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October 17, 2019

Zoning Board of Adjustment
818 Teaneck Road
Teaneck, NJ 07666

Re: Technical Review
Site Plan Application – ZB-2019-0017
189 The Plaza
Block 5005 – Lots 1, 2, & 11
Teaneck, NJ

Dear Board Members:

The above referenced application was previously deemed complete by our office on July 29, 2019. Our office has made a site inspection and performed a technical engineering review of the submitted materials for the above referenced site plan application. Our comments are as follows:

General Comments

1. The following documents were reviewed by our office:
 - a. Refusal of Permit issued by the Office of the Zoning Enforcement Officer of the Township of Teaneck, dated April 17, 2019.
 - b. Application Documents.
 - c. A survey map entitled “Boundary Retracement and Topographical Survey of Tax Map Lots 1, 2 & 11 Block 5005 Situated in the Township of Teaneck, Bergen County, New Jersey” prepared by Teunisen Surveying & Planning Co., Inc. on March 21, 2018 and last revised on November 25, 2018, containing one (1) sheet.
 - d. Architectural & Engineering Plans entitled “Preliminary Major Site Plan, 189 The Plaza, Lots 1, 2 & 11, Block 5005, Township of Teaneck, County of Bergen, New Jersey 07666” prepared by Nastasi Architects on January 9, 2019 and last revised on August 30, 2019, containing thirty one (31) sheets.
 - e. A partial set of Architectural & Engineering Plans entitled “Preliminary Major Site Plan, 189 The Plaza, Lots 1, 2 & 11, Block 5005, Township of Teaneck, County of Bergen, New Jersey 07666” prepared by Nastasi Architects on January 9, 2019 and last revised on October 7, 2019, containing Sheets G100, G101, A100, A101, A102, A103, A106, A108, A201, A202, and A304.
2. The owner/applicant is:

189 The Plaza, LLC
141 Ayers Court, #1B
Teaneck, NJ 07666
3. The property is commonly known as 189 The Plaza and 168-174 State Street and is Lots 1, 2, and 11 in Block 5005 on Sheet 50 of the Township Tax Map.

4. The property is located in the B-1 Business Retail District.
5. The property is located within the West Englewood/The Plaza Business District.
6. The total combined lot size is 25,244 s.f. or 0.58 acres.
7. The combined lots have frontage along State Street and The Plaza.
8. The properties are currently fully developed with a commercial building and a parking lot. The site is currently covered 100 percent by impervious surfaces.
9. The proposed project consists of constructing a new 15 story building. The bottom three stories and basement are to contain parking. Twelve stories of residential units are proposed above the parking. Commercial space is to be included on the second and third stories. A total of 177 on-site parking spaces are proposed. The building is to be accessed via a 2-way access driveway from State Street. A loading area for the building is proposed on The Plaza. The building is to contain a swimming pool, exercise room, and various gathering areas. The roof is to contain covered recreation space. Landscaping is proposed on the open areas of the building. Portions of the roofs are to contain green roof plantings.
10. The residential portions of the building is to contain a total of 56 one-bedroom units, 69 two-bedroom units, and 22 three-bedroom units for a total of 147 residential units.
11. Testimony shall be provided regarding whether COAH affordable housing units are proposed.
12. A density of 253.4 units per acre is proposed.
13. The overall footprint of the building is 24,530 s.f.
14. The B-1 Business Retail District permits apartments over commercial uses as a principal use. The proposed commercial space on the second and third story consists of 2,700 s.f. per story or approximately 11% of the building's footprint. The commercial space only has frontage on State Street and does not have any frontage on The Plaza. It is our opinion that the proposed development is primarily a residential development with a small commercial component and is not a permitted use. It is our opinion that a 'd(1)' use variance is required in accordance with the Municipal Land Use Law at NJSA 40:55D-70.d(1).
15. The proposed building exceeds the maximum permitted height by more than 10 feet or 10% of the allowable height; therefore, a 'd(6)' variance is required in accordance with the Municipal Land Use Law at NJSA 40:55D-70.d(6).
16. In addition to the 'd' variances, the applicant is seeking Preliminary and Final Site Plan Approval and approvals for various bulk 'c' variances associated with the site plan.

17. The following zoning table provides the required and proposed bulk zoning requirements for the B-1 Business Retail District:

	Required	Proposed
Minimum Lot Area	N/A	25,244 s.f. = 0.58 Ac.
Minimum Lot Width	N/A	125 ft.
Minimum Lot Depth	N/A	230 ft.
Maximum Building Coverage	80% *	97 % (V)
Maximum Lot Coverage	100% *	97 %
Maximum Building Height	35 ft.	158 ft. Roof (V) 168 ft. Sun Shade (V) 173 ft. Bulkhead (V)
Minimum Front Yard	0 ft. The Plaza ** 0 ft. State Street **	0 ft. The Plaza 0 ft. State Street
Minimum Side Yard	N/A	0 ft.
Minimum Rear Yard	20 ft.	5 ft. (V)

* - Off-street parking is not required in West Englewood Plaza per §33-28.(b)(1)a.2.

** - Average of existing setbacks along same side of street to nearest intersections

(V) – Variance Required

18. Average front yard setback calculations shall be provided by a licensed land surveyor in order to determine the required front yard setback distance and confirm that no front yard setback variances are required.

19. A design waiver from Section 33-18(4) of the Township’s Ordinance is required because the proposed site lighting levels exceed a maximum average of 0.5 foot candle and a maximum of 1.0 foot candle at any given point.

20. The following de minimis exceptions from the NJ Residential Site Improvements are required:

a. N.J.A.C. 5:21-4.15 – Parking Space Size – The provided parking spaces have a minimum dimension of 8’-4” wide by 18’ long where a minimum parking space of 9 feet wide by 18 feet long is required.

Testimony shall be provided regarding the dimensions of the stacked parking spaces to determine whether they need a de minimis exception.

b. N.J.A.C. 5:21-4.16(c) – Drive Aisle Width – The minimum provided drive aisle scales approximately 19.5 feet where a minimum drive aisle width of 24 feet is required.

A de minimis exception is also required for the tandem and stacked parking spaces because they do not have any access drive aisles.

c. N.J.A.C. 5:21-4.16(e)3. – Ingress/Egress – A total of one two-way ingress and egress driveway is proposed for a parking lot serving 177 parking spaces where parking lots serving more than 100 parking spaces shall have a minimum of two means of ingress and egress, or be provided with a divided type entrance.

21. Testimony shall be provided for the following in regards to site operations:

- a. The proposed use within the commercial space.
- b. The anticipated days and hours of operation of the commercial space.
- c. The anticipated number of employees associated with the commercial space.
- d. Any proposed signage.
- e. Any anticipated employees associated with the residential use and their functions.
- f. Anticipated types, hours, and frequency of deliveries to the site.
- g. Anticipated size of delivery vehicles.
- h. Anticipated hours and frequency of trash/recycling collection and size of the collection truck.
- i. Anticipated parking space assignments.
- j. Stacked and tandem parking operations.
- k. Whether the parking garage will be available for parking to guests of the residents and how it would be accessed.
- l. Whether the parking garage will be available for use by the employees of the commercial space and the general public visiting/patronizing the commercial space.

22. There are no parking requirements for the commercial component of the project because it is within the West Englewood Plaza District per §33-28.(b)(1)a.2. The parking requirements for the residential component of the project are calculated per the NJ Residential Site Improvement Standards for a high rise building as follows:

56 One Bedroom Units X 0.8 spaces/unit = 45 spaces
69 Two Bedroom Units X 1.3 spaces/unit = 90 spaces
22 Three Bedroom Units X 1.9 spaces/unit = 42 spaces
Total = 177 spaces Required

23. Testimony shall be provided explaining the operation of the proposed Klaus Parking System.

24. The banks of stacked parking at Spaces 13-26 and 27-44 do not consider one (1) empty space for loading the Klaus Parking System. The applicant shall confirm whether an empty space is required in these locations and confirm the total number of parking spaces being provided for the development.

25. It appears that parking space 9 will interfere with circulation through the drive aisles and needs to be eliminated.

26. The curb radii on The Plaza at the entrance driveway need to be increased. We recommend a 10 foot radius on the north side of the driveway and a 15 foot radius on the south side of the driveway.

27. The curb radius at the top of the entrance ramp in the vicinity of the lobby entrance needs to be increased.
28. Access to parking spaces 130 and 138 is restricted. We recommend eliminating these spaces or reconfiguring the layout in these locations to provide additional area to maneuver out of the spaces.
29. The minimum width of parking spaces 131, 133, 134, 136, and 137 is 8'-4" due to the building columns. We recommend the parking spaces in this location be reconfigured so that the spaces that are adjacent to the columns have a full 9 ft. width and the middle spaces have the reduced width in order to improve maneuverability next to the columns.
30. A full detailed grading plan shall be submitted for the exterior of the site and each of the floors containing parking.
31. Grades shall be provided for ADA parking spaces and paths of travel in order to confirm compliance with applicable regulations.
32. The lowest floor of the building is proposed below the groundwater table. We strongly recommend the building be constructed entirely above the groundwater table.
33. A landscaping schedule and detailed landscaping plan shall be submitted.
34. Sanitary sewer calculations shall be provided. An analysis of the capacity of the Township's existing sanitary sewer system is required.
35. The Applicant shall confirm that there will be no light glare on adjacent properties or roadways from the proposed lights. We recommend that the township reserve the right to require modifications and changes to the lighting if light spillage or glare is detected for a period of 1 year following the issuance of a Certificate of Occupancy.
36. We recommend any approval be conditioned upon the curb and sidewalk being replaced along the site frontage as directed by the Township Engineer.
37. Any tree removal within the Township's right-of-way shall be approved by the Township Manager.
38. Any site plan approval shall be subject to, but not limited to, an approval or exemption from:
 - a. Bergen County Planning Board
 - b. Bergen County Soil Conservation District
 - c. NJDEP Treatment Works Approval

Technical Comments

39. The aisle widths shall be properly dimensioned.
40. The required Township of Teaneck signature blocks and legend shall be added to the cover sheet of the plan set per Form T-11 of the application forms package.
41. A north arrow shall be added to the location map.

42. A sealed copy of the referenced survey, printed to a standard engineering scale, shall be submitted.
43. The survey shall be revised to depict all improvements, striping, utilities, and topography on both sides of State Street and The Plaza within the right-of-way.
44. The survey shall be revised to show the existing sanitary and other utility connections for the existing buildings.
45. All traffic and handicapped parking signs shall be mounted on breakaway style posts. A detail of breakaway style posts shall be added to the plans.
46. An ADA parking space striping detail shall be added to the plans.
47. The asphalt pavement detail shall be revised to indicate a 2 inches asphalt surface course, 4 inches asphalt intermediate course, and 6 inch DGA base course.
48. Curb details shall be revised to be in accordance with NJ RSIS standards.
49. Sewer and water connection details shall be added to the plans.
50. All proposed utilities shall be located underground. A note shall be added to the plans.
51. Some of the parking spaces are numbered incorrectly. The plans shall be revised.
52. Grading shall be shown on every floor.
53. Every drive aisle shall be dimensioned.
54. All hatched areas within the parking lot shall be dimensioned.
55. The lengths of the parking spaces shall be dimensioned.
56. The inverts, type of pipe, slope, and size of the proposed sanitary sewer lateral shall be shown on the plans.
57. The one-way circulation in the vicinity of the stacked parking spaces shall be delineated with pavement markings and/or signage.
58. Some of the traffic circulation arrows on the plans are reversed and shall be corrected.
59. The plans shall be revised to confirm that the proper ADA height clearances within the parking garage are being provided.
60. The storm and sanitary sewer labels for the utilities in The Plaza are incorrect on Sheet A101 of the plans. The plans shall be revised accordingly.
61. A stop bar and stop sign shall be provided at the exit driveway. The plans shall be revised accordingly.

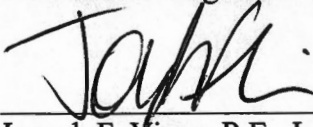
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- 62. A right turn only and one-way signage shall be provided at the exit driveway in accordance with MUTCD standards.
- 63. Grading shall be shown for the alley outside of the building.

Please contact our office if you have any questions or need any additional information.

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors



Joseph F. Vince, P.E., L.S., P.P., C.M.E.
Office of the Zoning Board Engineer