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August 14, 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. Unreferenced portion of a master deed imposing deed restrictions on the subject property provided by the Applicant's Attorney.
 - d. 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.
 - e. Engineering Plans prepared by G. Gloede and Associates on November 13, 2018 consisting of the following sheets:
 - i. "Stormwater Management Plan, 189 The Plaza, Block 5005, Lots 1, 2, & 11, Township of Teaneck, Bergen County, New Jersey"
 - ii. "Construction Details, 189 The Plaza, Block 5005, Lots 1, 2, & 11, Township of Teaneck, Bergen County, New Jersey"
 - iii. "Soil Erosion & Sediment Control, 189 The Plaza, Block 5005, Lots 1, 2, & 11, Township of Teaneck, Bergen County, New Jersey"
 - iv. "Soil Erosion & Sediment Control Notes and Details, 189 The Plaza, Block 5005, Lots 1, 2, & 11, Township of Teaneck, Bergen County, New Jersey"
 - f. A report entitled "Stormwater Management Report for 189 The Plaza, Block 5005, Lot 1, 2, 11, Township of Teaneck, Bergen County, New Jersey" prepared by G. Gloede and Associates on December 17, 2018.
 - g. 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, containing thirty one (31) sheets. Sheets

G101, A100, A101, A102, A103, A300, A301, A302, A303, A200, A201, and A202 were last revised on April 9, 2019.

- h. A report entitled “Traffic Impact Study, 189 The Plaza, Block 5005, Lots 1, 2 & 11, Township of Teaneck, Bergen County, New Jersey” prepared by Maser Consulting, P.A. on April 4, 2019.

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 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. The building is to contain a swimming pool, exercise room, and various gathering areas. The roof is to contain covered recreation space.
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. One of the deed restrictions in the provided unreferenced section of a master deed state "All buildings are to be of the English Type Architecture". Testimony regarding how the proposed building meets this requirement shall be provided.
21. 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 stacked parking spaces have a scaled dimension of 7'-8" wide by 16'-6" long and the other 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.

- b. N.J.A.C. 5:21-4.16(c) – Drive Aisle Width – The minimum provided drive aisle width is 18 feet where a minimum drive aisle width of 24 feet is required.
- 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.

22. 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.

23. 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

24. The lowest floor of the building is proposed below the groundwater table. We strongly recommend the building be constructed entirely above the groundwater table.

25. Signage indicating that the first floor of the building may flood is shown on the plans. The applicant shall provide testimony as to the expected cause, extent, and frequency of the flooding.
26. A landscaping schedule and detailed landscaping plan shall be submitted.
27. The access driveway grade is too steep within close proximity of The Plaza. The driveway profile shall be no greater than 5 percent within 25 feet of The Plaza right-of-way.
28. The drive aisle has a width of 18 feet between Space 91 and the stair tower which is a point where vehicles are turning. The driveway width in this location is substandard and inadequate and must be redesigned.
29. The distance between the drive aisles and the ramps in the garage is substandard and inadequate for vehicles to turn around the blind corner and maintain their lanes of travel. This configuration shall be redesigned.
30. A dead end drive aisle, 19 feet wide, is proposed on the third story in the vicinity of Spaces 161-165. These spaces are inaccessible and inadequate.
31. Testimony shall be provided regarding whether the proposed loading dock will have a raised platform.
32. The street trees proposed in the right-of-ways are in conflict with the existing utilities and shall be removed from the plan.
33. Pavers shall not be constructed in the right-of-way. The sidewalk in the public right-of-way shall be concrete in accordance with Township standards.
34. Lights shall not be constructed within the Township right-of-way.
35. The proposed handicapped ramps along the site frontage indicate mid-block crossings and are not permitted.
36. Testimony shall be provided regarding drainage of rain water and snow from vehicles in the garage. Specifically, testimony shall be provided regarding whether the floor will be sloped and have drains.
37. An underground detention system is proposed approximately 15 feet below the street level. Stormwater will need to be pumped from the system. The system will have the potential of flooding the lower level of the parking garage if the pump malfunctions. The project does not meet the definition of a major development according to the NJ Stormwater Management Regulations and stormwater rate reductions are not required. The existing site is 100 percent impervious and the development will not have an adverse impact on the Township's drainage system if the detention basin is not installed. It is our opinion that the detention basin should be eliminated from the project and the building drains shall be directly connected into the Township's storm drain system. A manhole shall be provided at any connection point.

38. We recommend green roof plantings replace the proposed white membrane portion of the roof over the residential building and the roof of the parking deck, if possible, in order reduce the stormwater runoff from the site.
39. Testimony shall be provided regarding whether separate utilities will be provided for the commercial space.
40. Sanitary sewer calculations shall be provided. An analysis of the capacity of the Township's existing sanitary sewer system is required.
41. Work is proposed on the adjacent property to the south. A temporary access easement from the adjacent property owner shall be obtained or the project shall be redesigned to not disturb the adjacent property.
42. The lighting plan shall be revised so that the light intensity grid is extended as far as necessary to obtain 0.0 foot candles so the impacts of the proposed lighting plan can be assessed.
43. Information in regards to lighting in the alley shall be provided.
44. There is light spillage proposed over the property lines. The amount of light spillage at the property lines must be reduced.
45. 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.
46. We recommend any approval be conditioned upon the curb and sidewalk being replaced along the site frontage as directed by the Township Engineer.
47. Any tree removal within the Township's right-of-way shall be approved by the Township Manager.
48. 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

49. 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.
50. A north arrow shall be added to the location map.
51. A sealed copy of the referenced survey, printed to a standard engineering scale, shall be submitted.
52. The survey included in the architectural plan set shall be printed at a standard engineering or architectural scale.

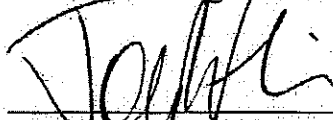
53. The survey shall be revised to depict all improvements, striping, utilities, and topography on both sides of State Street and The Plaza within the right-of-way.
54. The survey shall be revised to show the existing sanitary and other utility connections for the existing buildings.
55. The Storm and Sanitary Sewer Notes on Sheet G105 are not correct and shall be revised accordingly.
56. The RSIS Compliance Statement on Sheet G105 is incorrect and shall be removed from the plans.
57. A light fixture schedule shall be added to the plans.
58. The light fixture mounting heights shall be added to the plans.
59. A light pole and foundation detail shall be added to the plans.
60. House shields shall be provided for the pole mounted light fixtures. Notes and details shall be added to the plans.
61. The locations of the “First Floor May Flood” signs shall be shown on the plans.
62. All traffic and handicapped parking signs shall be mounted on breakaway style posts. The sign mounting details shall be revised accordingly.
63. An ADA parking space striping detail shall be added to the plans.
64. 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.
65. The drop curb detail shall be revised to indicate a 1-1/2-inch reveal rather than a 2-inch reveal.
66. Curb details shall be revised to be in accordance with NJ RSIS standards.
67. A concrete driveway apron detail shall be added to the plans.
68. Sewer and water connection details shall be added to the plans.
69. All proposed utilities shall be located underground. A note shall be added to the plans.
70. The concrete bumper curb detail shall be revised to indicate the method of fastening/anchoring.
71. Some of the parking spaces are numbered incorrectly. The plans shall be revised.
72. Grading shall be shown on every floor.
73. Every drive aisle shall be dimensioned.
74. Hatched areas within the parking lot shall be dimensioned.

75. The lengths of the parking spaces shall be dimensioned.
76. The inverts, type of pipe, slope, and size of the proposed sanitary sewer lateral shall be shown on the plans.
77. Bollards shall be provided at parking spaces where head in parking is adjacent to other parking spaces or hatched walkways. Specifically, bollards shall be placed at spaces 7-9, 13, 91-99, 122, 136-142, and 166-172.
78. The one-way circulation in the vicinity of the stacked parking spaces shall be delineated with pavement markings and/or signage.
79. Some of the traffic circulation arrows on the plans are reversed and shall be corrected.
80. Grades in the vicinity of the ADA spaces shall be shown on the plans if the floor is to be sloped.
81. The plans shall be revised to confirm that the proper ADA height clearances within the parking garage are being provided.
82. 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.
83. A stop bar and stop sign shall be provided at the exit driveway. The plans shall be revised accordingly.
84. A right turn only and one-way signage shall be provided at the exit driveway in accordance with MUTCD standards.
85. Grading shall be shown for the alley outside of the building.
86. The contours shown on the proposed lighting plan are not labeled. Composite contours for the entire lighting plan shall be shown.

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., P.P., C.M.E.
Office of the Zoning Board Engineer