

**BOROUGH OF PARK RIDGE
ZONING BOARD
MARCH 19, 2019
REGULAR MEETING MINUTES**

The Public Meeting of the Zoning Board of the Borough of Park Ridge was held at Borough Hall on the above date.

Mr. Flaherty asked everyone to stand and recite the Pledge of Allegiance.

Swearing in of new appointments and reappointments

The following members were sworn in by Attorney Rupp.

Gregory Perez – Term ending 12/31/2021

Chairman Flaherty stated that the meeting was being held in accordance with the Open Public Meetings Act.

Roll Call:

Chairman Jake Flaherty	Present
Vice Chairman Frank Pantaleo	Present
Mr. Mike Curran	Present
Mr. Gary Ingala	Present
Dr. Gregory Perez	Present
Mr. Jeff Rutowski	Present
Mr. William Walker	Present
Mr. Steve Clifford	Present

Also Present:

Mr. William Rupp	Present
Ms. Tonya Tardibuono	Present
Mr. Dan Lee – Neglia Engineering	Present
Ms. Allison Fahey – Burgis Associates	Present

Continued Application

#ZBA 19-01

Dena & David Fasola

148 Sibbald Drive

Block 2102/ Lot 4

R-15

House Addition

An announcement was made that due to insufficient notice this application would be moved to a later date. After a board discussion it was decided that this application can be placed on the April 16, 2019 agenda.

#ZBA 18-10
Hornrock Properties
1 Sony Drive
Block 301 / Lot 1
ORL
Site Plan / Use Variance / Parking Variance

Attorney Luke Pontier of Day Pitney was present as the attorney for the applicant. The applicant is Hornrock Properties MPR, LLC.

Mr. Rupp made an announcement that this application will be carried to April 16, 2019 meeting. The applicant agreed to consent to extend to April 17, 2019. No additional notice will be required.

New Application
#ZBA 19-02
Park Ridge Diner Corporation
125 Kinderkamack Road
127 Park Avenue
B1
Block 1805 / Lot 8 & 9
Site Plan / Use Variance / Shared Parking

Attorney Robert Mancinelli of Meyerson, Fox, Mancinelli & Conte was present as the attorney for the applicant. The applicant is Park Ridge Diner Corp.

Mr. Rupp spoke about an issue that was had pertaining to the owners of EG&M Realty that owns the properties 125 Kinderkamack Road and 127 Park Avenue. One owner of EG&M Realty filed an order to show cause. There was no injunction.

Proof of service is in order.

Mr. Mancinelli spoke about the application. The applicant is seeking:
Amended site plan approval
A D3 conditional use variance to permit applicant to construct a one story 928 square foot addition
Reconfigure and permit shared parking
Parking variance
Variance for lot width
Variance for impervious coverage

Both buildings are owned by EG&M Realty. 125 Kinderkamack Road is The Park Ridge Diner and 127 Park Avenue is Krauszer's. The diner was built in the 1950's. The Meidanis family purchased the diner in 1972. The diner has pre-dated the zoning code.

The applicants Engineer, Richard Eichenlaub of R.I. Engineering, INC in Park Ridge, New Jersey was sworn in by Attorney Rupp. Mr. Eichenlaub gave his educational and employment history to the members of the board and was accepted as an expert witness. His license is current in the state of New Jersey.

Mr. Eichenlaub spoke about the application. He explained that the current properties are now separated by a previous strip. They are looking to regrade a small portion to allow a cross easement and then allow shared parking.

Mr. Mancinelli marked the following exhibits:

- Exhibit A-1 = R.L. Engineering - Park Ridge Diner Plans dated 8/27/17
Revised 3/1/19

Mr. Eichenlaub spoke about the chart on Exhibit A-1, Page 3, #5 in great detail. He spoke about what is required in the zone, what is proposed, what is an existing non-conforming and what variances are required.

Mr. Rupp asked if they are seeking a change in the lot line. Mr. Eichenlaub replied no.

Mr. Eichenlaub went over seating. The diner is proposing 151 seats. That would require 50.33 spaces (51 spaces). Krauszer's requires 11.38 spaces (12 spaces). A total of 63 parking spaces would be required.

The existing entrance off Park Avenue for the diner would be closed off. The Krauszer's entrance will become an oversized entrance 26 feet wide with a 24 foot aisle width.

Mr. Eichenlaub spoke about the soil moving. There will be a total of 72 cubic yards. The excavation will be the addition, seepage pit and regrading the parking lot.

This plan is designed with provided lawned areas for snow removal.

Dr. Perez asked about pedestrian safety while in the parking lot. Mr. Eichenlaub replied that it's no different than it is now with pedestrian safety.

Mr. Rutowski questioned drainage. Mr. Eichenlaub went over current drainage and what would change.

Mr. Lee spoke about parking and curbed islands. This site doesn't have the room for the curbed islands and it causes issues with snow removal.

Ms. Fahey asked where the snow is currently being placed. Mr. Eichenlaub said in parking spots and neighboring property.

Mr. Mancinelli marked the following exhibits:

- Exhibit A-2 = R.L. Engineering - Turning radius dated 3/13/19

Mr. Eichenlaub spoke about the turning radius of specific vehicles. AASHTO design vehicle SU. He said you will not be able to get the vehicle around the front of the diner, but you can't do that now.

Mr. Lee asked about the deliveries. Mr. Eichenlaub said they are not changing.

Mr. Lee spoke about designating spaces for Krauszer's. Mr. Mancinelli said they do not have any provisions in their lease for that now.

Mr. Lee asked for clarification on angled parking. A discussion was had pertaining to the county approval. At this point there has been no response back from the county yet.

Mr. Eichenlaub spoke about his updated letter dated March 6, 2019 (see attached). He spoke about the lighting and stated that they are waiting to hear back from an expert on this issue.

Mr. Lee went over his review letter dated March 19, 2019 (see attached). A discussion took place regarding the letter line by line.

Mr. Rupp asked Mr. Mancinelli about the cross easements. Mr. Mancinelli replied they would be standard typical agreements.

Mr. Rupp read the Fire Department Review letter dated January 27, 2019 see attached). Mr. Rupp read the letter. Mr. Eichenlaub stated that many of these items were taken care of. They could not regrade the entrance to the site because the whole area would then need to be regraded. If there was a fire he would think they would just park on Park Avenue or Kinderkamack Road. Mr. Eichenlaub also commented about the shed over the garbage.

Chairman Flaherty asked if any of the public had questions of Mr. Eichenlaub. There were no questions or comments.

Will the restaurant remain open during construction? Mr. Eichenlaub replied that he is unsure at this time.

A conversation took place about when to place this application on the next agenda. Ms. Tardibuono commented that only 5 members will be attending the next meeting. This application was deemed complete on January 30, 2019. This application will be continued at the April 16, 2019 Zoning Board of Adjustment meeting. No further notice is required.

The applicants Architect, Joseph Bruno of Park Ridge, New Jersey was sworn in by Attorney Rupp. Mr. Bruno gave his educational and employment history to the members of the board and was accepted as an expert witness. His license is current in the state of New Jersey.

Mr. Bruno spoke about the application. He stated that the owner contacted him to update the diner. The owner said the kitchen needed more space and they needed to create another exit. Mr. Bruno also commented that they needed to make the restrooms ADA compliant.

Mr. Mancinelli marked the following exhibits:

- Exhibit A-3 = Joseph J. Bruno Architect - Plans dated 1/18/18 Revised 10/3/18

Mr. Bruno went over plans and explained what's existing and what's proposed.

Mr. Bruno spoke about the dumpsters being under the compressors. A board discussion took place regarding the dumpster and compressor set up and location. Some members questioned the ease of garbage removal.

Mr. Rutowski asked about fire suppression systems. Mr. Bruno replied everything will be installed to code.

Mr. Mancinelli replied that more efficient equipment will be installed in the kitchen.

It was asked if there was any plans of improving Krauszer's. Mr. Bruno replied to his knowledge not at this time.

Ms. Fahey stated that it looks like a chain fencing is on the gate. Mr. Bruno replied that the chain link fencing has screening strips installed on the dumpster.

Chairman Flaherty asked if any of the public had questions of Mr. Bruno. There were no questions or comments.

Board Discussion

It was decided that the Board agenda for the April meeting will go as follows:

Park Ridge Diner Corporation

Dena & David Fasola

Hornrock Properties

Approval of Minutes

The minutes of February 19, 2019 were approved on a motion from Mr. Walker, seconded by Mr. Pantaleo, and carried by all members eligible to vote.

The meeting was adjourned on a motion from Mr. Pantaleo, seconded by Mr. Walker, and carried by all.

Respectfully Submitted,



Tonya Tardibuono



BOROUGH OF PARK RIDGE PUBLIC WORKS

53 Park Avenue
Park Ridge, NJ 07656
Tel: 201-391-2129
Fax: 201-391-7130

ELECTRIC
WATER
ROADS
BLDG'S AND GNDS
SEWER

William Beattie
Director of Operations
bbeattie@parkridgeboro.com

January 30, 2019

To: Tonya Tardibuono

From: Bill Beattie, Director of Operations

A handwritten signature of Bill Beattie.

Subject: Utility Comments on Proposed Alterations to the Ridge Diner

I have reviewed the plans for the proposed alterations to the Ridge Diner. I do not have any comments as it appears that there will not be any changes to the electric, water and sewer utility services.

If any changes are in fact needed, they should be coordinated through the appropriate utility departments.



BOROUGH OF PARK RIDGE

55 Park Avenue
Park Ridge, NJ 07656

Fire Prevention Bureau
Office of the Fire Official
(201) 391-5547

FIRE AGENCY PLAN REVIEW

FIRE DEPARTMENT

FIRE PREVENTION BUREAU

FIRE SUB-CODE

APPLICANT:	Ridge Diner	DATE:	1-27-2019
ADDRESS OF SITE BEING REVIEWED:	Park Ridge, New Jersey 07656 125 Kindergarten Road		

REVIEW CONDUCTED FOR: Planning Board Zoning Board Council

Date of Review 1-24-2019 IS REVISION NEEDED? No Yes (See comments below)

① Need a SITE PLAN showing location of parking/Dumpsters/Trees/etc.

② Regarding Drawing 3 of 5:
(Full Parking Layout)

-What happened to the rear entrance to the diner. It isn't shown.

-What is the turning for the new entrance by Krasers and where the old entrance used to be.

-We have grade concerns. The grade from Kindergarten Rd needs to be correct so that we can get into lot without bottoming out. ALSO, the new entrance appears to be steep also. We need to make

Sure that we can get fire Apparatus across this entrance.

REVISIONS MADE BY:

FIRE CHIEF: Thomas Derienzo

NAME

Signature

Date

FIRE OFFICIAL: John Hansen

NAME

Signature

Date

FIRE SUB CODE OFFICIAL: Paul Renaud

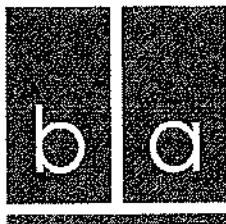
NAME

Signature

Date

Thomas Derienzo 1-27-2019

John Hansen 1/27/2019



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

PRINCIPALS:
Joseph H. Burgis PP, AICP
Edward Smeckus, Jr. PP, LIA, ASLA

BURGIS
ASSOCIATES, INC.

MEMORANDUM

To: Borough of Park Ridge Zoning Board of Adjustment
From: Joseph H. Burgis, PP, AICP & Thomas Behrens, Jr., PP, AICP
Subject: Park Ridge Diner Corp.
125 Kinderkamack Road & 127 Park Avenue
Block 1805 Lots 8 & 9
Amended Site Plan Approval & 'c' Variance Request
Date: February 11, 2019
BA#: 3563.04

I. INTRODUCTION

The applicant, Park Ridge Diner Corp., is requesting amended preliminary and final site plan approval as well as 'd'(3) conditional use and 'c' variance relief to develop a one-story addition to the existing restaurant with parking and circulation improvements. The site is located in the B-1 Zone wherein restaurants are a permitted conditional use. The required variance relief predominantly relates to deviations from required bulk requirements for the conditional restaurant use, parking, landscaping and buffers as detailed herein.

The Diner was granted use variance relief for expansion of a nonconforming use in the Board's Resolution of Approval, dated October 20, 1987. The Resolution acknowledged that the restaurant use of the site predated any ordinance that would have prohibited such use, and that the proposed site improvements at that time, deemed to be minor in nature, constituted an expansion of a nonconforming use. These improvements included the demolition of a separate 1,800 square foot building, a 250 square foot greenhouse addition to the restaurant and paving and lighting improvements.

Subsequent use variance relief was granted for additional site improvements including a bay window addition, installation of an entrance canopy, enclosure of the greenhouse area and 150 square foot kitchen addition in the Board's Resolution of Approval, dated November 15, 1994.

II. DOCUMENTS SUBMITTED

The following documents received for this application are as follows:

- A. Application and accompanying documents, dated October 28, 2018.
- B. Site plans (5 sheets) prepared by R.L. Engineering, Inc., dated August 28, 2017.
- C. Architectural plans (2 sheets) prepared by Joseph J. Bruno, AIA, dated revised October 3, 2018.
- D. Storm runoff retention calculations prepared by R.L. Engineering, Inc., dated September 26, 2018.

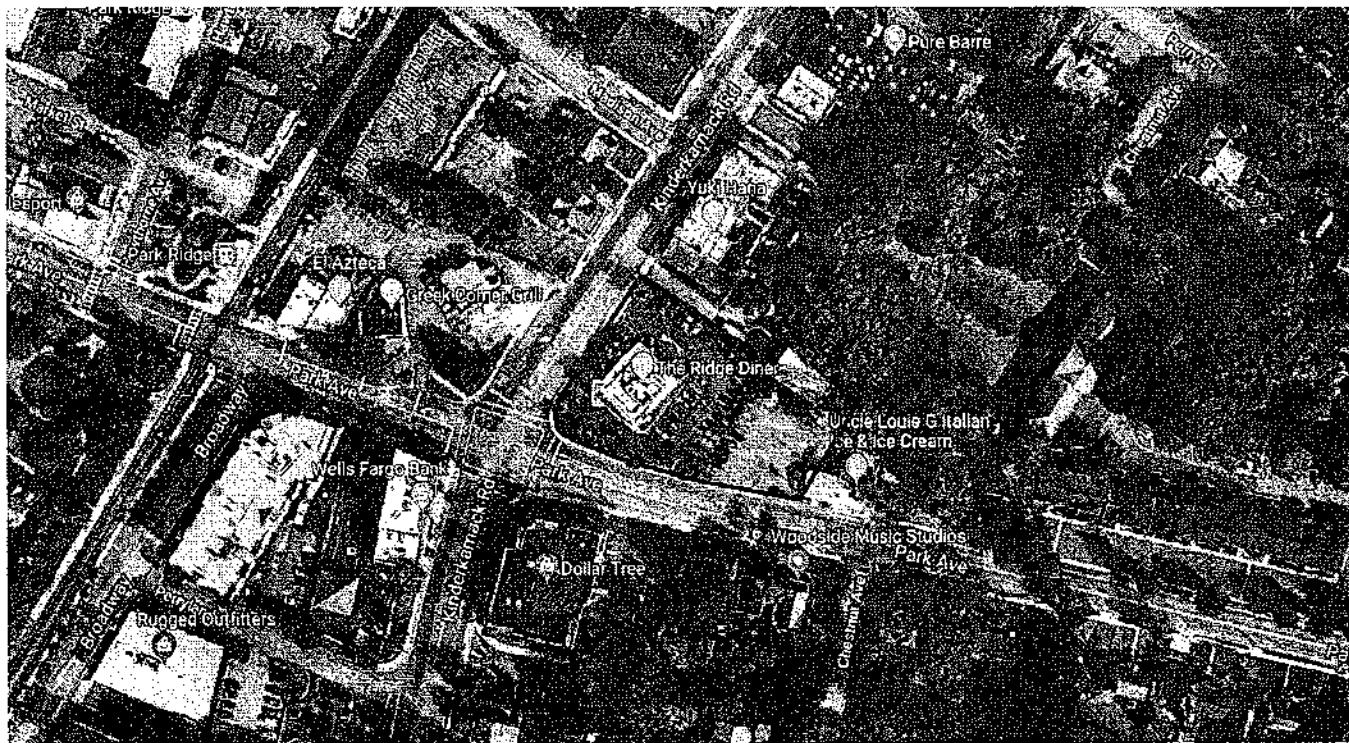


III. PROPERTY DESCRIPTION

The site, identified as Block 1805 Lots 8 and 9, is located at the northeast corner of the Kinderkamack Road and Park Avenue intersection with frontages of 99.54 feet and 220.41 feet, respectively. Lot 9 is developed with the Ridge Diner and associated improvements, including paved parking and circulation areas and landscaping with access provided via one two-way driveway on each of the site's frontages. Lot 8 is developed with a Krauszer's Food Store and associated paved areas with site access provided on Park Avenue. The key map on sheet 1 of the site plans should be revised to indicate the correct subject parcels.

Surrounding development primarily consists of commercial uses along Kinderkamack Road and Park Avenue in the B-1 and NB Zones and multifamily housing to the northeast. The following aerial image provides a general overview of the site and surrounding development.

IMAGE #1 AERIAL PHOTOGRAPH



Source: Google Maps, October 17, 2017. Note: lots lines are approximate.

IV. PROPOSED DEVELOPMENT

The applicant proposes to construct a one-story, 928 square foot (16 ft x 61 ft) building addition to the southeast elevation of the restaurant building to expand the kitchen area and add several seats to the dining area. The addition will replace existing pavement, including two parking spaces. The existing row of Arborvitae between Lots 8 and 9 will be removed.

The site's parking and circulation will be reconfigured with the removal of the existing entrance driveway on Lot 9 along Park Avenue and new cross access between Lots 8 and 9 as depicted on the site plan. The Kinderkamack Road access will remain as will the existing entrance driveway on Lot 8.

The following provides an overview of specific elements of the development proposal:

1. Uses: The applicant should provide an overview of the existing and proposed site uses, including hours of operation and number of employees. The floor plan of the Diner indicates the dining room has a total of 151 seats. The applicant should clarify the total number of existing and proposed restaurant seats relative to the parking requirement.
2. Architectural Features: The applicant should confirm all proposed exterior building materials and colors. The architectural plans should be labeled accordingly where not already indicated on all elevations.
3. Parking and Circulation: As noted above, the parking and circulation areas of both lots will be connected to form an integrated site. The applicant should discuss the functionality of the proposed parking and circulation pattern. The lots are under common ownership and will remain separate lots. A cross-access easement should be required to establish the proposed parking arrangement in perpetuity.

Based on the site survey, the existing conditions include 16 parking spaces on Lot 8 and 35 spaces on Lot 9 yielding a total of 51 parking spaces. It is noted that the existing site conditions appear to include additional spaces not shown on the survey, some of which extend into the right-of-way.

The site plan indicates a total of 62 parking spaces will be provided throughout the site which is less than the calculated parking requirement of 72 spaces. We note the conditional use standards for restaurants require 1 space per three seats as compared to the 1 space per 3 seats plus 1 space per employee requirement for restaurants listed in the Borough's parking schedule, Table X-1. Therefore, it seems the parking requirement may be reduced to exclude required spaces for employees. Nevertheless, the applicant should provide an accurate number of existing and proposed employees which may be considered in evaluating the development proposal.

The site plan should be revised to depict the existing 25 spaces north, south and west of the diner building, as well as other existing improvements, including the freestanding Ridge Diner sign, bollards, etc. In addition, stop bars and stop signs should be indicated on the plans to the satisfaction of the Board Engineer.

4. Loading: There is no loading zone proposed on either lot where the restaurant use requires one loading berth. The applicant should discuss details for deliveries, including size and frequency of delivery vehicles to the site.
5. Compressor Platform Addition: Based on the architectural plans, a new platform with screen walls will be installed above the existing dumpster enclosure of the Diner building to accommodate refrigeration compressors. The applicant should provide details for this feature including the proposed screening materials.
6. Dumpster Enclosure: Sheet 2 of the architectural plans indicates the gates of the existing dumpster enclosure attached to the Diner will be constructed of chain link fencing for screening while the details on sheet 5 indicate it will be board on board fencing. This should be clarified. The proposed site plan should be revised to depict the location of this dumpster area.

The site plans indicate the existing dumpster for Krauszer's will remain. The applicant should provide the details of this area and confirm it includes adequate screening.

The applicant should discuss the proposed operations of garbage and recycling services for both lots.

7. Landscaping: Sheet 4 of the site plans provides proposed landscaping details. The proposed lawn area fronting Park Avenue should be revised with a combination of shrubs, perennials, and/or ornamental trees, as determined to be appropriate, to enhance the streetscape and provide screening from the parking area. The paved area at the westerly corner of the site fronting the intersection of Kinderkamack Road and Park Avenue should be replaced with a landscape bed. The installation of street trees may also be possible around the site's frontages. In general, the development should result in an enhanced streetscape along both Kinderkamack Road and Park Avenue beyond that which is currently depicted on the plans. The applicant should discuss alternatives to achieve this while maintaining appropriate sight distances.

Per §101-61.A., all shade trees shall have a minimum caliper of 2 to 2 ½ inches.

8. Lighting: Sheet 4 of the site plans indicates the locations of proposed 12 ft tall freestanding lighting fixtures around the parking area. The lighting fixture details have not been provided. Wall-mounted lighting fixture details should be also provided. We defer to the Board Engineer as to the adequacy of the proposed site lighting but question whether another freestanding light should be installed along the easterly parking boundary on Lot 8.
9. Signage: The applicant should indicate whether any sign improvements are proposed and ordinance compliance, if necessary.

V. ZONING

The property in question is located in the B-1 Zone wherein the existing restaurant use is a permitted conditional use. The following table illustrates the proposed conditions as compared to the requirements of the B-1 Zone.

Table 1: B-1 Zone Requirements

Requirement	B-1 Zone	Existing Lot 8	Proposed Lot 8	Existing Lot 9	Proposed Lot 9
Min. Lot Area	10,000 sf	13,394 sf	No Change	22,928 sf	No Change
Min. Lot Width	100 ft	89.8 ft (E)	No Change	165.5 ft/153.5 ft	No Change
Min. Lot Depth	100 ft	166.61 ft	No Change	149.85 ft	No Change
Min. Street Frontage	75 ft	91.32 ft	No Change	123.12 ft/152.66 ft	No Change
Min. Front Yard	20 ft	99 ft	No Change	11.7 ft (E)/28.7 ft	11.7 ft (E)/26.9 ft
Min. Side Yard	15 ft	0.7 ft (E)	No Change	54.7 ft	54.7 ft
Min. Rear Yard	30 ft	14.9 ft (E)	No Change	59.0 ft	43.0 ft
Max. Building Coverage	25%	39.40%	19.40%	16.86%	20.91%
Max. Impervious Coverage	80%	80.87%	78.96%	90.31%	91.90% (V)
Max. Building Height	35 ft	±16 ft	±16 ft	±15 ft	±15 ft
Max. Building Width	30%	64.81% (E)	64.81% (E)	36.86% (E)/	36.86% (E)/50.62 % (V)
Max. Floor Area	N/A	N/A	N/A	N/A	N/A

(E): Existing nonconforming condition; (V): Variance relief required

Required Variance Relief

Based on our review of the submitted plans, 'd'(3) conditional use and several 'c'(1)/'c'(2) variances are required as noted below:

'd'(3) Conditional Use Variance. In accordance with §101-22.I, restaurants and takeout restaurants are permitted conditional uses in the B-1 Zone subject to the B-1 Zone area, bulk and yard requirements and applicable parking standards.

1. **Maximum Impervious Coverage.** The applicant proposes a maximum coverage of 91.90% on Lot 9 where the existing lot coverage is 90.31% and maximum coverage of 80% is permitted in the B-1 Zone. It is noted the impervious coverage of Lot 8 will be reduced from the existing nonconforming coverage of 80.87% to a conforming coverage of 78.96%.

The applicant should discuss opportunities to further reduce the impervious coverage of Lot 9 to the extent feasible. This may include expanding or installing additional landscaped areas along the site's Kinderkamack Road and Park Avenue frontages.

2. **Maximum Building Width.** On Lot 9 the applicant proposes a maximum building width of 50.62% of the lot width where the B-1 Zone permits a maximum building width of 30% of lot width. The second building width measurement of 36.86% on Lot 9 is an existing condition as well as the 64.81% building width measurement on Lot 8.
3. **Minimum Parking.** The conditional use standard for restaurant parking is 1 space per 3 seats.
4. **Loading.** The restaurant requires 1 loading berth where no loading space is provided.

'c'(1)/'c'(2) Variances

1. **Parking in Front Yard.** §101-62.B. prohibits parking in the front yard where the existing and proposed conditions include parking in the front yard.
2. **Minimum Parking Setback.** §101-62.B. requires a minimum parking setback of 5 feet from side and rear lot lines where the existing and proposed parking setbacks from side lot lines are less than 5 feet.
3. **Landscape Requirements of §101-61.** The development proposal deviates from several of parking area landscape requirements, including:
 - A. Parking areas with more than 30 spaces shall provide at least one shade tree within the perimeter of the parking area for every 15 parking spaces.
 - B. Parking areas with at least five spaces shall be screened from the street with landscaping, including, at a minimum, one evergreen plant for every five spaces in the parking area.
4. **Minimum Buffer Area.** §101-63 requires buffer areas at least 10 feet in width where parking areas abut other properties. The existing and proposed parking area conditions do not comply with this standard.

VI. STATUTORY CRITERIA

As noted above, variance relief is required pursuant to N.J.S.A. 40:55D-70(d), commonly known as a 'd' variance. Variances are also required pursuant to N.J.S.A 40:55D-70(c), commonly known as a 'c' variance.

'd'(3) Conditional Use Variance

The Municipal Land Use Law (MLUL) sets forth the statutory positive and negative criteria for variance relief. It permits a Zoning Board of Adjustment to grant a 'd' variance "in particular cases and for special reasons."

In cases involving d(3) variances, the Board must typically consider the criteria established by the Supreme Court in *Coventry Square v. Westwood Zoning Board of Adjustment*. In Coventry, the Court observed that unlike a d(1) use variance that allows an applicant to engage in a prohibited use, a d(3) conditional use variance allows a deviation from a condition of a permitted use. In other words, it is not the use that violates the zoning; it is the standards to be met for the use that are in violation. Thus, the principal focus is whether or not the site functions well irrespective of noncompliance with all of the applicable conditions of the conditional use (i.e., that the site can accommodate the use without meeting all of the criteria).

'c' Variance

The statute provides two approaches to 'c' variance relief, commonly referred to as the 'physical features' test and the 'public benefits' test. These are identified as follows:

1. *Physical Features Test*: An applicant may be granted c(1) variance relief when it is demonstrated that the noncompliant condition is caused by 1) an exceptional narrowness, shallowness, or shape of the property, 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.
2. *Public Benefits Test*: An applicant may be granted c(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the Municipal Land Use Law; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition to the above, the applicant must address the Negative Criteria of the statute. To meet the negative criteria, an applicant must demonstrate the variance can be granted without substantial detriment to the public good and that it will not substantially impair the intent and purpose of the master plan and zoning ordinance.



34 Park Avenue - PO Box 426
LYNDHURST, NEW JERSEY 07071
Tel: 201.939.8805 • Fax: 201.939.0846

1119 Raritan Road - Suite 2
CLARK, NEW JERSEY 07066
Tel: 201.939.8805 • Fax: 732.943.7249

Via: E-mail

January 30, 2019

Ms. Tonya Tardibuono
Zoning Board Secretary
53 Park Avenue
Park Ridge, NJ 07656

RE: Amended Preliminary/Final Site Plan Review

The Ridge Diner & Krauszer's Food Store
127 Park Avenue (Bergen County Route 92) & 125 Kinderkamack Road (Bergen County Route 503)
Block 1805, Lots 8 & 9
Borough of Park Ridge
Bergen County, New Jersey
NEA No.: PKRDSL19.011

Dear Ms. Tardibuono:

As requested, we have reviewed the below noted documents in reference to the above referenced project:

- Application Package for the Borough of Park Ridge Land Use Office, dated October 25, 2018;
- Signed and sealed engineering site plan set consisting of five (5) sheets entitled "Park Ridge Diner, Block 1805, Lots 8& 9, (BUS-1 Zone) Borough of Park Ridge, Bergen County, New Jersey" prepared by Richard L. Eichenlaub, Jr., P.E. of R.L. Engineering Inc., dated October 3, 2018 with no revisions;
- Signed and sealed Drainage calculations entitled "Storm Runoff Retention, Design for Addition, 125 Kinderkamack Road, Park Ridge, New Jersey", prepared by Richard L. Eichenlaub, Jr., P.E. of R.L. Engineering Inc., dated September 26, 2018 with no revisions; and
- Signed and sealed architectural plan set consisting of two (2) sheets entitled "Addition and Alterations for the Park Ridge Diner Corp. t/a The Ridge Diner, 125 Kinderkamack Road, Park Ridge, New Jersey", prepared by Joseph J. Bruno, AIA, dated July 18, 2018 with no revisions.

I. General Information

The subject properties are located on Block 1805, Lots 8 & 9. Lot 9, also known as 125 Kinderkamack Road (Bergen County Route 503), contains the business commonly known as "The Ridge Diner" (hereafter referred to as "Diner"). Lot 8, also known as 127 Park Avenue (Bergen County Route 92), contains the business commonly known as "Krauszer's Food Store" (hereafter referred to as "Krauszer's"). The subject parcels are bounded on the west by Kinderkamack Road (B.C. Route 503), to the south by Park Avenue (B.C. Route 92), to the north by the property that contains a mixed use building and to the east by the property that contains "Liz Nails".

The Applicant is seeking approval for a 928 square foot addition to the Diner and alterations to the parking lot of both the Diner and Krauszer's to allow circulation between both properties. Other improvements include stormwater management facilities, landscaping and lighting.

The Diner was subject of two prior applications, the first of which was approved by the Park Ridge Zoning Board as indicated in approving resolution memorialized on October 20, 1987. The first application was for use variance for the construction of a 250 square foot greenhouse addition and preliminary site plan approval for the construction of the addition with removal of an existing building and associated parking



improvements. The second application was approved by the Park Ridge Zoning Board as indicated in approving resolution memorialized on November 15, 1994. The second application was for variance and site plan approval for various esthetic changes that encroached on required setbacks and for the expansion of the kitchen and enclosure of the previously approved garden area.



2. Variances/Waivers

- a. We defer to the Board Planner and Board Attorney regarding the determination of variances and waivers. NEA recognizes the following potential variances and waivers which we defer to the Board Planner and Board Attorney on final determination regarding same:
 - i. Schedule IV-1 Restaurants : Conditional Use permitted if conditions met;
 - ii. Schedule JV-2: Maximum Impervious Coverage;
 - iii. §101-22, I.(2) (b) [1]: Minimum Parking Requirement; and
 - iv. §101-23, A: Minimum Loading Requirement.

3. Bulk Standards

- a. As per Schedule IV-1 Use and Schedule JV-2 Area, Yard and Bulk Standards for the B-1 Business District:

Zoning Requirements	Required/ Permitted	Existing	Proposed
Use	BUS-1 Uses	Lot 8: Retail Trade Lot 9: Restaurant	Lot 8: Retail Trade - Permitted Lot 9: Restaurant -- Conditional [V]
Minimum Lot Area (square feet)	10,000	Lot 8: 13,394 Lot 9: 22,928	Lot 8: 13,394 Lot 9: 22,928



Zoning Requirements	Required/ Permitted	Existing	Proposed
Minimum Lot Width (feet)	100	Lot 8: 89.8 Lot 9: 153.5 (Park) 165.5 (Kinderkamack)	Lot 8: 89.8 [ENC] Lot 9: 153.5 (Park) 165.5 (Kinderkamack)
Minimum Street Frontage (feet)	75	Lot 8: 91.32 Lot 9: 152.66 (Park) 123.12 (Kinderkamack)	Lot 8: 91.32 Lot 9: 152.66 (Park) 123.12 (Kinderkamack)
Minimum Lot Depth (feet)	100	Lot 8: 166.61 Lot 9: 149.85	Lot 8: 166.61 Lot 9: 149.85
Minimum Front Yard (feet)	20	Lot 8: 99 Lot 9: 28.7 (Park) 11.7 (Kinderkamack)	Lot 8: 99 Lot 9: 26.9 (Park) 11.7 (Kinderkamack) [ENC]
Minimum Side Yard Each (feet)	15	Lot 8: 0.7/17.1 Lot 9: 59	Lot 8: 0.7/17.1 [ENC] Lot 9: 59
Minimum Rear Yard (feet)	30	Lot 8: 14.9 Lot 9: 54.7	Lot 8: 14.9 [ENC] Lot 9: 54.7
Maximum Building Height (feet)	35	Lot 8: 16 ± Lot 9: 15 ±	Lot 8: 16 ± Lot 9: 15 ±
Maximum Building Coverage (percent)	25	Lot 8: 19.40 Lot 9: 16.86	Lot 8: 19.40 Lot 9: 20.91
Maximum Impervious Coverage (percent)	80	Lot 8: 80.87 Lot 9: 90.31	Lot 8: 78.96 Lot 9: 91.90 [V]

[ENC] Existing Non-conformity [V] Variance

4. Parking and Loading Requirements

- a. As per the parking requirements established in Table X-1 and the loading requirements established within Table X-5 of the Borough of Park Ridge Ordinance:

Parking Standard	Requirement	Required	Proposed	Status
Table X-1	Retail stores and personal service establishments (not including new or used car sales or restaurants)	1 for every 200 square feet of floor space = 2,276 square feet * 1/200 = 11.38 = 12	62 ¹	Non-Conforming
	Restaurants, including fast-food	1 for every 3 seats and 1 for every employee in the maximum work shift = 148 seats * 1/3 + 10 employee = 49.33 + 10 = 59.33 = 60		
Total Required Parking Spaces		72 spaces	62¹ spaces	
ADA Standards	2 standard, 1 van accessible for 51-75 parking spaces	62 proposed = 2 standard, 1 van accessible	2 standard, 1 van accessible	Conforming

¹ This value is as indicated by the Applicant. The Applicant shall revise the plans to show the existing and proposed striping conditions on one sheet so that the proposed parking count for each parcel can be confirmed.



Loading Standard	Requirement	Floor Area at Which 1 st Berth is Required (square feet)	Proposed	Status
Table X-5	Retail	$5,000 - 2,276 < 5,000 = \text{No Loading Berth Required}$	0 Identified	Non-Conforming
	Restaurants	$2,000 - 928 + 3,866 = 4,794 > 2,000 = 1 \text{ Loading Berth Required}$	0 Identified	
Total Required Parking Spaces		1 Loading Berth	0 Loading Berths	

5. Engineering Comments

Engineering Comments:

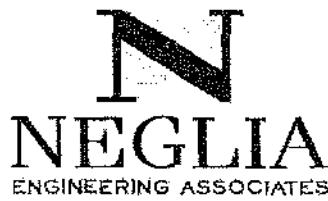
- a. The Applicant shall revise the highlighted parcels on the Location/Key Map on Sheet 1 of the plans to indicate the appropriate parcels.
- b. A copy of the cross access easement agreement between the two parcels shall be provided. Testimony regarding same shall also be provided.
- c. Both Kinderkamack Road and Park Avenue are County Roads; therefore, Bergen County Planning Board ("BCPB") approval is required. Should the BCPB require changes to the plans, the application must be resubmitted to the Board for review and approval.
- d. Any newly proposed or modified signs must comply with the applicable sections of the ordinance and require board approval for same.
- e. The plans shall be revised to show the existing conditions on the proposed layout plan.
- f. The plans shall be revised to show the setback lines on the existing conditions/demolition plan.
- g. The plans shall be revised to indicate the proposed The detail sheet includes a Dumpster Enclosure Detail and 6' Board on Board Dumpster Enclosure Gates Detail; however, the plans do not indicate where the improvements are to take place. If the existing dumpster is to be renovated, the dumpster enclosure shall be depicted on the Proposed Layout Plan and a note indicating the renovations shall also be provided.
- h. The applicant shall offer testimony regarding the logistics of trash/recycling storage and pick up from both parcels.
- i. The applicant shall offer testimony regarding the logistics of deliveries to both parcels.
- j. Any damages incurred to surrounding public or private property due to construction activity shall be repaired by the Applicant.
- k. The Applicant shall ensure that all disturbed work areas are stabilized. The Applicant shall topsoil, seed, hay, and straw mulch to ensure lawn growth, where appropriate.

Grading and Drainage Comments:

- a. The development of this parcel and all of the structures thereupon shall meet the requirements of the Americans with Disabilities Act, the New Jersey Barrier Free Code, and their implementing regulations. Testimony regarding compliance with same shall be provided by the Applicant.
- b. Existing spot shot elevations and contours shall be provided for the entirety of both parcels so the impacts of the proposed improvements on same can be reviewed.



- c. The Applicant shall confirm that the drainage runoff from the Krauszer's site will not be redirected towards Kinderkamack Road, as the runoff from the Krauszer's site discharges toward Park Avenue in the existing condition.
 - d. The Applicant has provided Storm Runoff Retention calculations to mitigate the increase in runoff generated by the 928 square foot building addition. It is noted that the actual increase of impervious is only 104 square feet and the size of the seepage pit does not take credit for the infiltration capabilities of the seepage pit, so the sizing of the seepage pit is conservative and acceptable to our office. However, the calculations indicate the basin is designed for the 100-year storm but provides a rainfall intensity of 2.87 inch per hour that does not appear to correlate to the 100-year storm. The Applicant shall revise the calculations as necessary. Our office reserves the right to provide additional comment regarding same upon receipt of revised comments.
 - e. The Applicant shall revise the Seepage Pit Detail to indicate the entire structure and its components as being HS-20 load rated.
 - f. A stormwater operations and maintenance manual shall be provided for the proposed seepage pit addressing stormwater operations and maintenance both during construction and going forward after project completion.
 - g. The Applicant is responsible for any negative drainage impacts to adjacent properties due to on-site grading or drainage. Should a negative impact be identified during and/or upon completion of the project, the impact shall be addressed immediately. A note shall be provided on the plan stating the same.
 - h. Should there be an import or export for the site, the Applicant shall submit a Soil Movement Application to the Borough Engineer in accordance with Borough Ordinance and obtain the required approvals prior to commencing construction.
 - i. The Applicant shall be responsible for ensuring that any and all soils imported to the site are certified clean soils in accordance with current NJDEP Standards, with a copy of the said certification provided to the Borough of Park Ridge and NEA prior to the import of any material by a professional. Recycled material or demolished materials are not permitted for the purposes of backfilling a vacated excavation area. The Site Plan Set shall be revised to include notation indicating the same.
 - j. A Soil Evaluation Report shall be prepared and submitted by a licensed professional engineer in the State of New Jersey, prior to any construction. This report shall include the following content at a minimum:
 - Soil boring or test pit logs and location map;
 - Detailed procedures and methods used to conduct any soil test;
 - Weather conditions at the time of any testing, including time, temperature, and the amount of precipitation within the preceding 48-hour period;
 - Identification of the seasonal groundwater elevation;
 - Field observations; data collected during any on-site test; derived/calculated infiltration rate(s), if applicable;
 - A statement of certification signed and sealed by an appropriate professional attesting that the field and conditions observed are either suitable or unsuitable for construction of the approved stormwater management system. If unsuitable conditions are encountered, the Applicant shall include a proposed revised stormwater management plan. The revised plan must result in the equivalent runoff rate and volume as the originally approved plan; and
 - NEA shall be notified 48 hours in advance of this testing so that a representative of our office may be present for this testing.



Utilities

- a. The Applicant shall provide testimony regarding whether the existing utility services for the building have adequate capacity for the addition.
- b. The Applicant shall indicate on the plans the location of existing utilities to avoid conflict with the proposed seepage pit.

Traffic Circulation

- a. Existing and proposed striping throughout the site shall be indicated on both parcels in the existing and proposed conditions so that the impacts of the proposed parking improvements can be reviewed in conjunction with the existing conditions.
- b. Traffic traveling in a southerly direction while entering the parking aisle immediately east of the proposed addition will be required to make a difficult maneuver to turn around and exit the aisle should no parking spaces be available. We recommend the Applicant revise the traffic flow in this area to be one-way northbound to avoid this situation. Appropriate striping and signage shall be provided indicating same.
- c. The Applicant shall revise the plans to provide the aisle width for the parking aisle immediately east of the proposed addition.
- d. The Applicant shall provide a truck turning movement plan verifying the ability for emergency services, delivery and refuse trucks to maneuver the site.
- e. A loading area, if one is to be designated, shall be indicated on the plans for both parcels.
- f. The Applicant shall provide testimony regarding the nature of the shared parking and whether any parking spaces will be reserved for the Krauszer's site. If spaces are to be reserved, the plans shall be revised to indicate same.
- g. We defer to the Board on the recommendation for the Applicant to enter into a Title 39 agreement for enforcement of traffic regulations on the site by the Borough of Park Ridge Police Department.

Landscaping

- a. As per Section §101-58.23(1)b General Landscaping Requirements, "automatic irrigation systems are mandatory components of a landscape plan and shall include water conserving features such as rain sensors and drip irrigation for planting beds". The Applicant shall provide an irrigation system to ensure all proposed landscaping will thrive and as required by the Borough of Park Ridge zoning code.
- b. As per Section §101-58.23(2)b(1)(2)(3)(4) Parking Area Landscaping, "parking areas with ten (10) or more spaces shall be screened from the street with landscaping, and interior lot landscaping shall be required in accordance with the following: 1) Each parking row shall include a curbed landscaped island with at least one shade tree and shrub plantings. 2) A minimum of three shrubs for every parking space shall be planted along the perimeter of the parking spaces. 3) One shade tree shall be provided for every ten (10) parking spaces. 4) Street trees shall be provided along all rights-of-way at a distance of 40 feet on center."

The Applicant proposes lawn areas along Park Avenue that do not include the landscaping necessary to screen parking from the street as required. The Applicant shall revise the Landscape Plan accordingly. The Applicant does not provide a curbed landscaped island for the two proposed parking spaces along the eastern side of the building, or the proposed parking spaces along the existing food store (Krauszer's) building. The Applicant shall provide said curbed landscaped islands for each parking row with appropriate landscaping as required per the zoning code. There are areas where the Applicant has provided a curbed landscaped island at the end of a parking row, but has not included the minimum



number of three (3) shrubs per parking space, or the one (1) shade tree for each parking row as required. The Applicant shall revise the Landscape Plan accordingly. The Applicant shall also provide street trees along all rights-of-way at a distance of forty (40) feet-on-center. It appears that there are a number of existing trees planted along the rights-of-way. The Applicant shall provide testimony regarding the number of healthy existing trees currently planted along Kinderkamack Road and Park Avenue and compliance with the Borough of Park Ridge zoning code.

- c. As per Section §101-58.23(4) Seasonal Plantings, the Applicant shall provide areas for seasonal planting on the Landscape Plan. It is recommended that the Applicant provide seasonal plantings ~~planter~~ planters at the entrances to the building.
- d. As per Section §101-61B(1) Perimeter Plantings, "parking areas with more than 30 spaces shall provide at least one shade tree within the perimeter of the parking area for every 15 parking spaces". There are 62 parking spaces on the subject parcels; therefore, the Applicant shall revise the Landscape Plan to propose four (4) additional shade trees within the perimeter of the property to comply with the Borough of Park Ridge zoning code, since there are no apparent existing shade trees.
- e. As per Section §101-61B(2) Perimeter Plantings, "parking areas with at least five (5) spaces shall be screened from the street with landscaping, including, at minimum, one evergreen plant for every five spaces in the parking area". The Applicant has not proposed landscape screening for parking along Park Avenue. The Applicant shall revise the Landscape Plan to include plantings that shall include one (1) evergreen plant for every five (5) spaces in the parking area. The Applicant shall provide testimony regarding proposed landscape screening and compliance with the Borough of Park Ridge zoning code.
- f. As per Section §101-63C(1)(2) Buffers, the Applicant is required to provide a buffer, no less than ten feet in width, a) along property lines shielding various uses from each other; where interior roads or driveways run parallel with roadways exterior to the site; c) where parking areas abut other properties; and d) refuse storage areas. Although the Applicant has provided a landscape buffer along the northeastern and southeastern property lines, the width of the buffer is five (5) feet and not the required ten (10) foot minimum. The Applicant proposes no buffer along interior roadways that run parallel with roadways exterior to the site, and proposes no buffer between the parking area and the food store building (Krauszter's), or around the refuse storage area. The Applicant shall provide testimony regarding proposed buffers and compliance with the Borough of Park Ridge zoning code.
- g. As per Section §101-63C(2)d Buffers, "at minimum, the buffer shall include eight shrubs for every ten linear feet of buffer, one ornamental tree for every thirty linear feet of buffer, supplemented by ground cover and perennial plantings". The Applicant shall revise the Landscape Plan accordingly to comply with the Borough of Park Ridge zoning code for buffer requirements.
- h. The Applicant shall revise the Plant List for the correct spelling of Fountain Grass as 'Hameln'.
- i. The Applicant proposes twelve (12) JW on the Landscape Plan, but this plant is not included in the Plant List. The Applicant shall revise the Plant List and Landscape Plan for consistency.
- j. It is recommended that the Applicant include a note on the Landscape Plan indicating all shade trees proposed along walkways and in parking lots shall be limbed up to seven (7) feet.

Lighting

- a. The Applicant shall revise the lighting plan to provide light levels for all parking areas and driveways to confirm the minimum light levels provided for both parcels.
- b. The proposed lighting for the parking structure shall be subject to review and revision by the Borough for six (6) months following completion of construction.



- c. The Applicant shall confirm that the maximum apex angle of the cone of illumination is 150° for all proposed lights.
- d. The Applicant shall provide testimony and illustrate that the existing and proposed lighting is in conformance with the Borough of Park Ridge zoning code.

Final Comments

- a. This approval is subject to all other applicable rules, regulations, ordinances and statutes of the Borough, Bergen County, State of New Jersey or any other governmental agency having jurisdiction over same.
- b. It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies and internal municipal agencies and departments in order to construct the proposed development. These agencies include, but are not limited to Bergen County Planning/Engineering, Bergen County Soil Conservation District, municipal fire / police departments, Park Ridge Water, Park Ridge Electric, BCUA, NJDOT and NJDEP.
- c. Should the Board look favorably upon this application, a performance bond, maintenance bond and inspection escrow will be required for on-site / off-site improvements, in accordance with the Municipal Land Use Law.
- d. NEA recommends that a response letter be submitted that addresses each of the comments noted above.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Engineering Associates

A handwritten signature in black ink, appearing to read "Michael J. Neglia".

Michael J. Neglia, P.E., P.P., P.L.S.
Board Engineer
Borough of Park Ridge

MJN/DCL

Very truly yours,
Neglia Engineering Associates

A handwritten signature in black ink, appearing to read "Daniel C. Lee".

Daniel C. Lee, P.E., C.M.E.
For the Board Engineer
Borough of Park Ridge

34 Park Avenue -- PO Box 426
LYNDHURST, NEW JERSEY 07071
Tel: 201.939.8805 • Fax: 201.939.0846



1119 Raritan Road -- Suite 2
CLARK, NEW JERSEY 07066
Tel: 201.939.8805 • Fax: 732.943.7249

Via: Hand Delivery

January 30, 2019

Revised: March 19, 2019

Ms. Tonya Tardibuono
Zoning Board Secretary
53 Park Avenue
Park Ridge, NJ 07656

RE: Amended Preliminary/Final Site Plan Review

The Ridge Diner & Krauszer's Food Store
127 Park Avenue (Bergen County Route 92) & 125 Kinderkamack Road (Bergen County Route 503)
Block 1805, Lots 8 & 9
Borough of Park Ridge
Bergen County, New Jersey
NEA No.: PKRDSP19.011

Dear Ms. Tardibuono:

As requested, we have reviewed the below noted documents in reference to the above referenced project:

- Application Package for the Borough of Park Ridge Land Use Office, dated October 25, 2018;
- Signed and sealed engineering site plan set consisting of five (5) sheets entitled "Park Ridge Diner, Block 1805, Lots 8& 9, (BUS-1 Zone) Borough of Park Ridge, Bergen County, New Jersey" prepared by Richard L. Eichenlaub, Jr., P.E. of R.L. Engineering Inc., dated October 3, 2018, **latest revision dated March 8, 2019**;
- Signed and sealed Drainage calculations entitled "Storm Runoff Retention, Design for Addition, 125 Kinderkamack Road, Park Ridge, New Jersey", prepared by Richard L. Eichenlaub, Jr., P.E. of R.L. Engineering Inc., dated September 26, 2018, with no revisions;
- Signed and sealed architectural plan set consisting of two (2) sheets entitled "Addition and Alterations for the Park Ridge Diner Corp. t/a The Ridge Diner, 125 Kinderkamack Road, Park Ridge, New Jersey", prepared by Joseph J. Bruno, AIA, dated July 18, 2018 with no revisions;
- **Signed and sealed document entitled "Soil Movement Calculations" prepared by Richard L. Eichenlaub, Jr., P.E. of R.L. Engineering Inc., dated March 1, 2019; and**
- **Response Letter prepared by Richard L. Eichenlaub, Jr., P.E. of R.L. Engineering Inc., dated March 6, 2019.**

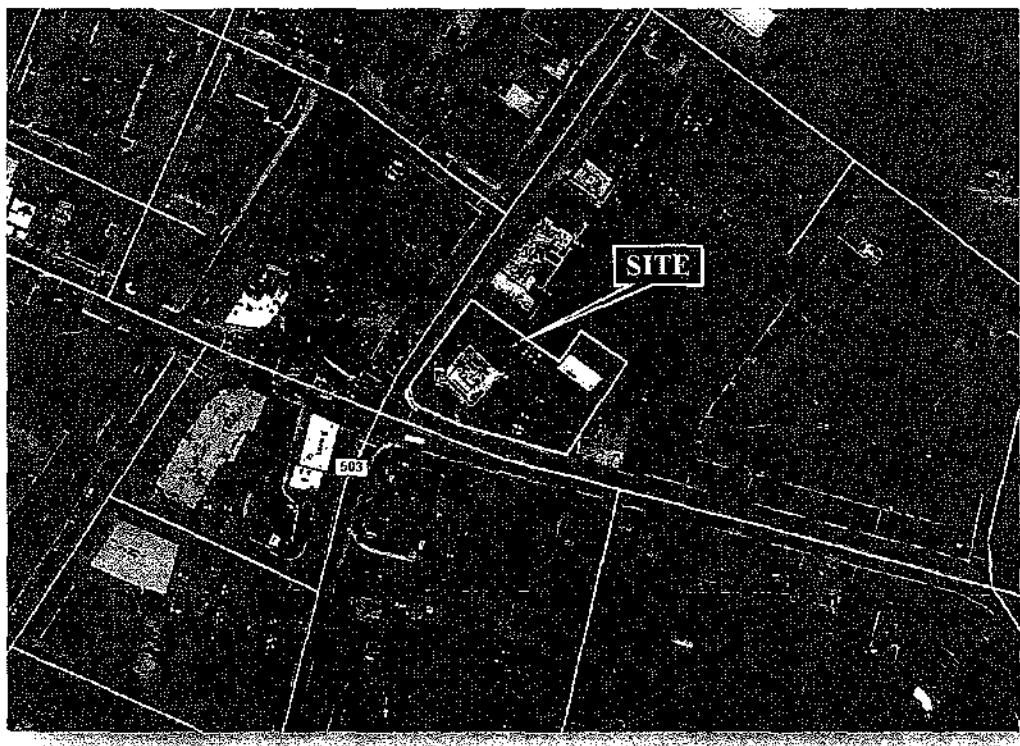
1. General Information

The subject properties are located on Block 1805, Lots 8 & 9. Lot 9, also known as 125 Kinderkamack Road (Bergen County Route 503), contains the business commonly known as "The Ridge Diner" (hereafter referred to as "Diner"). Lot 8, also known as 127 Park Avenue (Bergen County Route 92), contains the business commonly known as "Krauszer's Food Store" (hereafter referred to as "Krauszer's"). The subject parcels are bounded on the west by Kinderkamack Road (B.C. Route 503), to the south by Park Avenue (B.C. Route 92), to the north by the property that contains a mixed-use building and to the east by the property that contains "Liz Nails".



The Applicant is seeking approval for a 928 square foot addition to the Diner and alterations to the parking lot of both the Diner and Krauszer's to allow circulation between both properties. Other improvements include stormwater management facilities, landscaping and lighting.

The Diner was subject of two prior applications, the first of which was approved by the Park Ridge Zoning Board as indicated in approving resolution memorialized on October 20, 1987. The first application was for use variance for the construction of a 250 square foot greenhouse addition and preliminary site plan approval for the construction of the addition with removal of an existing building and associated parking improvements. The second application was approved by the Park Ridge Zoning Board as indicated in approving resolution memorialized on November 15, 1994. The second application was for variance and site plan approval for various esthetic changes that encroached on required setbacks and for the expansion of the kitchen and enclosure of the previously approved garden area.



2. Variances/Waivers

- a. We defer to the Board Planner and Board Attorney regarding the determination of variances and waivers. NEA recognizes the following potential variances and waivers which we defer to the Board Planner and Board Attorney on final determination regarding same:
 - i. Schedule IV-1 Restaurants : Conditional Use permitted if conditions met;
 - ii. Schedule IV-2: Maximum Impervious Coverage;
 - iii. §101-22. I.(2) (b) [1]: Minimum Parking Requirement; and
 - iv. §101-23. A: Minimum Loading Requirement.



3. Bulk Standards

- a. As per Schedule IV-1 Use and Schedule IV-2 Area, Yard and Bulk Standards for the B-1 Business District:

Zoning Requirements	Required/ Permitted	Existing	Proposed
Use	BUS-1 Uses	Lot 8: Retail Trade Lot 9: Restaurant	Lot 8: Retail Trade – Permitted Lot 9: Restaurant – Conditional [V]
Minimum Lot Area (square feet)	10,000	Lot 8: 13,394 Lot 9: 22,928	Lot 8: 13,394 Lot 9: 22,928
Minimum Lot Width (feet)	100	Lot 8: 89.8 Lot 9: 153.5 (Park) 165.5 (Kinderkamack)	Lot 8: 89.8 [ENC] Lot 9: 153.5 (Park) 165.5 (Kinderkamack)
Minimum Street Frontage (feet)	75	Lot 8: 91.32 Lot 9: 152.66 (Park) 123.12 (Kinderkamack)	Lot 8: 91.32 Lot 9: 152.66 (Park) 123.12 (Kinderkamack)
Minimum Lot Depth (feet)	100	Lot 8: 166.61 Lot 9: 149.85	Lot 8: 166.61 Lot 9: 149.85
Minimum Front Yard (feet)	20	Lot 8: 99 Lot 9: 28.7 (Park) 11.7 (Kinderkamack)	Lot 8: 99 Lot 9: 26.9 (Park) 11.7 (Kinderkamack) [ENC]
Minimum Side Yard Each (feet)	15	Lot 8: 0.7/17.1 Lot 9: 59	Lot 8: 0.7/17.1 [ENC] Lot 9: 59
Minimum Rear Yard (feet)	30	Lot 8: 14.9 Lot 9: 54.7	Lot 8: 14.9 [ENC] Lot 9: 54.7
Maximum Building Height (feet)	35	Lot 8: 16 ± Lot 9: 15 ±	Lot 8: 16 ± Lot 9: 15 ±
Maximum Building Coverage (percent)	25	Lot 8: 19.40 Lot 9: 16.86	Lot 8: 19.40 Lot 9: 20.91
Maximum Impervious Coverage (percent)	80	Lot 8: 80.87 Lot 9: 90.31	Lot 8: 78.96 Lot 9: 91.90 [V]

[ENC] Existing Non-conformity [V] Variance

4. Parking and Loading Requirements

- a. As per the parking requirements established in Table X-1 and the loading requirements established within Table X-5 of the Borough of Park Ridge Ordinance:

Parking Standard	Requirement	Required	Proposed	Status
Table X-1	Retail stores and personal service establishments (not including new or used car sales or restaurants)	1 for every 200 square feet of floor space = 2,276 square feet * 1/200 = 11.38 = 12	62 ¹	Non-Conforming
	Restaurants, including fast-food	1 for every 3 seats and 1 for every employee in the maximum work shift = 151 ² seats * 1/3 + 10 employee = 50.33 + 10 = 60.33 = 61		
Total Required Parking Spaces		73 spaces	62¹ spaces	



Parking Standard	Requirement	Required	Proposed	Status
ADA Standards	2 standard, 1 van accessible for 51-75 parking spaces	62 proposed = 2 standard, 1 van accessible	2 standard, 1 van accessible	Conforming

¹ This value is as indicated by the Applicant. The Applicant shall revise the plans to show the existing and proposed striping conditions on one sheet so that the proposed parking count for each parcel can be confirmed.

² The plans indicate 157 seats, however the calculated value and the value indicated in the response letter are indicative of 151 seats. Therefore, the 151 seat count has been used.

Loading Standard	Requirement	Floor Area at Which 1 st Berth is Required (square feet)	Proposed	Status
Table X-5	Retail	5,000 = 2,276 < 5,000 = No Loading Berth Required	0 Identified	Non-Conforming
	Restaurants	2,000 = 928 + 3,866 = 4,794 > 2,000 = 1 Loading Berth Required	0 Identified	
Total Required Parking Spaces		1 Loading Berth	0 Loading Berths	

5. Engineering Comments

Engineering Comments:

- a. The Applicant shall revise the highlighted parcels on the Location/Key Map on Sheet 1 of the plans to indicate the appropriate parcels. **This comment has been addressed. No further action required.**
- b. A copy of the cross access easement agreement between the two parcels shall be provided. Testimony regarding same shall also be provided. **This comment remains applicable.**
- c. Both Kinderkarnack Road and Park Avenue are County Roads; therefore, Bergen County Planning Board ("BCPB") approval is required. Should the BCPB require changes to the plans, the application must be resubmitted to the Board for review and approval. **This comment remains applicable.**
- d. Any newly proposed or modified signs must comply with the applicable sections of the ordinance and require board approval for same. **The Applicant has indicated that no new signs are proposed. This comment has been addressed. No further action required.**
- e. The plans shall be revised to show the existing conditions on the proposed layout plan. **The Applicant has provided the requested information, however, the copy of the plans received by this office are illegible. NEA respectfully requests a revised print for further review. This comment remains applicable.**
- f. The plans shall be revised to show the setback lines on the existing conditions/demolition plan. **This comment has been addressed. No further action required.**
- g. The detail sheet includes a Dumpster Enclosure Detail and 6' Board on Board Dumpster Enclosure Gates Detail; however, the plans do not indicate where the improvements are to take place. If the existing dumpster is to be renovated, the dumpster enclosure shall be depicted on the Proposed Layout Plan and a note indicating the renovations shall also be provided. **This comment has been addressed. No further action required.**



- h. The applicant shall offer testimony regarding the logistics of trash/recycling storage and pick up from both parcels. **This comment remains applicable.**
- i. The applicant shall offer testimony regarding the logistics of deliveries to both parcels. **This comment remains applicable.**
- j. Any damages incurred to surrounding public or private property due to construction activity shall be repaired by the Applicant. **The Applicant has added a note to the plans indicating same. This comment has been addressed. No further action required.**
- k. The Applicant shall ensure that all disturbed work areas are stabilized. The Applicant shall topsoil, seed, hay, and straw mulch to ensure lawn growth, where appropriate. **The Applicant shall note on the Proposed Landscape/Lighting Plan that states that all plant beds are to receive 6" of topsoil and lawn areas 4" of topsoil. Lawn areas shall be designated as seed or designated as sod. This comment remains applicable.**

Grading and Drainage Comments:

- a. The development of this parcel and all of the structures thereupon shall meet the requirements of the Americans with Disabilities Act, the New Jersey Barrier Free Code, and their implementing regulations. Testimony regarding compliance with same shall be provided by the Applicant. **This comment remains applicable.**
- b. Existing spot shot elevations and contours shall be provided for the entirety of both parcels so the impacts of the proposed improvements on same can be reviewed. **The legibility of this information is inadequate (too light to read) for review purposes. This comment remains applicable.**
- c. The Applicant shall confirm that the drainage runoff from the Krauszer's site will not be redirected towards Kinderkamack Road, as the runoff from the Krauszer's site discharges toward Park Avenue in the existing condition. **This comment has been addressed. No further action required.**
- d. The Applicant has provided Storm Runoff Retention calculations to mitigate the increase in runoff generated by the 928 square foot building addition. It is noted that the actual increase of impervious is only 104 square feet and the size of the seepage pit does not take credit for the infiltration capabilities of the seepage pit, so the sizing of the seepage pit is conservative and acceptable to our office. However, the calculations indicate the basin is designed for the 100-year storm but provides a rainfall intensity of 2.87 inch per hour that does not appear to correlate to the 100-year storm. The Applicant shall revise the calculations as necessary. Our office reserves the right to provide additional comment regarding same upon receipt of revised comments. **The Applicant has indicated this comment has been addressed however, revised documents indicating same have not been received by NEA. This comment remains applicable.**
- e. The Applicant shall revise the Seepage Pit Detail to indicate the entire structure and its components as being HS-20 load rated. **This comment has been addressed. No further action required.**
- f. A stormwater operations and maintenance manual shall be provided for the proposed seepage pit addressing stormwater operations and maintenance both during construction and going forward after project completion. **This comment remains applicable.**
- g. The Applicant is responsible for any negative drainage impacts to adjacent properties due to on-site grading or drainage. Should a negative impact be identified during and/or upon completion of the project, the impact shall be addressed immediately. A note shall be provided on the plan stating the same. **This comment has been addressed. No further action required.**



- h. Should there be an import or export for the site, the Applicant shall submit a Soil Movement Application to the Borough Engineer in accordance with Borough Ordinance and obtain the required approvals prior to commencing construction. **The Applicant has indicated a gross soil movement of 71.51 CY and therefore a Minor Soil Moving Permit will be required. We defer to the review of the Borough Zoning Officer regarding final compliance with this requirement.**
- i. The Applicant shall be responsible for ensuring that any and all soils imported to the site are certified clean soils in accordance with current NJDEP Standards, with a copy of the said certification provided to the Borough of Park Ridge and NEA prior to the import of any material by a professional. Recycled material or demolished materials are not permitted for the purposes of backfilling a vacated excavation area. The Site Plan Set shall be revised to include notation indicating the same. **The Applicant has provided a response indicating compliance with this requirement. This comment remains an applicable condition to be enforced during construction should an approval be granted.**
- j. A Soil Evaluation Report shall be prepared and submitted by a licensed professional engineer in the State of New Jersey, prior to any construction. This report shall include the following content at a minimum:
 - Soil boring or test pit logs and location map;
 - Detailed procedures and methods used to conduct any soil test;
 - Weather conditions at the time of any testing, including time, temperature, and the amount of precipitation within the preceding 48-hour period;
 - Identification of the seasonal groundwater elevation;
 - Field observations; data collected during any on-site test; derived/calculated infiltration rate(s), if applicable;
 - A statement of certification signed and sealed by an appropriate professional attesting that the field and conditions observed are either suitable or unsuitable for construction of the approved stormwater management system. If unsuitable conditions are encountered, the Applicant shall include a proposed revised stormwater management plan. The revised plan must result in the equivalent runoff rate and volume as the originally approved plan; and
 - NEA shall be notified 48 hours in advance of this testing so that a representative of our office may be present for this testing.

The Applicant has provided a response indicating compliance with this requirement. These comments remain an applicable condition to be enforced during construction should an approval be granted.

Utilities

- a. The Applicant shall provide testimony regarding whether the existing utility services for the building have adequate capacity for the addition. **This comment remains applicable.**
- b. The Applicant shall indicate on the plans the location of existing utilities to avoid conflict with the proposed seepage pit. **This comment has been addressed. No further action required.**

Traffic Circulation

- a. Existing and proposed striping throughout the site shall be indicated on both parcels in the existing and proposed conditions so that the impacts of the proposed parking improvements can be reviewed in conjunction with the existing conditions. **The Applicant has provided the requested information,**



however, the copy of the plans received by this office are illegible. NEA respectfully requests a revised print for further review. This comment remains applicable.

- b. Traffic traveling in a southerly direction while entering the parking aisle immediately east of the proposed addition will be required to make a difficult maneuver to turn around and exit the aisle should no parking spaces be available. We recommend the Applicant revise the traffic flow in this area to be one-way northbound to avoid this situation. Appropriate striping and signage shall be provided indicating same. **The Applicant has revised the plans to change the drive aisle east of the diner to one-way in the northerly direction. Additional striping and signage shall be indicated on the plans to provide clear direction to users of the site of this condition. This comment remains applicable.**
- c. The Applicant shall revise the plans to provide the aisle width for the parking aisle immediately east of the proposed addition. **This comment remains applicable.**
- d. The Applicant shall provide a truck turning movement plan verifying the ability for emergency services, delivery and refuse trucks to maneuver the site. **This comment remains applicable.**
- e. A loading area, if one is to be designated, shall be indicated on the plans for both parcels. **This comment remains applicable.**
- f. The Applicant shall provide testimony regarding the nature of the shared parking and whether any parking spaces will be reserved for the Krauszer's site. If spaces are to be reserved, the plans shall be revised to indicate same. **This comment remains applicable.**
- g. We defer to the Board on the recommendation for the Applicant to enter into a Title 39 agreement for enforcement of traffic regulations on the site by the Borough of Park Ridge Police Department. **This comment remains applicable.**

Landscaping

- a. As per Section §101-58.23(1)b General Landscaping Requirements, "automatic irrigation systems are mandatory components of a landscape plan and shall include water conserving features such as rain sensors and drip irrigation for planting beds". The Applicant shall provide an irrigation system to ensure all proposed landscaping will thrive and as required by the Borough of Park Ridge zoning code. **This comment has been addressed. No further action required.**
- b. As per Section §101-58.23(2)b(1)(2)(3)(4) Parking Area Landscaping, "parking areas with ten (10) or more spaces shall be screened from the street with landscaping, and interior lot landscaping shall be required in accordance with the following: 1) Each parking row shall include a curbed landscaped island with at least one shade tree and shrub plantings. 2) A minimum of three shrubs for every parking space shall be planted along the perimeter of the parking spaces. 3) One shade tree shall be provided for every ten (10) parking spaces. 4) Street trees shall be provided along all rights-of-way at a distance of 40 feet on center."

The Applicant proposes lawn areas along Park Avenue that do not include the landscaping necessary to screen parking from the street as required. The Applicant shall revise the Landscape Plan accordingly. The Applicant does not provide a curbed landscaped island for the two proposed parking spaces along the eastern side of the building, or the proposed parking spaces along the existing food store (Krauszer's) building. The Applicant shall provide said curbed landscaped islands for each parking row with appropriate landscaping as required per the zoning code. There are areas where the Applicant has provided a curbed landscaped island at the end of a parking row, but has not included the minimum number of three (3) shrubs per parking space, or the one (1) shade tree for each parking row as required. The Applicant shall revise the Landscape Plan accordingly. The Applicant shall also provide street trees along all rights-of-way at a distance of forty (40) feet-on-center. It appears that there are a number of



existing trees planted along the rights-of-way. The Applicant shall provide testimony regarding the number of healthy existing trees currently planted along Kinderkamack Road and Park Avenue and compliance with the Borough of Park Ridge zoning code. **This comment remains applicable.**

- c. As per Section §101-58.23(4) Seasonal Plantings, the Applicant shall provide areas for seasonal planting on the Landscape Plan. It is recommended that the Applicant provide seasonal plantings in planters at the entrances to the building. **This comment has been addressed. No further action required.**
- d. As per Section §101-61B(1) Perimeter Plantings, "parking areas with more than 30 spaces shall provide at least one shade tree within the perimeter of the parking area for every 15 parking spaces". There are 62 parking spaces on the subject parcels; therefore, the Applicant shall revise the Landscape Plan to propose four (4) additional shade trees within the perimeter of the property to comply with the Borough of Park Ridge zoning code, since there are no apparent existing shade trees. **This comment has been addressed. No further action required.**
- e. As per Section §101-61B(2) Perimeter Plantings, "parking areas with at least five (5) spaces shall be screened from the street with landscaping, including, at minimum, one evergreen plant for every five spaces in the parking area". The Applicant has not proposed landscape screening for parking along Park Avenue. The Applicant shall revise the Landscape Plan to include plantings that shall include one (1) evergreen plant for every five (5) spaces in the parking area. The Applicant shall provide testimony regarding proposed landscape screening and compliance with the Borough of Park Ridge zoning code. **This comment remains applicable.**
- f. As per Section §101-63C(1)(2) Buffers, the Applicant is required to provide a buffer, no less than ten feet in width, a) along property lines shielding various uses from each other; where interior roads or driveways run parallel with roadways exterior to the site; c) where parking areas abut other properties; and d) refuse storage areas. Although the Applicant has provided a landscape buffer along the northeastern and southeastern property lines, the width of the buffer is five (5) feet and not the required ten (10) foot minimum. The Applicant proposes no buffer along interior roadways that run parallel with roadways exterior to the site, and proposes no buffer between the parking area and the food store building (Krauszer's), or around the refuse storage area. The Applicant shall provide testimony regarding proposed buffers and compliance with the Borough of Park Ridge zoning code. **This comment remains applicable.**
- g. As per Section §101-63C(2)d Buffers, "at minimum, the buffer shall include eight shrubs for every ten linear feet of buffer, one ornamental tree for every thirty linear feet of buffer, supplemented by ground cover and perennial plantings". The Applicant shall revise the Landscape Plan accordingly to comply with the Borough of Park Ridge zoning code for buffer requirements. **This comment remains applicable.**
- h. The Applicant shall revise the Plant List to the correct spelling of Fountain Grass as 'Hameln'. **This comment remains applicable.**
- i. The Applicant proposes twelve (12) JW on the Landscape Plan, but this plant is not included in the Plant List. The Applicant shall revise the Plant List and Landscape Plan for consistency. **This comment has been addressed. No further action required.**
- j. It is recommended that the Applicant include a note on the Landscape Plan indicating all shade trees proposed along walkways and in parking lots shall be limbed up to seven (7) feet. **This comment has been addressed. No further action required.**
- k. Several plants quantities as drawn on the plan do not match the quantities as indicated in the Plant List. The Applicant shall revise the Plant List to correct the total quantities for BA, DL, EC, and FG.



1. The Applicant specifies two plants which are considered by the NJDEP as non-native, invasive species: (1) *Berberis thunbergii 'Atropurpurea Nana'*; (2) *Euonymus alatus 'Compacta'*. The Applicant shall substitute these plants with acceptable native or non-native, non-invasive shrubs.

Lighting

- a. The Applicant shall revise the lighting plan to provide light levels for all parking areas and driveways to confirm the minimum light levels provided for both parcels. **Testimony before the Board to be provided regarding the existing light levels. This comment remains applicable.**
- b. The proposed lighting for the parking structure shall be subject to review and revision by the Borough for six (6) months following completion of construction. **This comment remains applicable.**
- c. The Applicant shall confirm that the maximum apex angle of the cone of illumination is 150° for all proposed lights. **This comment remains applicable.**
- d. The Applicant shall provide testimony and illustrate that the existing and proposed lighting is in conformance with the Borough of Park Ridge zoning code. **This comment remains applicable.**

Final Comments

- a. This approval is subject to all other applicable rules, regulations, ordinances and statutes of the Borough, Bergen County, State of New Jersey or any other governmental agency having jurisdiction over same. **This comment remains applicable.**
- b. It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies and internal municipal agencies and departments in order to construct the proposed development. These agencies include, but are not limited to Bergen County Planning/Engineering, Bergen County Soil Conservation District, municipal fire / police departments, Park Ridge Water, Park Ridge Electric, BCUA, NJDOT and NJDEP. **This comment remains applicable.**
- c. Should the Board look favorably upon this application, a performance bond, maintenance bond and inspection escrow will be required for on-site / off-site improvements, in accordance with the Municipal Land Use Law. **Comment acknowledged. This comment remains an applicable requirement to be addressed, should the application be approved.**
- d. NEA recommends that a response letter be submitted that addresses each of the comments noted above. **This comment has been addressed. Future revisions shall be submitted with similar response letters.**

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Engineering Associates

A handwritten signature in black ink, appearing to read "Michael J. Neglia".

Michael J. Neglia, P.E., P.P., P.L.S.
Board Engineer
Borough of Park Ridge

MJN/DCL/rmm

Very truly yours,
Neglia Engineering Associates

A handwritten signature in black ink, appearing to read "Daniel C. Lee".

Daniel C. Lee, P.E., C.M.E.
For the Board Engineer
Borough of Park Ridge

R.L. ENGINEERING, INC.

24 Wampum Road • Suite B
Park Ridge, New Jersey 07656
Tel: (201) 391-5855 • Fax: (201) 391-5837

updated

March 6, 2019

Zoning Board Park Ridge
53 Park Avenue
Park Ridge, New Jersey 07656

Attention: Ms. Tonya Tardibuono
Zoning Board Secretary

Regarding: Park Ridge Diner Site Plan Application
Blocks 1805, Lots 8 and 9
Park Ridge, New Jersey
Replies to Professional's Review Letters
Our File 29-049

RECEIVED
MARCH 6 2019
PARK RIDGE ZONING BOARD
2019-049-8-9-10
S1

Dear Board Members and Professionals,

Along with revised plans I include this letter as suggested within the review letter prepared by Neglia Engineering Associates, ZBA Engineer. The replies which follow address comments within the professional letters from Neglia Engineering, dated 1/30/19, and from Burgis Associates, dated 2/11/19.

The following are replies which correspond to the numbering in each of the two Reports:

Neglia Review Report:

5. Engineering Comments

Engineering Comments:

- a. The Key Map has been revised to reflect correct parcels.
- b. Copy of easement will be provided and testimony presented to Board and Professionals.
- c. Application to BCPB will be made
- d. NO new signs are being proposed.
- e. All existing conditions have been added to site plan as requested.
- f. Set back lines have been added to Existing Conditions / Demolition Plan
- g. The details for enclosure and Dumpster Gates are called out on the two existing dumpster locations.
- h. Testimony will be provided with respect to trash and recycling storage and pick up.
- i. Deliveries will be discussed during testimony.
- j. A note on plan discusses damages to items not scheduled for replacement, Note 16 (Sh. 3 of 5).
- k. This is understood and lawn areas will be either seeded or sodded.

Grading and Drainage Comments:

- a. Site satisfies ADA requirements.

- b. Existing spot elevations have been on both sheets 2 and 3. Contour lines were provided in those areas to be disturbed, they have now been provided throughout site.
- c. There is minimal area from Lot 9 draining through Lot 8 to Kinderkamack Road which is offset by new addition area being directed to seepage pit.
- d. The calculations have been revised indicating correct rainfall intensity. The original sizing is still in excess of what is needed to hold entire volume of runoff.
- e. The seepage pit detail has been revised to include note on structure has been sized for HHS-20 loading. A detail from manufacturer has been added to calculations which states same.
- f. When approved an operation and maintenance manual will be provided.
- g. A note has been added, Note 28 on sheet 3.
- h. Soil quantities have been added to sheet 3, as Note 25, there will be a small export of soil.
- i. No soil other than stone and stone with dust will be brought to site.
- j. A test pit will be performed at the location of seepage pit at the start of construction. A permeability test will be performed on soil sample, a soil log will be obtained, seasonal high water will be investigated and the Engineer will be contacted 48 hours prior to the test pit dig.

Utilities:

- a. Architect will comment and discuss during hearing.
- b. Utility services have been identified on plans. There is no proposal to up-grade utilities.

Traffic Circulation:

- a. Existing striping has been provided on both sheets 2 and 3.
- b. The parking aisle along the east side of Diner has been changed to one way which is as it exists on the west and south side of Diner. Pavement markings have been indicated on Layout sheet.
- c. Aisle widths have been provided.
- d. A truck turning movement plan will be generated and handed out at the hearing as a display.
- e. No designated Loading Space exists and there is no designated loading space is being proposed. This will be discussed at the hearing.
- f. To be discussed at hearing.
- g. No comment necessary.

Landscaping:

- a. An automatic irrigation system, sprinkler, misting and drip system, has been called out on Landscape Plan.
- b. We wish to discuss this at the hearing and we have listed this as one of our variances. We did provide a planting island at the northwest corner of Diner and a planting island at the front corner of Lot 9 (at intersection of Kinderkamack and Park).
- c. Seasonal plantings have been called out in existing planter along handicap ramp and within existing planting islands along Park Avenue.
- d. Four additional shade trees have been added to the site, 3 on Lot 8 and one on Lot 9.
- e. We will discuss this issue with Board and professionals at the march hearing. The areas referenced in comment letter are the only areas available for snow removal / storage.

- f. We are requesting variance for this buffer.
- g. Variance being sought.
- h. Spelling correction has been made 'Hamelin'.
- i. JW has been added to planting list.
- j. Note has been added at bottom of Planting List.

Lighting:

- a. Lighting levels for flood lamps mounted on utility pole are unknown. It is known this existing lighting illuminates entire.
- b. This proposal is acceptable.
- c. Manufacturer has not provided this info to date, will provide once we receive.
- d. Testimony with respect to lighting will be provided during hearing. Lighting on building will be discussed.

Final Comments:

- a. Understood, no comment.
- b. Understood, no comment.
- c. No comment.
- d. No comment.

Burgis Review Report:

Sheet 3;

1. Parking will be discussed with Board and Professionals during Hearing. The total number of seats proposed within Diner has been revised from 148 seats to 151, parking has been changed accordingly.
3. Existing parking spaces have been shown on both existing and proposed. The Parking analysis is based on more conservative approach which includes a space per employee. If this is not the case and our calculations are to be based sole on seats alone we will require 62 spaces and we provide 62 spaces, no variance would be required. All existing spaces have been identified on sheets 2 and 3.
4. Variance is being sought for no loading space designation.
5. No comment, this will be discussed by Architect.
6. Dumpster gates have been called out on both dumpsters on both lots. A masonry wall is proposed along the east side of dumpster on Lot 8 (Krauszer's).

Sheet 4;

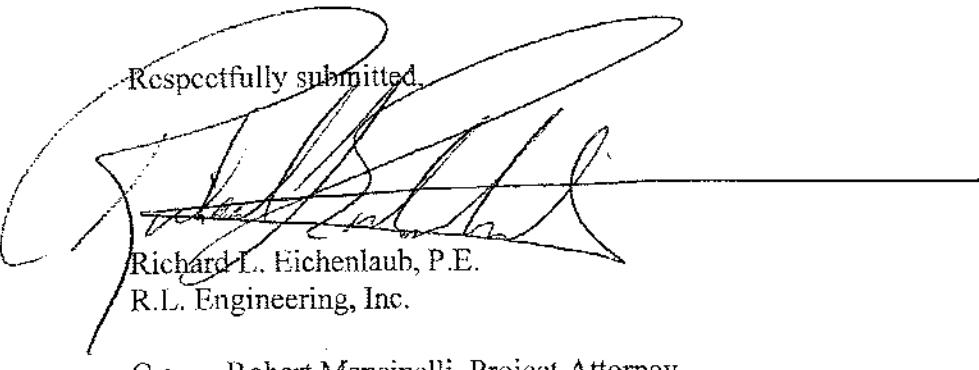
7. Landscape Plan has been changes to include additional landscaping. Landscaping has been provided at the southwest corner of site (that's the corner at the intersection of Kinderkamack Road and Park Avenue). There is an interior landscape island proposed at the northwest corner of Diner building. The issue of planting within lawn areas specified along Park Avenue will be discussed during hearing. These areas were left as lawn to allow stock piling of snow on site.
8. A lighting detail has been on Lighting sheet, sheet 4.
9. Existing signs are to remain unchanged at this time.

Sheet 5;

1. Additional landscape areas have been provided at the northwest corner of Diner building. Additionally a landscape island has been provided at the corner of site at Kinderkamack and Park Avenue intersect.
 2. Discusses minimum set backs from side and rear lot lines. We do have five feet to parking along the east side lot line of Lot 8 (existing parking set back is less than 5' which is an existing non-conformity being eliminated). We have in excess of 5 feet (existing) along north lot line of Lot 9. We have parking extended over common property line of subject two lots.
 3. Four shade trees have been proposed within the parking of the subject site. Landscape screening along Park Avenue has not been provided and variance is being sought.
 4. A 10 foot buffer has not been provided and a variance is being sought.
- Variances will be discussed by Planner.

The items above have been addressed as they appear on the Professional's review letters. We look forward to discussing these issues further at the up coming Hearing.

Respectfully submitted,



Richard L. Eichenlaub, P.E.
R.L. Engineering, Inc.

C.c. Robert Mancinelli, Project Attorney
Park Ridge Diner Corp.

R.L. ENGINEERING, INC.
24 Wampum Road Suite B
PARK RIDGE, NEW JERSEY 07656
(201) 391-5855
FAX (201) 391-5837

JOB. 29-049 MULLETTA HILLS

SHEET NO. 3 D2 OF 1

CALCULATED BY RLB DATE 9/26/03

CHECKED BY _____ DATE _____

SCALE 1/100 2/20/19 Landfall INIBILITY

STORY LUNGE RETEARD
DESIGN FOR ADDITION
125 KINSELLA MALL ROAD
PARK RIDGE, NEW JERSEY

Richard L. Bierehle

Richard L. Bierehle P.E. #23805

R.L. ENGINEERING, INC.
 24 Wampum Road Suite B
 PARK RIDGE, NEW JERSEY 07656
 (201) 391-5855
 FAX (201) 391-5837

JOB 29-049 PARK RIDGE DRIVES

SHEET NO. 1 DO OF _____
 CALCULATED BY PLE DATE 9/26/18
 CHECKED BY _____ DATE _____
 SCALE 1:100' 2/16/19 PWD FOR INVESTIGATION

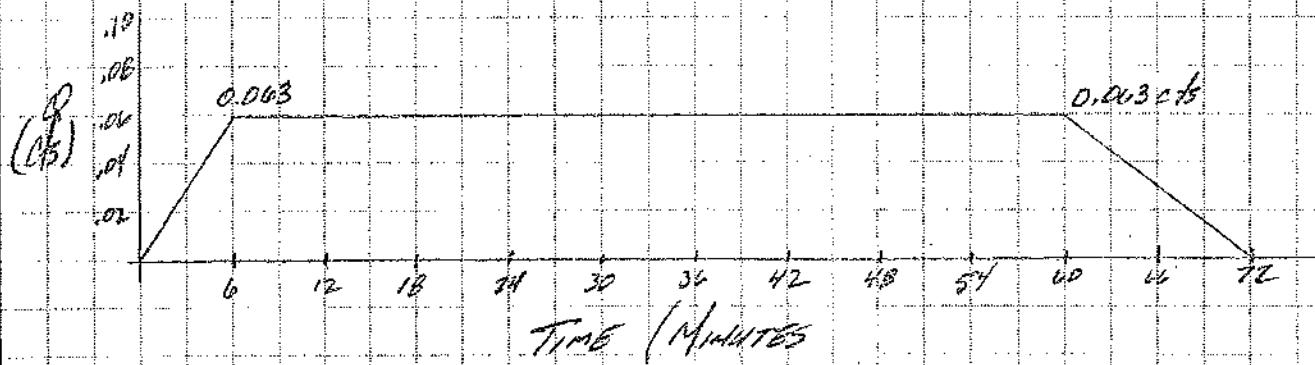
Knowns: SIDE DRIVING PIT TO ACCEPT 4000SF Front Load OR ADDITION. To BE NOTED ACTUAL INCREASE IN IMPERVIOUS AREA IS ONLY 104 SF. RECOMMENDED 33,016 SF FOR 928 SF OF IMPERVIOUS.

GIVEN: - DRIER ADDITION IS 928 SF (0.0213 Acre)

- DESIGN FOR 100 YR STREET
- PLATE COEFFICIENT LOAD = 0.99
- TIME OF CONCENTRATION Tc = 6 MIN.
- STORM DURATION = 1 HR.
- INFIL INTENSITY I = 2.97 " /HR

Unknowns: Q = CTA
 $= 0.99(2.97)(0.0213) = 0.063 \text{ cfs } \text{Front Load}$

Volume Calculations:



$$\text{Volume} = 0.063(54+60) + .063(18)(60)/2 \\ = 204.12 + 34.02 = 238 \text{ CF}$$

System Sizing: TRY 1-500 GALLON TANK WITH TRAFFIC LID (10" THICK w/ 30" Ø HOLE)

Volume Tank = $[\pi (3)^2 (4.00)] = 113 \text{ CF } (6'10" \times 7'00")$
 WIDTH 6' 10" (DEE)
 1845 GALLONS

R.L. ENGINEERING, INC.
24 Wampum Road Suite B
PARK RIDGE, NEW JERSEY 07656
(201) 391-5855
FAX (201) 391-5837

JOB 29-049 Lodge Blvd

SHEET NO. 2 OF 1

CALCULATED BY RLE DATE 9/26/18

CHECKED BY _____ DATE _____

SCALE REV'D 2/26/19 LAD/FALL INTENSITY/VOLUME

Volume of the Stone

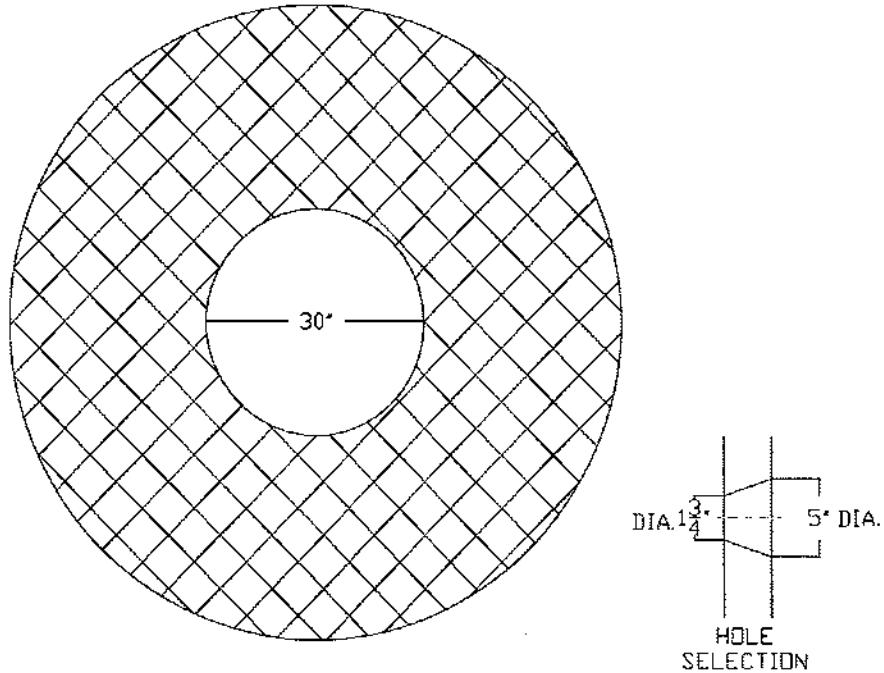
$$\begin{aligned} &= 0.4 [(11x11 \times 5.5') - (D \times 3.5^2 \times 4)] \\ &= 0.4 [605.5 - 153.94] \\ &= 224.62 \text{ cu ft} \end{aligned}$$

$$\text{Total Volume Id. } \frac{\text{ft}^3}{\text{cu ft}} = 204.62 + 113 = 317.6 > 238 \text{ cu ft per 2'0"}$$

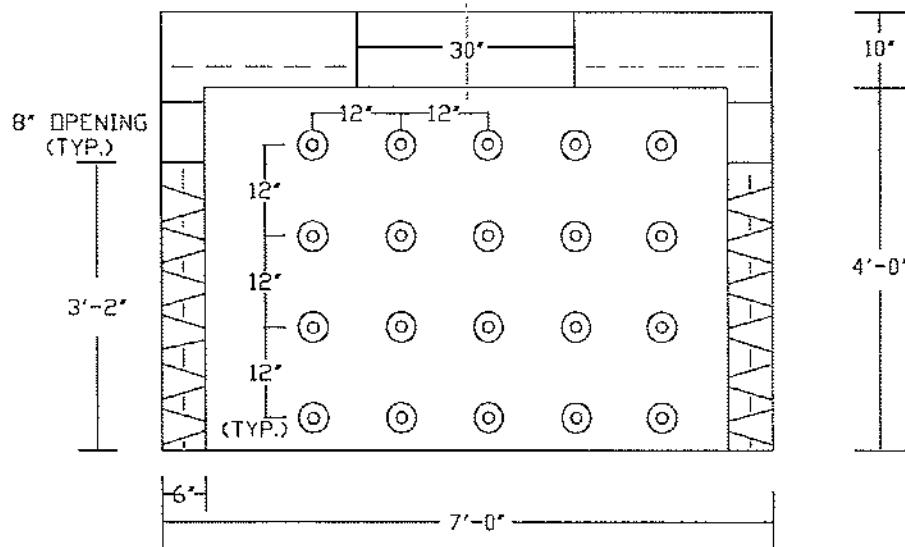
Summary: 1155 1-BBL Barrels seen in tank with traffic 6:10.
(10" thick) As manufactured by Peoples Recept
Within a field of clean 2 1/2" crushed stone
Measuring 11' x 11' x 5.5' deep.

Note: Seemee has hot steel unheated system
15 sides of the 100% of future volume.

PEERLESS CONCRETE PRODUCTS CO.
—SINCE 1959—



PLAN VIEW



SECTION VIEW

4'10" HI X 7' DIA. HEAVY DUTY SEEPAGE PIT
(AS BUILT BY PEERLESS)

NOTES:

- HS- 20 LOAD RATED
- CONCRETE 4,500PSI @ 28 DAYS
- REINFORCING: DETAILS FURNISHED UPON REQUEST
- SCALE: 1/2"=1'-0"

- ONE PIECE UNIT
- CAPACITY: 845 GALLONS/ 112 CUBIC FEET
- WEIGHT: 10,500LBS ±
- ADDITIONAL OPENING UPON REQUEST:
 - 24" X 48" (A) OPENING
 - 42" X 48" (B,E) OPENING
 - 48" ROUND OPENING

B-11

973.838.3060p - www.peerlessconcrete.com - 973.838.3385f
Butler, NJ

R.L. ENGINEERING, INC.
24 Wampum Road Suite B
PARK RIDGE, NEW JERSEY 07656
(201) 391-5855
FAX (201) 391-5837

JOB 77-044 PARK EDGE UNDUL

SHEET NO. 1 TITLE PLO OR PL
CALCULATED BY RL DATE 3/1/19
CHECKED BY _____ DATE _____
SCALE _____

SOIL MOVEMENT Calculations

Block 1805, Lot 839
Park Ridge, New Jersey

Richard L. Englehardt
Richard L. Englehardt MKE 27655

R.I. ENGINEERING, INC.
 24 Wampum Road Suite B
 PARK RIDGE, NEW JERSEY 07656
 (201) 391-5855
 FAX (201) 391-5857

JOB 27-047 SHEET 1 OF 1

SHEET NO. 1 OF 1
 CALCULATED BY RIE DATE 3/11/9
 CHECKED BY _____ DATE _____
 SCALE _____

Required: Quantity of soil to be moved on site to
 accommodate addition, septic pit 5x5'2", and
 fixtures not yet known.

1. Addition: Elevation 3'-6" (42") above grade. Required
 design by architect is not complete. Total
 estimated mass weight 4,000.

10x24 foot walls with 12" thick
 foundation perimeter 70 ft.
 steps 4 ft.

$$\text{Foundation} = \frac{10 \times 24}{12} = 1.67 \text{ CF/ft}$$

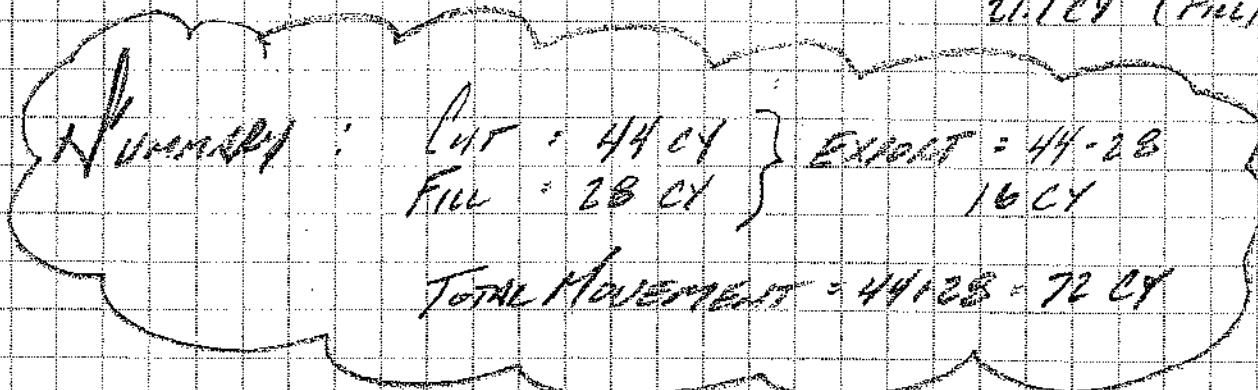
$$1.67 \times 70 \text{ ft} = 116.9 \text{ CF.}$$

$$\text{STEPS } 4 \times 3.5 = 14 \text{ CF}$$

$$200.9 \text{ CF} - 7.44 \text{ CY} (\text{cut})$$

2. Septic Pit: 11'x11'x 5.5' = 666 CF = 24.67 CY (cut)

3. See sections on site. 2515x3.851
 11.7 CY (cut)
 27.7 CY (Free)



R.L. ENGINEERING, INC.
 24 Wampum Road Suite B
 PARK RIDGE, NEW JERSEY 07656
 (201) 391-5855
 FAX (201) 391-5837

JOB 07-094 PARK RIDGE VINYL

SHEET NO. 2 SF OF _____
 CALCULATED BY RUE DATE 3/1/99
 CHECKED BY _____ DATE _____

SCALE _____

New Sections!

101

100

99

98

0 10 20 30 40 50 60 70 80 90 100

SECTION A LONG EXISTING FRONT WALL
 (WALL, GRAVEL) C KLAUSZERS 0+00

CUT

$$\text{Fill} = 1.0(41)/2 = 20.5 \text{ SF}$$

$$\text{CUT} = (1.0 \cdot 1) 22 = 22 \text{ SF}$$

$$17.6 \text{ SF}$$

101

100

99

98

0 10 20 30 40 50 60 70 80 90 100 110

0+20 Front Klauszers Front Wall

CUT

$$\text{Fill} = 1.1(33)/2 = 18.25 \text{ SF}$$

$$\text{CUT} = 1.6(30)/2 = 6 \text{ SF}$$

101

100

99

98

0 10 20 30 40 50 60 70 80 90 100

0+33 Front Klauszers Front Wall

CUT

$$\text{Fill} = .8(29)/2 = 11.6 \text{ SF}$$

$$\text{CUT} = 1(20) = 2 \text{ SF}$$

C 0+62 BACK TO OUTSIDE / EXISTING GRADES.

R.L. ENGINEERING, INC.
24 Wampum Road Suite B
PARK RIDGE, NEW JERSEY 07656
(201) 391-5855
FAX (201) 391-5837

JOB 34-044 Mill Ridge Driv
SHEET NO. 3 PM OF _____
CALCULATED BY RL DATE 3/1/97
CHECKED BY _____ DATE _____
SCALE _____

Soil Data 1785:		Average		Quantity			
Soil	Cut	Fill	Cut	Fill	Dist	Cut	Fill
0+00	12.4	20.5	11.8	19.35	20	236	387
0+20	6	18.2	4	14.9	13	52	191
0+32	2	11.6	1	5.8	29	29	108
0+62	0	0					
						317 cf	749 cf
						(11.7 ey)	(27.701)