KOESTNER ASSOCIATES Est. 1914
PROFESSIONAL ENGINEERS & SURVEYORS
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October 5, 2022 via email: lbolcato@cliftonnj.org, ysaad@negliagroup.com

Neglia Engineering Associates
34 Park Avenue – P.O. Box 426
Lyndhurst, New Jersey 07071
Attn: Yasseen Saad, P.E.

Re: Zoning Board of Adjustment Review
522 Valley Road
Block 32.01, Lot 12
City of Clifton, New Jersey
NEA No.: CLIFSPL22

Dear Mr. Saad:
In response to the referenced review letter, last dated August 24, 2022, we enclose the following revised documents, for review and approval of the necessary construction permits:

- Site Plan entitled "Site Plan of Lots 13 & 14 in Block 71 on the Tax Map of the Borough of Wallington, Bergen County, New Jersey" consisting of six (6) sheets, prepared by Koestner Associates, dated October 2 & 16, 2020, last revised October 4, 2022.
- Soil Erosion and Sediment Control Plan, for the referenced site, dated October 4, 2022, prepared by Koestner Associates
- Sanitary & Water Demand Calculations, dated October 4, 2022, prepared by Koestner Associates
- Report of Geotechnical Investigation & Slope Stability Analysis, dated August 22, 2022, prepared by Whitestone Associates, Inc.
- Detailed Vehicle Turning Template Analysis, dated October 4, 2022, prepared by Stonefield Engineering
- Detailed Site Lighting Analysis, dated October 5, 2022, prepared by Damin Lighting
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The response comments are as follows:
General Engineering Comments
2.1 The Applicant's professionals will provide testimony supporting all requested/required variances and waivers.
2.2 A representative or owner of the project site will be present to provide testimony detailing any proposed site improvements and address questions from the Board.
2.3 The requested Passaic County note has been added to the Site Plan. Copies of all correspondence with the County and any revisions requested by the County will be supplied to the City and NEA office.
2.4 Notation has been added, indicating that the Applicant will be responsible for the

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expenses related to any reconstruction of pavement, curb, sidewalk, or other public property damaged during construction activities.

2.5 The Applicant has submitted a set of proposed plans to the City of Clifton Fire Department and Police Departments (via the Board Secretary) for review, comment and approval. Comment from the City of Clifton Fire and Police Departments will be addressed, when received.

2.6 General Note #20 has been replaced to reflect that 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. Copies of all correspondence with the County and any revisions requested by the County will be supplied to the City and this office.

2.7 The Applicant will 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, flush curbs are proposed and called out at all curb ramps on the Site Plans, with associated spot elevations indicating compliance with ADA standards.

2.8 An ADA parking space is provided in each of the two (2) visitor parking areas.

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

2.10 Requested notation has been added.

2.11 Requested notation has been added.

2.12 The Applicant will provide testimony confirming that no covenants or deed restrictions exist on this property. In addition, notation stating the same will be provided on the survey, if granted approval.

2.13 The Applicant will provide color renderings of the proposed building façade improvements for presentation to the Board.

2.14 Requested notation has been added.

2.15 Testimony will be provided for all proposed signage including, but not limited to size, height, illumination, etc.

2.16 The radii of all proposed curbs have been included on the plan.

2.17 The applicable Passaic County details have been included.

2.18 Line of sight/sight triangle at the proposed access driveway are shown on the site plan to ensure adequate sight distance with the new driveway. (County Standards)

2.19 Testimony will be provided, indicating compliance with the requirements set forth in the Steep Slope District Clifton Zoning Code §461-24.1.

2.20 Requested Geo-Tech Report provided by Whitestone Associates.

2.21 The open space area calculation has been updated, to include the exact area of open space in order to demonstrate compliance with City of Clifton Zoning Code §461-24.1H. The Applicant will provide testimony with regards to the Open Space

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requirements.

2.22 If granted approval and upon receipt of all pertinent review comments, a separate retaining wall plan, denoting each retaining wall with an associated table, with average height calculations of each wall will be provided. Upon completion of construction, all retaining walls in excess of four feet in height, including buried depth, will include 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.

2.23 Testimony will be provided, with regards to the need for parapet walls, guiderails, or fall protection fencing along the proposed retaining walls, as depicted on the plan.

2.24 Typical retaining wall details, indicating the type of walls proposed, have been provided.

Traffic and Parking Comments

3.1 Testimony will be provided, 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

3.2 The size of the vehicle that was utilized for the truck turns has been labeled on the enclosed report. The vehicle utilized conforms with standard AASHTO dimensions and is the largest anticipated vehicle to be on-site.

3.3 The Applicant has requested comments from the City of Clifton Fire and Police Departments (via the Board Secretary) regarding emergency site access, safety, or other concerns.

3.4 The proposed site driveway on Valley Road will not be gated.

3.5 The sight distance triangles at the proposed driveway along Valley Road have been provided. The analysis shows that there is sufficient sight distance for vehicles leaving the site to see vehicles traveling in both directions along Valley Road.

3.6 In agreement, the site plans complies with the parking requirements.

3.7 The plan notes that eight (8) EV parking spaces are proposed. Further, the Applicant shall will provide testimony addressing this.

3.8 Comment acknowledged.

Utilities Comments

4.1 The Applicant will comply with the NJDEP Treatment Works Approval (TWA) process, for the proposed new sanitary sewer line.

4.2 Projected sanitary flow and water demand calculations are provided for review. The said calculations will 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 will be performed, and results submitted to NEA office for review.

4.3 The existing sanitary sewer immediately downstream of proposed connection will be televised to ensure that the sewer adequately conveys flow from the project and is in

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satisfactory working order with copies of the video inspection provided to the City and NEA office for review. Applicant will provide and confirm pipe sizes for this existing sanitary sewer.

4.4 Sanitary sewer connections will be coordinated with the City of Clifton Department of Public Works.

4.5 The Applicant will coordination 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 will be located underground.

4.6 The applicant will coordinate water service connections with utility authority and confirm with the utility authority that adequate flow and pressure is available for the project. Fire hydrant flow test results will be provided to NEA office for review. The sizes for the proposed domestic and fire water lines will be included on the final plans.

4.7 Applicant will review with the City fire chief, fire safety official, and fire department the connection of a fire hydrant or hydrants or fire department connections (FDCs).

4.8 The Applicant will 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 will be provided to the aforementioned City fire officials with a copy to NEA office for review.

4.9 Testimony with respect to location of the gas and or electric meter banks will be provided, and the design will locate the same to minimize visual impact.

4.10 After coordinating with the required parties, a final utility plan will include the means of electric service for the proposed development, including proposed all transformer locations.

4.11 All stormwater and sanitary pipe crossings have been identified on the plan with 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 has also be analyzed.

4.12 The locations of all water and gas utility valves have been identified in the Site Plans.

4.13 A sanitary sewer pipe trench construction detail has been included in the Site Plans

Grading and Drainage Comments

5.1- 5.2 If granted approval and upon receipt of all pertinent review comments, the Stormwater Management Report, and all supporting drainage area maps for the proposed development will be finalized to address the current review comments. The design will comply with all requirements for a major development as defined by City Ordinance and NJDEP Stormwater Management Rules.

5.3 Should a negative impact be identified upon completion of the project, the impact will be addressed immediately. A note on the plan is provided stating the same.

5.4 A percolation / permeability test will be performed within the vicinity of the proposed

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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 is be provided stating the same. Results will be forwarded to NEA for review and approval prior to construction of the proposed infiltration system.

5.5 The Applicant shall indicate The location will be clarified, of impervious vehicle traveled areas 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 will revise the plans to include further treatment measures if deemed necessary.

5.6 If granted approval and upon receipt of all pertinent review comments, this comment will be fully addressed. The intent is for the proposed "Water Quality Basin" along the frontage of the property to overflow via a control structure, to connect to the City's existing stormwater conveyance system along Valley Road. The existing storm drain immediately downstream of proposed connection will 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 NEA office for review.

5.7 The plan has been revised to identify the location of all roof drains. The Applicant will 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.

5.8 A proposed permeable paver system is NOT proposed. The detail has been removed.

5.9 In accordance with City of Clifton Zoning Code §461-24.1F, the Applicant acknowledges that it is responsible for obtaining approval from the Hudson-Essex-Passaic Soil Conservation District. A soil erosion and sediment control plan is provided.

5.10 The Applicant has delineated and indicated the area of disturbance in square feet and acres.

5.11 Cut and fill calculations will be provided, in accordance with the requirements set forth in the City of Clifton Zoning Code §461-24.1I(1). Any fill brought to the site shall be certified clean fill by applicable NJDEP regulations.

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

5.13 The final design of the proposed drainage swales will be designed in accordance with the New Jersey Standards of Soil Erosion and Sediment Control and calculations will be provided in the Stormwater Management Report.

5.14 The Applicant has revised the 348-foot contour and include the location of the 350-foot contour on the western end of the proposed development. The Applicant has included labels for all contours.

5.15 Additional top and bottom wall elevations are provided.

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5.16 The Applicant has revised the plans accordingly, and will provide a finalized plan.
5.17 As requested, and in accordance with the City of Clifton Zoning Code §461-24.1I(2), parking and walkways do not exceed 6%. The slope of the proposed common roadway adjacent to any proposed walkways do not exceed the 6% slope set forth in the City Ordinance. The Steep Slope District Bulk Requirements Table status has also been revised.
5.18 If granted approval and upon receipt of all pertinent review comments, we will statisfy the NJDEP requirements for Stormwater Maintenance Plans.

Landscape and Lighting Comments

6.1 The Applicant will provide testimony regarding the proposed lighting.
6.2 The Applicant will comply with the lighting comments.
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..
6.3 (3.2) . A variance will be requested for the proposed pole-mounted lighting.
6.4 (3.3) The Lighting Plan has been revised, to provide a minimum of one footcandle of illumination.
6.5 (3.4) The Lighting Plan has been revised to comply with the standards established by the City Ordinance pursuant to §461-60B. The light levels will be 0.0 footcandles at all property lines. The Applicant will provide testimony addressing the same.
6.6 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 has been revised to comply with this ordinance.
6.6 The Tree Planting Detail has been revised to note that the excavated hole shall be two times the width of the plant's root ball.
6.7 The Landscape & Lighting Plan has been revised to include the landscape-specific notes, as specified.

Architectural Comments

7.1 The Architect will provide testimony with respect to the proposed floor plans, unit sizes, and building heights.
7.2 The Architect will provide testimony with respect to the proposed exterior of the building, including but not limited to materials, colors, textures, etc.
7.3 The Architect will provide testimony with respect to the location of proposed mechanicals, HVAC equipment, etc.

Final Comments

8.1 So noted.
8.2 So noted.
8.3 So noted.
8.4 So noted.
8.5 So noted.
8.6 So noted.

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Please review and advise. If there are any further questions, please contact this office.

Sincerely yours,

Raymond Moraski
Project Manager

Steven L. Koestner, P.E. & L.S.
President