

# STONEFIELD

February 24, 2023

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

**RE: Proposed Multi-Family Development  
522 Valley Road LLC  
Block 32.01, Lot 12  
522 Valley Road  
City of Clifton, Passaic County, New Jersey**

Dear Board Members,

Our office is submitting documents on behalf of the Applicant to address the comments within the latest Board Professional's review letters. The revised Preliminary & Final Major Site Plan includes a total of twenty (20) townhouses and comprehensive design of the proposed grading and drainage, utilities, lighting and landscaping. Please find the following items enclosed:

<b>ITEM DESCRIPTION</b>	<b>DATED</b>	<b>COPIES</b>	<b>PREPARED BY</b>
Preliminary and Final Major Site Plan	02-24-2023	14	Stonefield Engineering & Design
Stormwater Management Report	02-24-2023	14	Stonefield Engineering & Design
Tree Location Survey	02-02-2023	14	Stonefield Engineering & Design
Traffic Assessment Report	02-24-2023	14	Stonefield Engineering & Design
Architectural Plan Set	03-02-2022	14	OLMK Architects, LLC
Environmental Impact Statement	02-24-2023	14	Stonefield Engineering & Design
Stormwater Operations and Maintenance Manual	02-24-2023	14	Stonefield Engineering & Design
Report of Limited Geotechnical Investigation & Slope Stability Analysis	08-22-2022	14	Whitestone Associates
Water Demand and Sanitary Flow Calculations	02-24-2023	14	Stonefield Engineering & Design
Hydrant Flow Test Results	01-05-2023	14	Passaic Valley Water Commission
Proof of Passaic County Filing	02-24-2023	14	Stonefield Engineering & Design
Proof of Hudson-Essex-Passaic SCD Filing	02-24-2023	14	Stonefield Engineering & Design
Soil Movement Exhibit	02-24-2023	14	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the **Graviano & Gillis Architects & Planners Planning Review Letter dated July 19, 2022**. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

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## **General Comments:**

1. *The applicant shall provide details of any temporary construction trailers that will be utilized.*

**A sequence of construction has been added to the Soil Erosion and Sediment Control Plan (Sheet C-11). Testimony will be provided regarding construction and the applicant will work with the Board to provide any construction plans required.**

2. *The applicant should discuss if any site and building signage are proposed.*

**The Site Plan Sheet (C-4) has been revised to indicate one ground sign for the proposed development. Testimony will be provided proposed signage on-site.**

3. *The proposed 4<sup>th</sup> story is stepped back from the front and rear facades, which helps minimize any effects from the increased height. In the event of approval, the remaining portions of the 4<sup>th</sup> floor should be deed restricted from being added onto with additional enclosed living space.*

**Acknowledged.**

4. *Additional fenestration should be added to the side of the buildings to provide a better looking façade.*

**Architectural Testimony will be provided regarding the proposed building design.**

5. *In the event of approval, the garages shall be deed restricted to prohibit conversion to living space.*

**Acknowledged.**

6. *The applicant should discuss how they will comply with City of Clifton Code Section 433-30 through Section 433-39.*

**The Site Plan Set has been revised to include a Tree Removal Plan (Sheet C-4) in accordance with the City of Clifton Code Section 433-30. All trees to be removed shall be replaced or a fee shall be paid for the tree removal permit.**

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The following is an itemized response to the comments contained within the **Neglia Engineering Review Letter dated July 18, 2022**. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

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## **General Engineering Comments**

1. *The Applicant's professionals shall provide testimony supporting all requested/required variances and waivers.*

**Testimony will be provided supporting all requested variance and waivers associated with the application.**

2. *At such time as a hearing is scheduled regarding this matter, a representative or owner of the project site shall be present to provide testimony detailing any proposed site improvements and address questions from the Board.*

**Acknowledged.**

3. *The Applicant project fronts the Valley Road Right-of-Way (County Road 621), which shall be to the satisfaction of the Passaic County representatives, in addition to the Board Engineer and City Representatives. A note stating the same shall be provided on the site plan. Copies of all correspondence with the County and any revisions requested by the County shall be supplied to the City and this office.*

**The associated note has been added to the Site Plan (Sheet C-5). Proof of submission to Passaic County is included as part of this submission and subsequent correspondence will be provided to the City and NEA.**

4. *The Applicant shall be responsible for the expenses related to any reconstruction of pavement, curb, sidewalk, or other public property damaged during construction activities. Notation indicating the same shall be including on the plans.*

**The Site Plan (Sheet C-5) has been revised to include a note stating that the Applicant shall be responsible for the expenses related to any reconstruction of pavement, curb, sidewalk or other public property damaged during construction activities.**

5. *The Applicant shall submit a set of proposed plans to the City of Clifton Fire Department and Police Departments for review, comment and approval. This submission shall include a vehicle-maneuvering plan indicating the proposed vehicle maneuvering for all site operations, such as refuse collection and movements of emergency fire apparatus, on-site access, and circulation. The Applicant shall obtain and address any comments from the City of Clifton Fire and Police Departments.*

**The Applicant has submitted the proposed plans to both the City of Clifton Fire and Police departments for review, comment, and approval. The truck turning exhibits provided (Sheets C-22 to C-24) utilize the current Clifton Fire Truck. Based on coordination with the Fire Chief, the parking area has been revised for adequate maneuverability on-site.**

6. *The Applicant is required to meet existing pavement and curbing at several points around the perimeter of the property and General Note #20 states that all curb and sidewalk along the property frontage shall be replaced to the satisfaction of the board engineer. The Applicant shall replace any damaged, cracked, or settled curb, sidewalk, and driveway aprons, if any, along Valley Road to the satisfaction of the Board Engineer, City representatives, and Passaic County representatives as well. This note shall be revised to state the same. Copies of all correspondence with the County and any revisions requested by the County shall be supplied to the City and this office.*

**The Demolition Plan (Sheet C-3) has been revised to include the associated note. Proof of submission to Passaic County is included as part of this submission and subsequent correspondence will be provided to the City and NEA.**

7. *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. In addition, the applicant shall ensure that flush curbs are proposed and called out at all curb ramps on the Site Plans, with associated spot elevations indicating compliance with ADA standards.*

**Testimony will be provided confirming that all ADA accessible routes, points of ingress/egress, parking spaces and the associated conformance with the latest revised ADA standards for accessible design provided by the Department of Justice. The Grading Plan (Sheet C-6) has been updated to provide detailed spot elevations along the ADA path to indicate compliance.**

8. *The Applicant shall include an ADA parking space in each of the two (2) visitor parking areas.*

**The Site Plan (Sheet C-5) has been revised to include one (1) ADA parking space in the proposed visitor parking area. Testimony will be provided regarding ADA accessibility on-site.**

9. *The Applicant shall provide testimony addressing vehicular circulation for deliveries, loading/unloading, trash/recycling, and other operational issues as may be deemed relevant to the application.*

**The truck turning exhibits provided (Sheets C-22 to C-24) have been submitted which demonstrate site circulation for SU-30 and the current Clifton Fire Truck. Testimony will be provided regarding on-site circulation and operations.**

10. *The Applicant shall ensure that the operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any street, sidewalk, or within any other private property. Additionally, if any soil or sediment is deposited as indicated above, the Contractor shall be responsible to immediately rectify the situation. A notation indicating the same shall be provided on the plan.*

**A note has been added to the Soil Erosion and Sediment Control Plan (Sheet C-11) stating that the contractor shall be responsible for all operations of soil movement vehicles, and should any soil be deposited on any street, sidewalk, or within any other private property, the contractor shall be responsible to immediately rectify the situation.**

11. *The Applicant shall protect any perimeter fencing, curbs, plantings, and walls on adjacent properties during construction. The Applicant shall be responsible for any damage to neighboring properties during installation of proposed improvements. A note on the plan stating the same shall be provided.*

**The Demolition Plan (Sheet C-3) indicates protection of the adjacent properties and any structures. A note has been added to the Demolition Plan (Sheet C-3) stating that the Applicant shall be responsible for any damage to neighboring properties during installation of proposed improvements.**

12. *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.*

**Testimony will be provided confirming that no covenants or deed restrictions existing on the property. If granted approval, notation will be added to the survey stating the same.**

13. *Neglia recommends that the Applicant provide color renderings of the proposed building façade improvements for presentation to the Board.*

**Colorized renderings of the proposed building façade improvements for presentation to the Board have been included with the submission package.**

14. *The new depressed curb and concrete driveway aprons proposed along Valley Road shall be constructed with a sidewalk through the apron at a minimum of 4' wide and maximum 2.0% cross slope. Notes shall be added to the plans for clarity.*

**The Site Plan (Sheet C-5) and Grading Plan (Sheet C-6) have been revised to indicate a 4-ft sidewalk across the apron driveway with a maximum cross slope of 2.0%. A call-out has been**

added to the Site Plan and the supporting detail is indicated on Construction Details (Sheet C-9).

15. *The Applicant shall provide testimony for all proposed signage including, but not limited to size, height, illumination, etc.*

**The Site Plan Sheet (C-4) has been revised to indicate one ground sign for the proposed development. Testimony will be provided proposed signage on-site.**

16. *The Applicant shall include the radii of all proposed curbs on the site plan.*

**The Site Plan (Sheet C-5) has been revised to include the radii of all proposed curbs on the site plan throughout the site.**

17. *The Applicant shall provide any and all applicable Passaic County details including but not limited to driveway apron, pavement section, etc.*

**The Construction Details (Sheet C-18) have been revised to include all applicable Passaic County Details including the driveway apron and pavement section details.**

18. *Line of sight/sight distance at the proposed access driveway shall be shown on the site plan to ensure adequate sight distance with the new driveways.*

**The Site Plan (Sheet C-5) has been revised to provide sight distance triangles at the proposed access driveway in accordance with the NJDOT standards for sight distance triangles to ensure adequate sight distance with the new driveways.**

19. *The Applicant shall provide testimony indicating compliance with the requirements set forth in the Steep Slope District Clifton Zoning Code §461-24.1.*

**A Steep Slopes Plan (Sheet C-15) has been added to the plan set with all applicable requirements set forth in the Steep Slope District Clifton Zoning Code §461-24.1. Testimony will be provided at the hearing addressing the associated requirements as well.**

20. *In accordance with City of Clifton Zoning Code §461-24.1D, sites located within the steep slope district shall submit the following:*

- a) *A soils engineering report regarding site characteristics of the subject property to include the nature, distribution and suitability of subsurface soils for load-bearing, stability and compaction, extent, description and location of exposed rock, erodibility potential of surface soils; permeability and available water-infiltration capacity; depth to bedrock and seasonal highwater table; and the location, type and intensity of vegetative cover on the subject property.*
- b) *A geophysical-hydrologic report investigating conditions of the site's underlying geologic formation and the hydrological characteristics of the proposed development shall be submitted. It must demonstrate that any adverse impacts can be overcome in such a manner as to prevent hazard to life and property and to maintain amenable site features for stormwater management, soil erosion and sedimentation control, vegetative cover and exposed rock stability.*
- c) *Site grading and development data shall be submitted and shall include the type and location of development activity; procedures for grading, excavation, construction access, stockpiling; extent and*

*phasing of construction; and cut and fill operations.*

- d) *A land forms analysis prepared by a geologist or a licensed professional engineer shall be submitted showing the location and extent of the site's major landforms including the top of cliff, base of cliff, the cliff face, talus slope and the side slope. The landform analyses shall calculate the area in each landform category.*

**A Report of Limited Geotechnical Investigation prepared by Whitestone Associates has been included with this submission. The Report includes the requested information above regarding subsurface soils, underlying geologic formation and the hydrological characteristics of the proposed development and procedures for on-site development. The Existing Conditions Plan (Sheet C-2) indicates the location of the cliff face. The proposed limit of disturbance maintains the required distances from the cliff face as required by the Steep Slopes District requirements.**

21. *The open space area calculation indicates a 1,750 square-foot area denoted with dimensions 35'x50', whereas the area appears irregular and shape and shall be revised to include the exact area of open space in order to demonstrate compliance with City of Clifton Zoning Code §46 I-24. IH. In addition, the open space area in the northeastern portion of the site also appears irregular in shape. The Applicant shall provide testimony with regards to the Open Space requirements.*

**The Site Plan (Sheet C-5) has been revised to show open space on-site. Testimony shall be provided in regards to the Open Space Requirements at the time of the hearing.**

22. *The Applicant proposes a tiered retaining wall system, where wall heights vary in height along the perimeter of the proposed development. Upon completion of construction, and if granted approval, all retaining walls in excess of four feet in height, including buried depth, will require signed and sealed certification by a licensed professional engineer in the State of New Jersey confirming that the wall was built in accordance with the plans and details and that it will support its design and intended loads. Neglia recommends that the Applicant prepare a separate retaining wall plan denoting each retaining wall with an identifying number or letter listed on an associated table with average height calculations of each wall.*

**The Site Plan Set has been revised to provide additional information regarding the proposed retaining wall elevations. Retaining walls will be designed by a professional structural engineer and associated calculations and construction documents will be provided to NEA in advance of construction. Associated certification to be provided following construction.**

23. *The Applicant shall provide testimony with regards to the need for parapet walls, guiderails, or fall protection fencing along the proposed retaining walls.*

**Testimony shall be provided in regard to the proposed retaining walls, access and fall protection requirements.**

24. *The Applicant shall provide typical retaining wall details indicating the type of walls proposed.*

**Retaining walls will be designed by a professional structural engineer and associated calculations and construction documents will be provided to NEA for review in advance of construction.**

## **Traffic and Parking Comments**

1. *The Applicant shall provide testimony addressing vehicular circulation for deliveries, trash/recycling procedures,*

*circulation, fire apparatus, security measures, and other operational issues as may be deemed relevant to the application*

**Testimony will be provided regarding the vehicular circulation for deliveries, loading/unloading, trash/recycling, and other operation issues in respect to the use of the development in conjunction with the truck turning exhibits provided (Sheets C-22 to C-24).**

2. *The Applicant has provided vehicle turning maneuvers on the submitted site plans. While the vehicle depicted is shown to have no issues maneuvering, the Applicant shall label the size of this vehicle to confirm that it is an AASHTO standard design vehicle. The vehicle turning maneuvers shall address the largest anticipated truck, emergency, and waste disposal vehicles expected to access the site.*

**The truck turning exhibits provided (Sheets C-22 to C-24) utilize the current Clifton Fire Truck and have been designed in accordance with AASHTO 2011 Standard Design Vehicles. The vehicles turning maneuvers include an SU-30 as the vehicle for trash pick-up and the Clifton Fire truck designed based on specifications provided by the department.**

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

**Acknowledged.**

4. *The Applicant shall comment on whether or not the proposed site driveway will be gated.*

**The proposed development will not be gated. Testimony regarding access will be provided at the time of the hearing.**

5. *The Applicant shall provide sight distance triangles at the proposed driveway along Valley Road.*

**The Site Plan (Sheet C-5) has been revised to provide sight distance triangles at the proposed access driveway in accordance with the NJDOT standards for sight distance triangles to ensure adequate sight distance with the new driveways.**

6. *As per the New Jersey Administrative Code, Section §5:21-4.14 (RSIS), the parking requirements are as follows:*

- a) *2.4 spaces per 3-Bedroom Townhouse: 21 3-Bedroom Units are reported.*

**The Parking Requirements table on the Site Plan (Sheet C-5) has been revised to incorporate the RSIS Standards for parking at a 3-bedroom townhouse. The proposed development is meeting the associated requirements.**

- b) *A one-car garage and driveway combination shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the right-of-way.*

**Each townhouse will incorporate a two-car garage and a minimum 18 FT driveway. All parking totals and requirements can be found in the Parking Requirements Table.**

- c) *Based on the above parking rates, the parking requirement for the proposed Townhouse development is 50 spaces total. Each townhouse would feature a garage and driveway combination. The Applicant proposes an additional 11 visitor spaces bringing the total proposed parking to 53 spaces.*

**The Site Plan (Sheet C-5) has been revised to incorporate 20 Townhouses with 2 parking spaces each and an additional 10 visitor parking spaces inclusive of one (1) ADA parking space.**

7. *The EV Parking Requirements are as follows:*

- a) *NJ S3223 P.L. 2021 c. 171: Prepare as Make-Ready parking spaces at least 15 percent of the required off-street parking spaces, and install EVSE in at least one-third of the 15 percent of Make-Ready parking spaces; 8 EVSE spaces are required.*

**The Site Plan (Sheet C-4) has been revised to provide 8 Electric Vehicle (EV) charging stations on site in accordance with the NJ Senate Bill S3223 P.L. 2-21 C171.**

- b) *The Applicant does not show any EVSE or Make-Ready parking spaces on the submitted site plans. The Applicant shall provide testimony addressing this.*

**Testimony will be provided regarding the electric vehicle and make-ready parking spaces. Refer to Site Plan (Sheet C-4) for the EV locations and requirements in tabular form.**

8. *Neglia has reviewed the Traffic & Parking Assessment Report, dated January 19, 2022, and we noted the following:*

- a) *The Trip Generation provided uses the 11th Edition of the ITE Trip Generation Manual to source the trips shown. We take no issue with the results shown.*

**Acknowledged.**

- b) *The Applicant uses the parking demand rates cited from the ITE Parking Generation Manual 5th Edition to support the proposed parking supply. We take no issue with the results shown.*

**Acknowledged.**

## **Utilities Comments**

1. *The Applicant proposes to construct a new sanitary sewer line which serves more than two buildings, and the increase in sanitary flow will require a Treatment Works Approval (TWA) from the NJDEP. Sanitary sewer capacity calculations illustrating adequate capacity within the existing sanitary sewer subsystem into which the site is tributary to accommodate the daily average and peak sanitary sewerage flow that the project will generate shall be provided at the time of TWA submittal to the City. The Applicant shall provide a sanitary sewer study, including continuous flow monitoring data for a minimum of a thirty (30) day period, inclusive of wet weather conditions at one (1) point downstream of the proposed facility to be included as part of the TWA submittal for review.*

**Projected sanitary demand calculations are included as part of this submission package which indicate proposed demand below the threshold for TWA approval. The Applicant will perform a sewer study to confirm adequate capacity as required.**

2. *The Applicant shall provide projected sanitary flow and water demand calculations for review. The said calculations shall be submitted to the City of Clifton Department of Public Works to confirm adequate capacity within the existing system. If confirmation cannot be acquired, a thirty-day sewer meter study shall be performed, and results submitted to our office for review.*

**Projected sanitary and water demand calculations are included as part of this submission package and shall be submitted to the Department of Public Works to confirm adequate capacity.**



3. *The existing sanitary sewer immediately downstream of proposed connection shall be televised to ensure that the sewer adequately conveys flow from the project and is in satisfactory working order with copies of the video inspection provided to the City and this office for review. Applicant shall provide and confirm pipe sizes for this existing sanitary sewer.*

**The Applicant shall televise the existing sanitary sewer main and confirm pipe sizes prior to construction of the proposed sanitary sewer connection.**

4. *Sanitary sewer connections shall be coordinated with the City of Clifton Department of Public Works.*

**Acknowledged.**

5. *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.*

**Acknowledged. All proposed on-site utility connections are located underground.**

6. *The applicant is responsible for coordinating water service connections with utility authority and confirming with the utility authority that adequate flow and pressure is available for the project. Fire hydrant flow test results shall be provided to this office for review. The sizes for the proposed domestic and fire water lines shall be included on the final plans.*

**The Applicant has obtained a will serve from PVWC and will confirm additional service requirements for the proposed development. Results of a hydrant flow test are included as part of the submission package.**

7. *We recommend a fire hydrant or hydrants or fire department connections (FDCs) be installed along the project frontage or on-site subject to review by the City fire chief, fire safety official, and fire department.*

**The Applicant has been in communication with the City Fire Chief regarding site circulation and additional requirements. The Utility Plan (Sheet C-9) indicates a proposed hydrant and FDC location for review by the Fire Department, Fire Chief and Fire Safety Official.**

8. *The Applicant shall coordinate the location of all proposed fire suppression measures with the City fire chief, fire safety official, and fire department. A final plan showing all proposed fire suppression measures on one plan sheet shall be provided to the above noted City fire officials with a copy to this office for review.*

**The Applicant has been in communication with the City Fire Chief regarding site circulation and additional requirements. The Utility Plan (Sheet C-9) indicates a proposed hydrant and FDC location for review by the Fire Department, Fire Chief and Fire Safety Official.**

9. *Testimony with respect to location of the gas and or electric meter banks shall be provided, and the design should locate the same to minimize visual impact.*

**Testimony regarding the location of gas and electric meters shall be provided.**

10. *The Applicant shall revise utility plan to include the means of electric service for the proposed development, including all transformer locations.*

**The Utility Plan (Sheet C-9) has been revised to indicate a proposed transformer location and service connection from the right of way. The Applicant has obtained a will serve from PSE&G and will confirm additional service requirements for the proposed development.**

11. *The Applicant shall identify all stormwater and sanitary pipe crossings on the plan and provide calculations indicating a minimum vertical separation of eighteen (18) inches at each pipe crossing on the Site Plans. The crossing of the stormwater trench drain with the sanitary pipe at the site entrance shall also be analyzed.*

**The Utility Plan (Sheet C-9) has been revised to indicate all stormwater and sanitary pipe crossings with vertical separation indicated at each location.**

12. *The Applicant shall identify the locations of all water and gas utility valves in the Site Plans.*

**The Utility Plan (Sheet C-9) has been revised to indicate the location of all water and gas utility valves.**

13. *The Applicant shall include a sanitary sewer pipe trench construction detail in the Site Plans*

**Detail #1 on the Construction Details (Sheet C-17) is included to show the sanitary sewer pipe trench detail.**

### **Grading and Drainage Comments**

1. *The Applicant shall provide a Stormwater Management Report signed and sealed by a New Jersey-licensed professional engineer for the proposed development that shall include the stormwater design methodology with a determination of the project as it relates to a major development as defined by City Ordinance and NJDEP Stormwater Management Rules. This report should also include supporting items such as pre- and post- construction hydrographs, water quality calculations, pipe capacity calculations, drainage swale calculations, groundwater recharge calculations, rip-rap sizing calculations and existing and proposed drainage area maps that shall include inlet catchment areas, hydrologic curve numbers, time of concentration flow paths.*

**A Stormwater Management Report which is consistent with the requirements of a Major Development as defined by the City Ordinance and NJDEP Stormwater Management Rules is included with the submission package.**

2. *The stormwater management design must comply with the latest version of NJDEP Stormwater Management Rules and City of Clifton Ordinance and the supporting drainage calculations report shall make reference to these latest regulations as it relates to the proposed design. Project must comply with the NJDEP requirements for green infrastructure and design must conform to the NJDEP BMP Manual requirements. Supporting information and calculations shall be provided in the Drainage Report. The Applicant's engineer shall design the stormwater management system to conform with the BMP Manual.*

**The Drainage Plan (Sheet C-8) has been revised to comply with the latest regulations and requirements of the NJDEP Stormwater Management Rules and City of Clifton Ordinance. Supporting calculations and information within the Stormwater Management Report demonstrate conformity with the NJDEP BMP Manual.**

3. *In addition, in accordance with the City of Clifton Zoning Code §461-24.1E(1), the Applicant shall demonstrate that the post development peak flow rate for the 25-year storm, 24-hour duration is not greater than the pre- developed peak flow rate.*

**The Stormwater Management Report demonstrates that post-development peak flow rates for the 25-year storm do not exceed the pre-development peak flow rate.**

4. *The Applicant is responsible for any negative drainage impacts to adjacent properties due to on-site improvements. Should a negative impact be identified upon completion of the project, the impact shall be addressed immediately. A note on the plan shall be provided stating the same.*

**The Drainage Plan (Sheet C-8) has been revised to include this note on the plan. Testimony will be provided regarding the proposed development stormwater management design.**

5. *A percolation / permeability test shall be performed within the vicinity of the proposed infiltration system(s) to confirm that infiltration is viable for the site. For conformance with the New Jersey Stormwater Best Management Practices (BMP) Manual, the seasonal groundwater table shall also be confirmed at an elevation two (2) or more feet below the proposed bottom of the proposed infiltration system. A note on the plan shall be provided stating the same. Results shall be forwarded to NEA for review and approval prior to construction of the proposed infiltration system.*

**A Stormwater Management Area Evaluation prepared by Whitestone Associates is included within the appendix of the Stormwater Management Report which includes on-site soil testing. The site is underlain by Sandy Loam and Loamy Sand. Because of the grade change between existing conditions and the proposed stormwater BMPs, the applicant will be required to field verify infiltration rates as the proper depths in advance of construction. The Drainage Plan (Sheet C-8) has been revised to include the associated note on the plan.**

6. *The Applicant shall indicate the location of impervious vehicle traveled area required to be treated for 80% Total Suspended Solids (TSS) removal in accordance with NJDEP requirements and provide water quality calculations that satisfy the requirements. The Applicant shall revise the plans to include further treatment measures if deemed necessary.*

**The Drainage Area Maps included in the appendix of the Stormwater Management Report outline the location of Motor Vehicle Surface on-site which will to be treated for 80% TSS removal. The Stormwater Management Report includes water quality calculations to demonstrate compliance with NJDEP requirements.**

7. *The drainage plan indicates that the majority of the site stormwater runoff is collected in Type 'B' Inlets and conveyed through 12-inch Reinforced Concrete Pipes to ultimately discharge into the proposed "Water Quality Basin" along the frontage of the property. However, does not have an outlet control structure to contain the water quality storm or any means of overflow during high intensity rainfall events. In addition, the extents of the 317-foot contour shall be included to clearly delineate the basin bottom and volume calculations shall be provided in the Stormwater Management Report. If the Applicant chooses to connect to the City's existing stormwater conveyance system along Valley Road, the existing storm drain immediately downstream of proposed connection shall be televised to ensure that the sewer adequately conveys flow from the project and is in satisfactory working order with copies of the video inspection provided to the City and this office for review.*

**The Drainage Plan (Sheet C-8) has been revised to indicate a new stormwater management design. The Stormwater Management Report contains supporting calculations for all proposed stormwater management facilities to demonstrate compliance with NJDEP design standards and requirements. The new design proposes to discharge to the Valley Road conveyance system which shall be televised prior to construction of the stormwater management facilities.**

8. *The Applicant shall identify the location of all roof drains. The Applicant shall ensure that all stormwater runoff generated by the building roof area is collected via roof drains and are connected to a storm conveyance system via underground piping to prevent icing during the winter months.*

**The Drainage Plan (Sheet C-8) has been revised to indicate the location of all roof drains.**

9. *The proposed permeable paver system shall be designed in accordance with NJ Stormwater Best Management Practices Chapter 9.6. In addition, the Applicant shall identify the locations of all underdrains.*

**The proposed porous pavement systems are designed in accordance with the NJDEP BMP Manual. The Drainage Plan (Sheet C-8) has been revised to indicate all systems and Detail I on Construction Details (Sheet C-18) includes additional information.**

10. *In accordance with City of Clifton Zoning Code §461-24.1F, the Applicant is responsible for obtaining approval from the Hudson-Essex-Passaic Soil Conservation District.*

**Proof of submission to the Hudson-Essex-Passaic Soil Conservation District is included as part of the submission package. Associated approvals will be provided to the Board once obtained.**

11. *The Applicant shall indicate the area of disturbance in square feet and acres.*

**The Demolition Plan (Sheet C-3) has been revised to indicate the limit of disturbance and quantity of the area.**

12. *Estimated soil moving quantities shall be provided. Any fill brought to the site shall be certified clean fill by applicable NJDEP regulations.*

**A Soil Movement Exhibit which includes preliminary calculations has been included as part of the resubmission package. No soil is anticipated to be imported as part of the proposed development.**

13. *The Applicant shall provide a means of conduit outlet protection at the proposed "Water Quality Basin" in accordance with the New Jersey Standards of Soil Erosion and Sediment Control.*

**All proposed stormwater management facilities are accompanied by conduit outlet protection per New Jersey Standards of Soil Erosion and Sediment Control as indicated on the Drainage Plan (Sheet C-8).**

14. *The proposed 5-foot wide by 6-inch deep drainage swales shall be designed in accordance with the New Jersey Standards of Soil Erosion and Sediment Control and calculations shall be provided in the Stormwater Management Report.*

**A Stormwater Management Report which supports the proposed stormwater design has been included as part of the resubmission package.**

15. *The Applicant shall revise the 348-foot contour and shall include the location of the 350-foot contour on the western end of the proposed development.*

**The Grading Plan (Sheet C-6) has been revised to include relevant contours on-site.**

16. *Additional top and bottom wall elevations shall be provided.*

**The Grading Plan (Sheet C-6) has been revised to include additional wall elevations.**

17. *The flow arrow symbol denoted in the Legend to identify drainage swales is used extensively throughout the Site Plans in areas where drainage swales may not be proposed. The Applicant shall revise the plans accordingly.*

**The Grading Plan (Sheet C-6) has been revised to limit the use of flow arrows and provide additional information to understand drainage patterns.**

18. *The Applicant shall provide cut and fill calculations in accordance with the requirements set forth in the City of Clifton Zoning Code §461-24.11(1).*

**Anticipated earthwork includes net cut for the proposed development. A Steep Slopes Plan has been included which indicates the varying slopes on-site in relation to the limit of disturbance and a Soil Movement Exhibit has been provided for estimated quantities.**

19. *In accordance with City of Clifton Zoning Code §461-24.11(2), parking and walkways shall not exceed 6%. It should be noted that the slope of the proposed common roadway on the southwest end of the site has a slope of 6.5%, which should be revised to ensure the adjacent walkways do not exceed the 6% slope set forth in the City Ordinance. The Steep Slope District Bulk Requirements Table shall also be revised as the status is currently indicated as "Pending".*

**The Grading Plan (Sheet C-6) has been revised with slopes of all parking areas and walkways not to exceed 6% in accordance with the City Ordinance.**

20. *In accordance with the NJDEP requirements for Stormwater Maintenance Plans, the maintenance plan is required to be recorded upon the deed of record for each property and this shall be described on the plan along with the annual plan filing requirements. The Operation and Maintenance Plan for Stormwater Management Facilities shall include, but not be limited to:*

- a) *A List of Stormwater Management Measures with assigned BMP numbers, a location description for each BMP, and associated state plane coordinates*
- b) *A location map indicating the relevant locations of the proposed stormwater management measures*
- c) *A description of each of the proposed stormwater management measures that shall include the design purpose and the associated dimensions of each measure*
- d) *A Preventative and Corrective Maintenance Action Plan that shall include the frequency of each preventative and corrective maintenance action specific to each stormwater management measure*
- e) *A description of the required equipment, tools, and supplies necessary to perform the various preventative and corrective maintenance tasks specified on the plan*
- f) *A disposal plan that shall include the approved disposal and recycling sites for all types of material removed from the stormwater management measures during maintenance operations*
- g) *A cost estimate breakdown of each maintenance task cited in the maintenance plan*
- h) *A description of the safety measures and procedures, including all procedures, tools and equipment required to protect the safety of inspection and maintenance personnel*
- i) *A site-specific training plan to readily detect maintenance-related problems with associated training records*

- j) *Annual evaluation of the effectiveness of the maintenance plan comparing the maintenance plan with the actual performance of the maintenance*

**A Stormwater Operations and Maintenance Manual has been included as part of the re-submission package.**

## **Landscape and Lighting Comments**

1. *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.*

**Testimony will be provided regarding the operation hours of the proposed light fixtures on-site.**

2. *The Applicant proposes eight (8) LED pole-mounted light fixtures along proposed common roadway. We offer the following comments on the lighting:*
- a) *Any LED lighting shall 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.*
  - b) *It does not appear as though the locations of the Lighting Symbols as indicated on the proposed luminaire schedule have been indicated on the Landscape & Lighting Plan. The Applicant shall revise the plans.*

**The Lighting Plan (Sheet C-10) has been revised with a new lighting design and all fixtures are indicated on the Landscaping Plan (Sheet C-13).**

- 3.2 *In accordance with Clifton Zoning Code §461—1a, the light fixtures shall be high pressure sodium. The Applicant shall indicate the color temperature of the proposed lights at a maximum of 270 Kelvin to mimic high pressure sodium lights. A variance is required for the proposed pole-mounted lighting.*

**The Lighting Plan (Sheet C-10) has been revised to indicate all proposed LED fixtures having a color temperature of 2,700 Kelvin as an alternative to high-pressure sodium vapor fixtures.**

- 3.3 *Pursuant to Section §461-13 of the City of Clifton Code, all parking areas shall be so lighted as to provide not less than one footcandle of illumination at all times in all parts of such areas. The Applicant proposes lighting intensities less than one footcandle of illumination in some parking areas. The Applicant shall revise the Lighting Plan to provide a minimum of one footcandle of illumination, or a variance shall be requested.*

**The Lighting Plan (Sheet C-10) has been revised to show all footcandles on-site and maintain a minimum intensity of one footcandle in all parking areas.**

- 3.4 *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 and testimony addressing the same shall be provided or a variance/waiver is required.*

**The Lighting Plan (Sheet C-10) has been revised to show all footcandles on-site and maintain a minimum intensity of 0.0 footcandles along all property lines.**

- 3.5 *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 planting schedule shall be revised to comply with this ordinance*

**The Planting Schedule on the Landscaping Plan (Sheet C-13) indicates a minimum caliper of four inches for all proposed trees and the associated requirement is included in the requirements table.**

- 3.6 *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.*

**Tree Planting Details indicated on the Landscaping Details (Sheet C-14) indicate an excavated hole depth of twice the width of the plant's root ball.**

- 3.7 *The Applicant shall revise the Landscape & Lighting Plan to include landscape-specific notes that shall include, but not be limited to:*

- a) *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.*
- b) *Contractor shall field locate plant material for landscape architect approval prior to installation.*
- c) *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.*
- d) *Contractor shall not deviate from the approved plan and its contents without the prior written consent by the landscape architect.*
- e) *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.*
- f) *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.*
- g) *All plant beds and lawn areas shall be serviced by an automatic irrigation system.*
- h) *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.*
- i) *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.*
- j) *Trees on the site shall be regulated in terms of removal, replacement and protection in accordance with City Ordinance §433-30, as necessary.*

**The Landscaping Plan (Sheet C-13) has been revised to include the requested notes.**

## Architectural Comments

1. *The Architect shall provide testimony with respect to the proposed floor plans, unit sizes, and building heights.*

**Architectural testimony will be provided regarding the proposed floor plans, unit sizes and building heights.**

2. *The Architect shall provide testimony with respect to the proposed exterior of the building, including but not limited to materials, colors, textures, etc.*

**Architectural testimony will be provided regarding the exterior building materials.**

3. *The Architect should provide testimony with respect to the location of proposed mechanicals, HVAC equipment, etc.*

**Architectural testimony will be provided regarding the required mechanical equipment.**

## Final Comments

1. *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.*

**Acknowledged.**

2. *The Applicant shall obtain any and all approvals required by outside agencies and internal municipal departments, including but not limited to the NJDOT, NJDEP, Passaic County, Hudson-Essex-Passaic Soil Conservation District, as well as the City of Clifton Police Department, Fire Department, Emergency Management and Department of Public Works. The Applicant's responsibility is to determine what outside agency permits are required. Copies of said approvals shall be provided upon receipt.*

**Acknowledged.**

3. *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 finished with their review. Materials submitted directly to NEA will not be reviewed.*

**Acknowledged.**

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

**Acknowledged.**

5. *The above comments are based on a review of materials submitted and testimony provided to date. NEA reserves the right to provide new or updated comments as additional information becomes available.*

**Acknowledged.**

6. *NEA recommends that a comment response letter be prepared and submitted addressing the comments/recommendations of this letter.*

**Acknowledged.**



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The following is an itemized response to the comments contained within the Clifton Police Review Letter dated October 7, 2022. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

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1. *What does appear to be missing is how traffic will be controlled entering / exiting Valley Road.*

**A proposed stop sign will be installed for traffic leaving the proposed development. The sign location and associated sight distance triangles are indicated on the Site Plan Sheet (Sheet C-4).**

2. *No mention of a Stop sign the sight triangle measurements are not present. The Traffic Division would recommend the inclusion of a Stop sign at the intersection with Valley Road.*

**A proposed stop sign will be installed for traffic leaving the proposed development. The sign location and associated sight distance triangles are indicated on the Site Plan Sheet (Sheet C-4).**

3. *Sight distance triangle measurements should be included.*

**Sight distance triangles are indicated on the Site Plan Sheet (Sheet C-4) and traffic testimony will be provided regarding their calculation.**

4. *The driveway for this proposed development will sit between an adjacent dwelling and some type of water runoff retention pond.*

**Acknowledged.**

5. *The sight distance must be adequate when turning out of the development.*

**Adequate sight distance is provided for the development as indicated on the Site Plan Sheet (Sheet C-4).**

6. *The items of greater concern are Turning Templates. The proposed drive into the development is listed as 24ft. While on its face this is not necessarily an issue but when coupled with the tight S turns present, the problems become apparent. There is nearly no room for error when navigating this development.*

**Truck turning exhibits are included as part of the submission (Sheets C-22 to C-24) which demonstrate that the roadway geometry is adequate for circulation on-site.**

7. *Of particular note is the fire truck turning template. There is no way for the apparatus to not hop over curbing while maneuvering. The lack of room for error, especially if this large vehicle was responding to a true emergency, is very concerning. Most large vehicles are difficult to maneuver under ideal circumstances. Adding the stress of a working fire to the response will result in exceeding the limits of the best drivers. The Clifton Fire Dept should be consulted as they have just acquired new vehicles.*

**The truck turning exhibits provided (Sheets C-22 to C-24) utilize the current Clifton Fire Truck. Based on coordination with the Fire Chief, the parking area has been revised for adequate maneuverability on-site.**

8. *The Traffic Division recommends that the road width and turn radii be revisited.*

**The truck turning exhibits provided (Sheets C-22 to C-24) utilize the current Clifton Fire Truck. Based on coordination with the Fire Chief, the parking area has been revised for adequate maneuverability on-site.**

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Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.



Afton Savitz, PE, LEED AP BD+C  
**Stonefield Engineering and Design, LLC**

Via FedEx

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