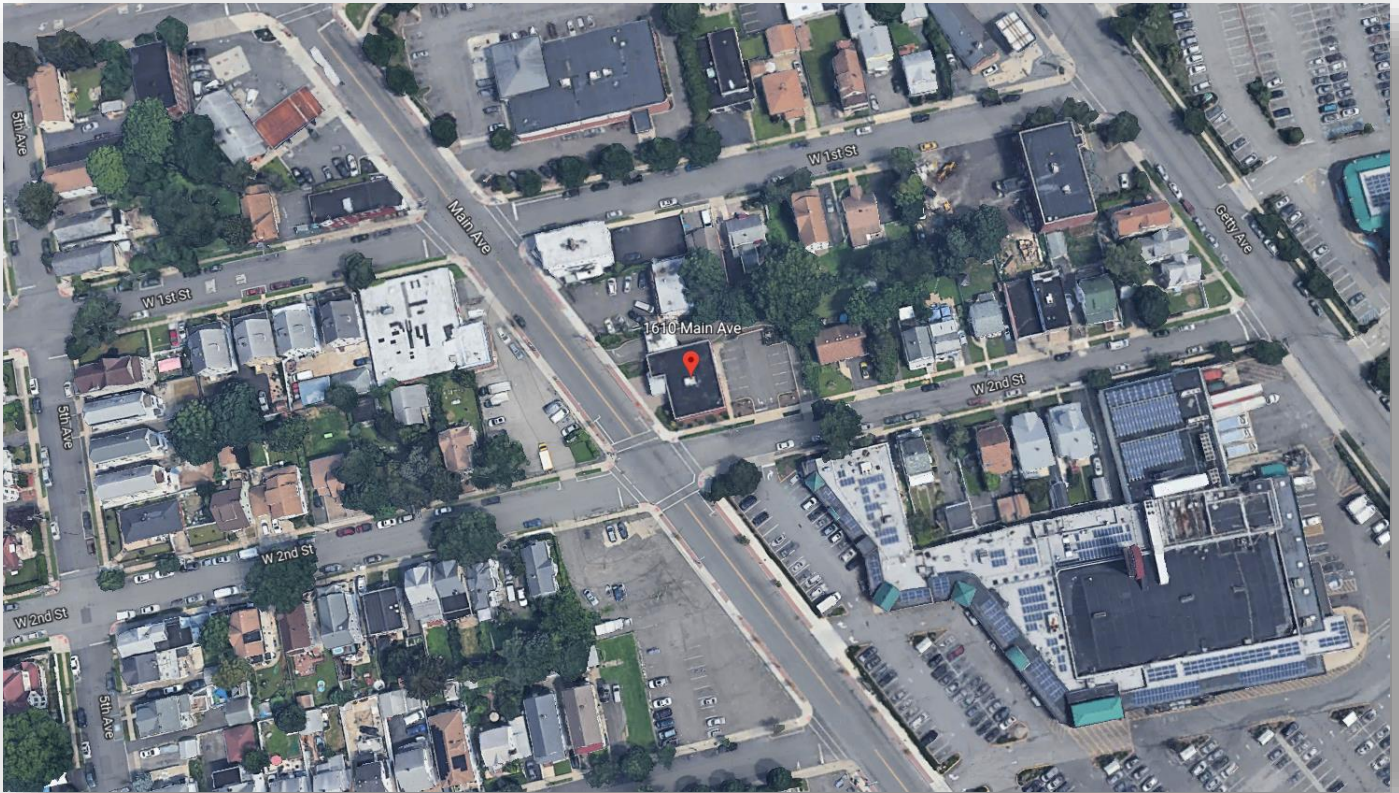
34 Park Avenue
PO Box 426
Lyndhurst, NJ 07071
p. 201.939.8805 f. 201.939.0846

MOUNTAINSIDE

200 Central Avenue
Suite 102
Mountainside, NJ 07092
p. 201.939.8805 f. 732.943.7249

offices on the second and third floors. In addition, the Applicant proposes to demolish the existing residential dwelling located on 80 W 2nd Street, lot 25, and constructing a separated macadam parking lot with a separate ingress/egress driveway. Additional site improvements include concrete curbing, concrete walkway, concrete wheel stops, parking striping and signage, drainage improvements, and lighting improvements.

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



Source: 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. The Applicant’s professionals shall provide testimony

addressing the design standards identified within the City of Clifton Code as they relate to the proposed improvements.

- 2.3 The Applicant shall obtain, and address any comments received from the City of Clifton Fire and Police Departments.
- 2.4 The Applicant shall provide testimony regarding the daily operations of the proposed development, including, but not limited to, refuse and recycling disposal/collection, hours of operation, number of employees, etc.
- 2.5 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.
- 2.6 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.
- 2.7 The Applicant shall note that Main Avenue is a Passaic County roadway and is designated as County Route 601. Therefore, the Applicant shall submit the plans to Passaic County for review or exemption. All correspondence from Passaic County shall be forwarded to the Board and Board Professionals upon receipt. In addition, the plans shall be revised to include the County Road designation.
- 2.8 The Applicant shall protect any perimeter fencing, curbs, plantings, walls, etc. located within adjacent properties and shall be responsible for any damages to neighboring properties during construction. A note stating the same shall be provided on the plans.
- 2.9 The Applicant shall be responsible for the expenses related to any reconstruction of pavement, curb, sidewalk, or other public / private property damaged during construction activities. A note stating the same shall be provided on the plans.
- 2.10 The Applicant 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 plans.
- 2.11 The Applicant shall ensure that the operations of soil movement vehicles are not utilized in any way that would deposit soil on any street, sidewalk, public place, or within any other private property. A note stating the same shall be provided on the plans.
- 2.12 The Applicant shall note that any demolition and/or construction material disposal shall be disposed of in accordance with all applicable regulations. A note stating the same shall be provided on the plans.
- 2.13 The Applicant proposes to disturb an excess of 5,000 square feet and is required to submit an application to Hudson-Essex-Passaic Soil Conservation District for SCD Certification review. Copies of all correspondence and approval shall be forwarded to the City and this office.
- 2.14 The Applicant shall provide signed and sealed copies of the surveys referenced on the plans, prepared by Schmidt Surveying, dated December 30, 2021 and February 18, 2022. A topographic survey with drainage and utilities will be required for the engineering design of the site improvements.

- 2.15 The Applicant has included two separate zoning tables on the plans for both the B-C General Business Zone and the M-2 General Industrial Zone analyzing all three (3) lots collectively as a single lot. We defer to the Board's planning consultant regarding this methodology.
- 2.16 The Applicant groups all three (3) lots together for the purposes of zoning analysis, parking calculations, etc. and will therefore require a Lot Consolidation with documentation of the same provided to the City and this office.
- 2.17 The Applicant shall extend the limit of disturbance on sheet SP-102 to encompass any and all proposed improvements, including improvements proposed within the public right-of-way and limit of disturbance quantified on the plan.
- 2.18 The Applicant has included a wooden fence detail but does not indicate its location on the plan. Any proposed fencing shall be shown on the Site Plan.
- 2.19 The Applicant shall provide the dimensions and a detail for the proposed directional arrow striping, which appear to be non-standard as illustrated on the plans.
- 2.20 The Applicant proposes 12-inch long, 4-inch wide double-yellow striping with a 12-inch-wide stop bar. The Applicant shall revise the double yellow striping length to 20 feet and the stop bar to 24-inches wide.
- 2.21 The Applicant shall relocate the proposed stop signs within the lawn area to the north of the sidewalk.
- 2.22 The Applicant proposes to remove the existing driveway fronting lot 25 and construct a new curb and concrete driveway apron further west along W. 2nd Street. Any damaged curb and sidewalk along the property frontage shall be reconstructed to the satisfaction of the City and this office and a note reflecting the same shall be included on the plans.
- 2.23 The Site Plan shall include dimensions and square footage of the proposed addition on the plans.
- 2.24 The Applicant provides an "Area & Volume Calculations" table on sheet T-101 that does not match the areas included in the "Parking Requirements" table included on the same sheet. Clarification shall be provided.
- 2.25 The Applicant does not propose any building façade or ground signage. If the Applicant intends to include any identification signage as part of this application, it shall be in accordance with the Main Avenue Overlay Zone requirements included in the City of Clifton Ordinance §461-24.3.E.

3. Utility Comments

- 3.1 The Applicant does not propose any new utility connections as part of this application, and does not illustrate any of the existing onsite or offsite utilities or connection points on the plans. The Applicant shall revise the plans as such and shall provide sanitary sewer capacity and water demand calculations. In addition, the Applicant shall provide testimony with respect to the capacity of the existing utilities to service the additional load.
- 3.2 The Applicant 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.
- 3.3 If required, sanitary sewer connections shall be coordinated with the City of Clifton Department of Public Works.

- 3.4 There is an existing utility pole with a light located within a lawn area along the northern property line, adjacent to the roof canopy to be removed, which was included on the existing site plan but was omitted from the proposed site plan and the lighting plan. The Applicant shall provide testimony regarding this utility pole.

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 regulated 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 plan shows conceptual drainage improvements consisting of trench drain at the new driveway apron on lot 25. A Grading and Drainage Plan, signed and sealed by a NJ Licensed Professional Engineer shall be provided.
- 4.3 The Applicant includes a roof drain overflow detail with a dry well, however the location of this drywell is not included on the plans, nor is the roof leader conveyance system illustrated. A Grading and Drainage Plan, signed and sealed by NJ Licensed Professional Engineer shall be provided.
- 4.4 The Applicant shall provide a Drainage Report, signed and sealed by NJ Licensed Professional Engineer that shall include a summary of pre- and post-development impervious calculations, runoff rates, design methodology, proposed drainage improvements capacities, and all other relevant drainage calculations for the proposed design.
- 4.5 The Applicant shall be advised that prior to installation of any infiltrative stormwater management basin, 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.
- a) The City Engineer and this office 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.
- 4.6 An Operations and Maintenance Manual for Stormwater Management Measures shall be provided.
- 4.7 The existing site contains many grade changes, particularly between lots 25.01 and 25 where there is an existing concrete retaining wall. The Grading and Drainage plan shall include existing and proposed contours and associated spot elevations to ensure that all proposed grades properly tie into existing grades along all adjoining property lines along with detailed spot-grading of the proposed ADA ramps and parking spaces.

5. Lighting and Landscaping Comments

- 5.1 The project proposes four (4) wall-mounted 303-W2-LEDB2 lights along the proposed building's eastern façade and four (4) 15-foot-high pole-mounted AR3P70-80L4K-NFO lights within the proposed parking lot(s). 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 site lighting be equipped with 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 As per City Ordinance §461-60, 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 proposes 39 parking spaces, for which 780 square feet of interior lot landscaping is required, whereas approximately 450 square feet is proposed. Neglia defers to the Board's Planning Consultant regarding the required variance for this condition.

5.3 As per The Main Avenue Overlay Zone requirements noted in City Ordinance §461-24.3, front yards shall be suitably landscaped with plant beds, planters or other means suitable to the individual property. All parking areas shall be screened from the front yard or street with evergreen hedges not to exceed three feet in height and street trees at a minimum size of 2 1/2 inches in caliper with a corresponding height of 14 feet to 16 feet. The Applicant proposes three (3) street trees to be installed along the Main Avenue frontage in accordance with Passaic County Standards. The Applicant shall submit a planting detail and include standard landscaping notes on the plan.

5.4 The Applicant's survey does not include any existing trees, and the proposed site plan does not indicate any trees to be removed. Tree removal permits are required in accordance with §433-24B.

5.5 A detailed Landscape Plan showing the proposed buffer plantings, shade trees, and shrubs shall be provided.

6. Traffic Comments

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

6.2 Site Plan does not show a trash enclosure. A trash enclosure with privacy fencing is required for the exterior storage of any trash and recycling.

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

6.4 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.

- 6.5 The Site Plan proposes two separate ingress and egress driveways on West Second Street with two separate parking lots. A singular parking lot where vehicles could enter and exit the site would be a more efficient design with respect to site circulation. A revised Site Plan and supporting Grading and Drainage Plan shall be provided to effectuate any proposed redesign of the parking lots.
- 6.6 The Applicant shall note that Main Avenue is a Passaic County roadway and is designated as County Route 601. Therefore, the Applicant shall submit the plans to Passaic County for review and/or exemption. All correspondence from Passaic County shall be forwarded to the Board and Board Professionals upon receipt.
- 6.7 The Applicant shall provide the sight distance triangles for each proposed driveway. The sight distance triangles shall conform to AASHTO standards.
- 6.8 The Applicant shall provide vehicle maneuvering templates illustrating the full circulation of the proposed parking area.
- 6.9 Per the City of Clifton Ordinance Section §461-60.1, the parking requirements are as follows:
 - a) Office and Commercial Laboratory: 1 spaces per 200 square feet of floor area;
 - b) The floor area used for the calculated required spaces within the “Parking Requirements” table differs than the floor areas listed in the “Area & Volume Calculations” table found on sheet 1 of the Applicant’s submitted plan set. The Applicant shall provide testimony addressing the shown parking calculations.
- 6.10 The Applicant shall provide a Traffic Study including and addressing the expected site generated trips, parking demand and proposed parking supply, and the anticipated level of service for the proposed site driveways.
- 6.11 Per P.L. 2021, c.171, “Install at least one Make-Ready parking space if there will be 50 or fewer off-street parking spaces.” The Applicant does not propose the installation of EVSE spaces. The Applicant shall provide testimony addressing the non-conformity. 3.

7. Architectural Comments

- 7.1 Testimony with respect to the proposed floor plan and building additions 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 subject property is located within the Main Avenue Overlay Zone, and the Applicant’s architect shall provide testimony with respect to the proposed building design in accordance with the zoning requirements noted in City of Clifton Ordinance §461-24.3.B.
- 7.4 The architect should provide testimony with respect to the proposed mechanical equipment.
- 7.5 The architect shall provide testimony with respect to the suitability of the existing building foundation, considering the additional load from the proposed building addition.

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)
Jaclyn M. Morgese, Esq. – Board Attorney (via: email)
Nicholas Graviano, P.P. – Board Planner (via: email)
Glenn Peterson, Esq. – Applicant's Attorney (via: email gpandp@gmail.com)
Nassir Almkhtar, R.A. – Applicant's Architect (via: email admin@hmallc.net)
File – YMS/AK
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