

**BOROUGH OF PARK RIDGE
PLANNING BOARD
JUNE 14, 2023 8:00PM
REGULAR MEETING MINUTES**

The Public Meeting of the Planning Board of the Borough of Park Ridge was held on the above date.

Chairman Von Bradsky stated that the meeting was being held in accordance with the Open Public Meetings Act, P.L. 1975, Chapter 231. He then 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 Brian Giblin:

Class IV Member:

Mark Cristaldi (term ending December 31, 2026)

Roll Call Board:

Chairman Peter Von Bradsky	Present
Mayor Keith Misciagna	Absent
Councilman Greg Hoffman	Present
Ms. Jessica Mazzaella	Present
Mr. Mark Bisanzo	Present
Mr. Mark Cristaldi	Present
Mr. Robert Metzdorf	Present
Mr. Ray Mital	Present
Mr. Donald Schwamb	Absent

Also Present:

Mr. Brian Giblin	Borough Attorney
Ms. Tonya Janeiro	Board Secretary
Mr. John Dunlea, Neglia Engineering	Board Engineer
Mr. Nicholas Dickerson, Colliers	Board Planner

Approval of Minutes

The amended minutes of May 10, 2023 were approved on a motion from Mr. Metzdorf, seconded by Ms. Mazzaella, and carried by the following roll call vote:

Councilman Greg Hoffman	Yes
Ms. Jessica Mazzaella	Yes
Mr. Mark Bisanzo	Abstained
Mr. Robert Metzdorf	Yes
Mr. Ray Mital	Abstained
Mr. Peter Von Bradsky	Yes

Open to the Public for Non-agenda Items

No questions / comments from any members of the public.

RESOLUTION #2023-5

#PB23-2

**George & Odette Bottinor / Borough of Park Ridge
160 Colony Avenue
Block 604 / Lot 41
Minor Sub-Division**

A motion was made by Mr. Metzdorf to approve the memorializing resolution. The motion was seconded by Councilman Hoffman, and carried by a roll call vote as follows:

Councilman Greg Hoffman	Present
Ms. Jessica Mazzearella	Present
Mr. Robert Metzdorf	Present
Chairman Peter Von Bradsky	Present

Continued Application

#PB23-1

**Park Terrace Apartments
155 Park Avenue
Block 1807 / Lot 5
Multi-Family Apartment Building**

Chairman Von Bradsky thanked Mr. Mital for listening to the recordings of the last meeting.

Attorney, Mr. Kevin Kelly from the law firm of Kelly, Kelly, Marotta & Tuchman, LLC was present as the attorney for the applicant. The applicant is Park Terrace Apartments, LLC.

Ms. Kiersten Osterkorn, the applicant's Engineer from Omland & Osterkorn, Inc. in Wyckoff, New Jersey, was previously sworn in.

Ms. Osterkorn discussed changes in the plans Exhibit A-4, updated May 22, 2023. She explained the changes were due to Colliers review letter dated June 7, 2023. The updated changes on sheet (2) are as follows:

- Clarified variances.
- Addressed distance between buildings on-site.
- Acknowledged existing parking spaces for the whole site on chart.

Ms. Osterkorn discussed the existing and proposed parking. The parking amounts are as follows:

Existing parking spots – 61 Spaces.

Proposed parking spots – 92 (with EV credits).

Total spaces required – 89 Spaces with proposed new building and units.

The amount of parking spaces being proposed, are more parking spaces than what is required.

Topography will be provided along with constructions plans.

Discussed signage. Only an address number sign will be displayed.

An on-site pedestrian walkway was discussed. As a condition of approval, Ms. Osterkorn will look into this matter further.

Ms. Osterkorn spoke and said there are still some open questions regarding the proposed stormwater management system. She believes the system may be larger than necessary for the site. Ms. Osterkorn will work with Mr. Dunlea on this matter.

Mr. Kelly read the following review letters and commented that his client will comply with all (attached):

Fire Agency Plan Review Letter - March 24, 2023

Police Plan Review Letter - March 30, 2023

Water Plan Review Letter - April 12, 2023

Electric Plan Review Letter - April 24, 2024

Chairman Von Bradsky asked if the parking requirements were met. Mr. Dickerson replied yes. All parking should be RSIS complaint.

The following items were discussed pertaining to Mr. Dunlea's review letter revised on June 14, 2023 (attached):

Signage

Fencing

Recycling / Trash

Proposed Lateral Electrical and Water Connections

Sanitary Sewer Lines – Mr. Dunlea recommended the existing lines be scoped.

Stormwater

Pervious Pavement

Mr. Hal Simoff the applicant's Traffic Engineer and Planner from Simoff Engineering Associates Inc. in Madison, New Jersey, was sworn in by Mr. Giblin to offer testimony. Mr. Simoff went over his qualifications and was accepted as an expert witness.

Mr. Simoff performed a traffic analysis of the site. The analysis consisted of the location, number of units, projected number of tenants and the nearby train. The study showed that the proposed sixteen units would lead to six trips in the AM at peak and eight trips in the PM at peak.

Mr. Simoff discussed the proposed traffic patterns. He said the proposed apartments would have no adverse traffic impact.

Mr. Simoff discussed deliveries and tenants moving in/out.

Mr. Kelly asked about the tuning radius of the fire trucks. Mr. Simoff said it should not be an issue. The Park Ridge Fire Department had no negative comments regarding the radiuses in their review letter.

Mr. Metzdorf asked if the private hauler hired for garbage removal can turn their trucks around. Mr. Simoff said the trucks can back out.

Mr. Simoff gave his Planning testimony. He discussed the positive criteria and negative criteria

A discussion was had regarding the C Variances. A 25 ft. buffer is required, but 10.9 ft. exists. All surrounding properties have little to no buffers.

The June 7, 2023 letter submitted from Mr. Dickerson was discussed (attached).

This application is not a transit-oriented project, but it will act as one being in such close proximity to the train.

Chairman Von Bradsky asked if all items of concern were addressed on Mr. Dickerson's June 7, 2023 letter. Mr. Dickerson replied yes.

Public questions to be asked of Mr. Simoff.

No public questions of Mr. Simoff.

This question is of the Engineer Ms. Osterkorn.

Sandra Bennett – Ms. Bennett is the owner of 129-135 Park Avenue. She commented that she never received the e-mail plans that were promised to her. Ms. Osterkorn replied that she did send the plans. Ms. Bennett asked about drainage and driveway location. Ms. Osterkorn answered both questions and showed the location of both on the plans. Ms. Osterkorn said all drainage issues have been addressed with the Board Engineer, Mr. Dunlea.

Cheryl Rudolph – Ms. Rudolph asked if Chestnut Street would be continued. Ms. Osterkorn replied no, the street was vacated and will not be continued. Ms. Rudolph asked if there would be something to divide the properties. The answer was no.

Managing member of the LLC, Thomas Didio was previously sworn in.

Mr. Didio owns Ridge Manor and Hawthorne Terrace both located in Park Ridge. Both sites had additional apartments added.

Mr. Kelly asked Mr. Didio the trash schedule. Mr. Didio replied that a private hauler will pick-up trash twice a week.

Mr. Didio commented that he purchased the property two years ago. The parking lot was resurfaced two years prior to purchase. The previous owners had an illegal shed in the parking lot. The shed was removed, but the area under the shed will be resurfaced and restriped.

Mr. Kelly asked Mr. Didio how snow removal would be handled. Mr. Didio said they have their own trucks, hire outside contractors, and have the ability to remove snow off-site if needed.

Mr. Kelly asked Mr. Didio how deliveries are handled. Mr. Didio said there are no large tractor trailer deliveries. Mr. Didio also said they control the move ins and move outs of the tenants.

Mr. Kelly asked Mr. Didio what type EV stations will be installed. Mr. Didio replied that they are not sure at this time as that they are in the process of deciding on what company to use.

Mr. Kelly said his client will work with the Borough Attorney regarding placing the required Affordable Housing units in existing apartments. His client is aware of the deed restrictions required.

Sandra Bennett and her sister Cheryl Rudolph, owners of 129-135 Park Avenue – It was asked why there was no fence being proposed between properties. Mr. Didio replied he doesn't believe it is necessary. Ms. Bennett believes the fence is a good idea. Mr. Kelly replied we are proposing no fence. They complained there was not enough time for her to look into this matter once her letter on the application was received. Mr. Kelly said all notifications were compliant with the New Jersey MLUL.

Will Fenwick – 3 Rock Court - Mr. Fenwick asked if a study was conducted regarding the number of children that would be attending Park Ridge schools as a result of this new apartment building. Mr. Kelly replied that according to MLUL, a Board is not permitted to ask the impact an application would have on schools.

Open to the public for public comments:

Sandra Bennett – Ms. Bennett said her parents owned 129-135 Park Avenue for several years before her and her sister inherited the property. Ms. Bennett believes she should be notified before construction begins. She said she would like to keep the door open and be friendly.

Mr. Kelly thanked the Board for their time. He reminded the Board that their clients own two other properties in the Borough. Mr. Kelly went on to say that this proposed apartment building is a permitted use that only requires one bulk variance. All positive and negative criteria was proven. There are no traffic issues, plenty of EV parking and Affordable Housing units that were not part of the Borough's plan.

No Board discussion took place.

Chairman Von Bradsky commented that this project is in compliance with the Borough Ordinances.

A motion was made by Mr. Metzdorf to approve the application. The motion was seconded by Mr. Mital, and carried on by a roll call vote as follows.

Councilman Greg Hoffman	No
Ms. Jessica Mazzearella	Yes
Mr. Robert Metzdorf	Yes
Mr. Ray Mital	Yes
Chairman Peter Von Bradsky	Yes

The Board instructed Mr. Giblin to draft a resolution to be voted on at the July 12, 2023 Planning Board meeting.

Board Discussion

No Board discussion took place.

The meeting was adjourned on a motion from Mr. Metzdorf, seconded by Councilman Hoffman and carried by all.

Respectfully Submitted,



Tonya Janeiro

OATH OF OFFICE

STATE OF NEW JERSEY

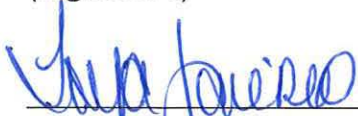
COUNTY OF BERGEN

I, **Mark Cristaldi** do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New Jersey; that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the Authority of the people, and that I will faithfully, impartially and justly perform all the duties of the office of a Planning Board member: (term expires: 12/31/2026) according to the best of my ability (So help me God).

Sworn and subscribed to before me
this 17 day of June, 2023



(Signature)



Tonya Janeiro
Board Secretary



Brian Giblin
Board Attorney

P.L. 2009, c.141
N.J.S.A.40A:9-9.1
N.J.S.A.41:1-3
N.J.S.A.41:2-1

CLASS IV MEMBER

Resolution #2023-5
PB 23-2
6-14-2023

PLANNING BOARD
OF THE
BOROUGH OF PARK RIDGE
RESOLUTION OF APPROVAL

WHEREAS, The Borough of Park Ridge has applied to the Planning Board of Adjustment of the Borough of Park Ridge for subdivision approval on premises designated as Lots 45, 52, 23 and 54 in Block 604, more commonly known 160 Colony Avenue. Said property is located in the R-20 (Residential) zone; and

WHEREAS, the application is for a minor subdivision approval and therefore the applicant is not required to provide notice of the subdivision; and

WHEREAS, the applicant, the Borough of Park Ridge, is the contract purchaser of a portion of the property which is proposed to be subdivided. In addition, the Borough proposes to use the property, if acquired, for Open Space; and

WHEREAS, on May 10, 2023, the Planning Board held a public hearing at which time it heard the testimony and considered the arguments on behalf of the Applicant; and

WHEREAS, at said hearings the Board also heard and considered all other persons desiring to be heard; and

WHEREAS, on May 10, 2023, after due consideration and deliberation the Board did adopt a voice resolution approving certain relief; and

WHEREAS, pursuant to N.J.S.A. 40:55D-10(g) said decision must be reduced to writing and shall include findings of fact and conclusions based thereon; and

WHEREAS, the applicable statute further provides that the Board may provide such written decision by the adoption of a resolution of memorialization at a subsequent meeting; and

WHEREAS, the Planning Board does hereby on this 14th day of June 2023, adopt, ratify

and confirm the following findings as its findings of fact and conclusions of law upon which its determination of May 10, 2023, was based:

1. The applicant was represented at the hearing by Borough Attorney, John L. Schettino, Esq.
2. The applicant introduced a "Minor Subdivision Plan" of the property prepared by Neglia Engineering Associates titled "Minor Subdivision Plan Forest Street Block 604 Lots 45, 52, 53 & 54 Borough of Park Ridge, Bergen County, New Jersey" dated January 23, 2023.
3. The plan depicts an irregularly shaped parcel of approximately five (5) acres.
4. Pursuant to the Subdivision Map, proposed lot 52.01 would contain one hundred forty-nine thousand six hundred twenty (149,620) square feet or 3.4348 acres.
5. Proposed lot 45.02.02, which is a portion of existing lot 45, would contain sixty-three thousand three hundred eighty-one (63,381) square feet or 1.455 acres.
6. The third proposed lot, 45.01, which is also a portion of existing lot 45, would contain four thousand seven hundred seventy-eight (4,778) square feet or .1097 acres and would be annexed to lot 41.
7. The subdivision is requested by the Borough so that the Borough could purchase an approximately one (1) acre portion of the property and dedicate it to park use.
8. The dwelling which presently exists on proposed lot 44.02 would remain and proposed lot 45.01 would be consolidated with lot 41 in order to insure access to that parcel.

9. The subdivision will require no variances and there will be a deed restriction allowing the Borough's portion to be used only for passive recreational uses.

WHEREAS, the Board has reviewed the testimony and evidence presented by and on behalf of the applicant and has further heard and considered the testimony and evidence of all others desiring to be heard; and

WHEREAS, this Board concludes that the subdivision proposed by the applicant is in accordance with the zoning and planning scheme of the Borough of Park Ridge and, upon satisfaction of all the conditions hereinafter imposed, will not be detrimental to the general welfare.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Park Ridge, that the application of The Borough of Park Ridge for subdivision approval is hereby granted subject to the following:

1. Approval by all Borough agencies having jurisdiction over this matter, including but not limited to, Fire Department, Fire Prevention Bureau, Borough Engineer and the Building Department.

2. This application may be subject to approval by the Bergen County Planning Board, New Jersey Department of Transportation, Bergen County Soil Conservation District and New Jersey Department of Environmental Protection. If any revisions to said plan are required by any of these agencies, the plans must then be submitted to the Park Ridge Planning Board for an evaluation and initial determination as to whether such revisions are so substantial as to require a new hearing and the submission of a revised site plan. Alternatively, the Board may determine that said modifications may be accepted without further action as an amendment to the site plan.

3. The applicant shall comply with all governmental agencies and borough ordinances and regulations including approval of plumbing and sewer connections by the appropriate borough officials, if required.

4. Full compliance with any stipulations made on behalf of the applicant.

5. The continued compliance with all of the conditions contained herein is required for the continuation of any Certificate of Occupancy issued.

BE IT FURTHER RESOLVED that this approval is specifically granted based upon the testimony of the applicant, its witnesses, the exhibits, and the application submitted to the Board.

BE IT FURTHER RESOLVED that the relief granted to the Applicant is specifically made subject to any conditions referred to herein. In the event any condition is held to be invalid, unenforceable, or unlawful, the entire approval shall be unenforceable. It is the intent of the Board that the relief granted herein not be approved if any condition is invalid, and that the conditions are not severable from any variances or relief granted herein.

VOTE ON MOTION DULY MADE AND SECONDED ON JUNE 14, 2023:

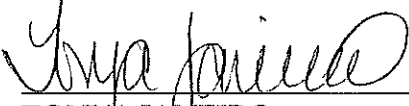
THOSE IN FAVOR: Gregory Hoffman, Jessica Mazzearella, Robert Metzdorf and Peter Von
Bradsky

THOSE ABSTAINING: None

The within resolution memorializing the Board action in granting the approvals set forth above
was adopted on June 14, 2023 by the following vote of eligible Board members:

<u>Member</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
	4	0	0	5

ATTEST:



TONYA JANEIRO
Board Secretary



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:	PARK TERRACE	DATE:	3/24/2023
ADDRESS OF SITE BEING REVIEWED:	155 PARK AVENUE Park Ridge, New Jersey 07656		

REVIEW CONDUCTED FOR: ☐ Planning Board ☐ Zoning Board ☐ Council
Date of Review _____ IS REVISION NEEDED? ☐ No ☐ Yes (See comments below)

1. Hydrants needed one on corner of Perry and Chestnut. Second on Chestnut corner to existing back driveways

as shown on map plans.

2. Master Key System for all locks.

3. Knox Box needed location by Fire Marshal.

4. Fire zones as per Borough Ordinance with signs shown on map plans.

5. Fire zone for sprinkler connection location.

6. All gas and electric meters mark with apartment locations.

REVISIONS MADE BY:

FIRE CHIEF: MARK DURST
NAME
FIRE OFFICIAL: JOHN HANSEN
NAME
FIRE SUB CODE OFFICIAL: KEITH DALTON
NAME

Mark Durst 3/24/23
Signature Date
John Hansen 3/24/23
Signature Date

Signature Date

Tonya Janeiro

Police - 155 Park Ave.

From: Chief Madden <chief@parkridgepolice.com>
Sent: Thursday, March 30, 2023 11:24 AM
To: Tonya Janeiro
Subject: Park Terrace Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tonya,

We have reviewed the plans for the Park Terrace apartments and the only concerns we have are:

1. Elevator is wide/deep enough to handle ambulance stretcher.
2. There are enough handicapped parking spaces in the parking lot.

Chief Madden



BOROUGH OF PARK RIDGE WATER DEPARTMENT

53 Park Avenue
Park Ridge, NJ 07656
Tel: 201-391-3533
Fax: 201-476-9294

Water and Sewer

To: Park Ridge Planning Board
From: Park Ridge Water/Sewer Department
Date: ~~9/15/2015~~ 4/12/2023
Re: Lot 5 Block 1807

Please be advised that there are no Park Ridge water mains located in Chestnut Avenue or Perry Street Larger than the 1" copper pipe that is located in Perry Street.

As a result, I submit the following comments for this proposed project:

- 1) The proposed water service can be tied in to the existing 6" water main located in Park Avenue located to the South of the proposed site.
- 2) If a large diameter water main is required to feed the new construction, the water main must continue past the service tap to the structure and end with a Blowoff or Fire Hydrant.
- 3) All potable water piping, valves and fittings must be of Lead-Free type and be AWWA approved for drinking water. Any new water mains must follow NJDEP regulations and AWWA standards. All construction must meet Borough code.
- 4) The proposed Sewer Line must meet Borough code and be inspected at the time of hook up to the existing sanitary main.

All existing utilities, Easements and right of ways must be verified in the field by contractor.

CC: Paul Longo Director of Operations
File w/attachments

Tonya Janeiro

155 Park Ave

From: Jim Leichtnam
Sent: Monday, April 24, 2023 12:05 PM
To: Tonya Janeiro
Cc: Paul Longo
Subject: 155 Park Ave

Tonya,

Good morning we have some concerns about the EV charging? We need to know what size charging stations they will be installing and we would like a cut sheet on the charging units. We need to know if the building will be single phase or three phase. What is the voltage designation? (120/240) (120/208) We have not seen a load letter and would like to see before approval. Please advise meter stack needs to be outside and accessible at all times.

Thanks

James Leichtnam
Electric General Supervisor
Borough of Park Ridge
53 Park Ave
Park Ridge, NJ 07656
JLeichtnam@parkridgeboro.com
Office: 201-822-3138
Cell: 201-403-7799



Celebrating 75 Years

EXPERIENCED
DEDICATED
RESPONSIVE

negliagroup.com

April 26, 2023 (Revised June 14, 2023)

Via: E-Mail

Borough of Park Ridge
53 Park Avenue
Park Ridge, New Jersey 07656

Attn.: Ms. Tonya Janeiro, Secretary

Re: **Engineering Review**
Preliminary and Final Site Plan Approval Application
Applicant(s): Park Terrace Apartments, LLC
155 Park Avenue (Block 1807, Lot 5)
Borough of Park Ridge, Bergen County, New Jersey
Neglia File No.: PKRDSPL23.011

Dear Ms. Janeiro,

As requested, we have reviewed the recently submitted Preliminary and Final Site Plan Application documents. The submittal included the following documents:

- Borough of Park Ridge Site Plan Application dated January 20, 2023;
- Certification of Applicant, prepared by Lillian Ferreira, notarized and dated January 18, 2023;
- Owner's Affidavit/Authorization – Corporate, prepared by Lillian Ferreria, notarized and dated January 18, 2023;
- Zoning Information, not dated;
- Property owners listing within 200 feet, prepared by Jessica Mazzearella of the Borough of Park Ridge, dated November 7, 2022;
- Email correspondence, prepared by Kevin Kelly to Jessica Mazzearella of the Borough of Park Ridge, certification of payment of taxes, dated January 18, 2023;
- Email correspondence, prepared by Police Chief Madden of the Borough of Park Ridge Police, dated March 30, 2023;
- Letter, prepared by the Borough of Park Ridge Fire official and Fire Chief, dated March 24, 2023;
- Letter, prepared by the Borough of Park Ridge Water/Sewer Department, received via email on April 12, 2023;
- Certification of Payment of Taxes, prepared by Jessica Mazzearella of the Borough of Park Ridge, undated;
- Lighting details prepared by Kiersten Osterkorn P.E., P.L.S., P.P., of Omland & Osterkorn, dated January 11, 2023;
- Signed and sealed architectural plan set, consisting of four (4) sheets, entitled, "Park Terrace Apartments," prepared by Michael Scro, R.A., of Z+ Architects, dated January 20, 2023;
- Signed and sealed lighting details, entitled "Lighting Details for 155 Park Ridge, Block 1807, Lot 5, Borough of Park Ridge, Bergen County, New Jersey," prepared by Kiersten Osterkorn, P.E., P.L.S., P.P., of Omland & Osterkorn, dated January 11, 2023;
- Signed and sealed stormwater management report entitled, "Stormwater Management Report for 155 Park Ridge, Block 1807, Lot 5, Borough of Park Ridge, Bergen County, New Jersey," prepared by Kiersten Osterkorn, P.E., P.L.S., P.P., of Omland & Osterkorn, dated January 11, 2023;
- Signed and sealed drainage area maps entitled, "Drainage Area Maps For 155 Park Avenue, Tax Map Block 1807, Lot 5, Borough of Park Ridge, Bergen County, New Jersey," prepared by Kiersten Osterkorn P.E., P.L.S., P.P., of Omland & Osterkorn, dated January 11, 2023;

LYNDHURST

34 Park Avenue
PO Box 426
Lyndhurst, NJ 07071
p. 201.939.8805 f. 201.939.0846

MOUNTAINSIDE

200 Central Avenue
Suite 102
Mountainside, NJ 07092
p. 201.939.8805 f. 732.943.7249

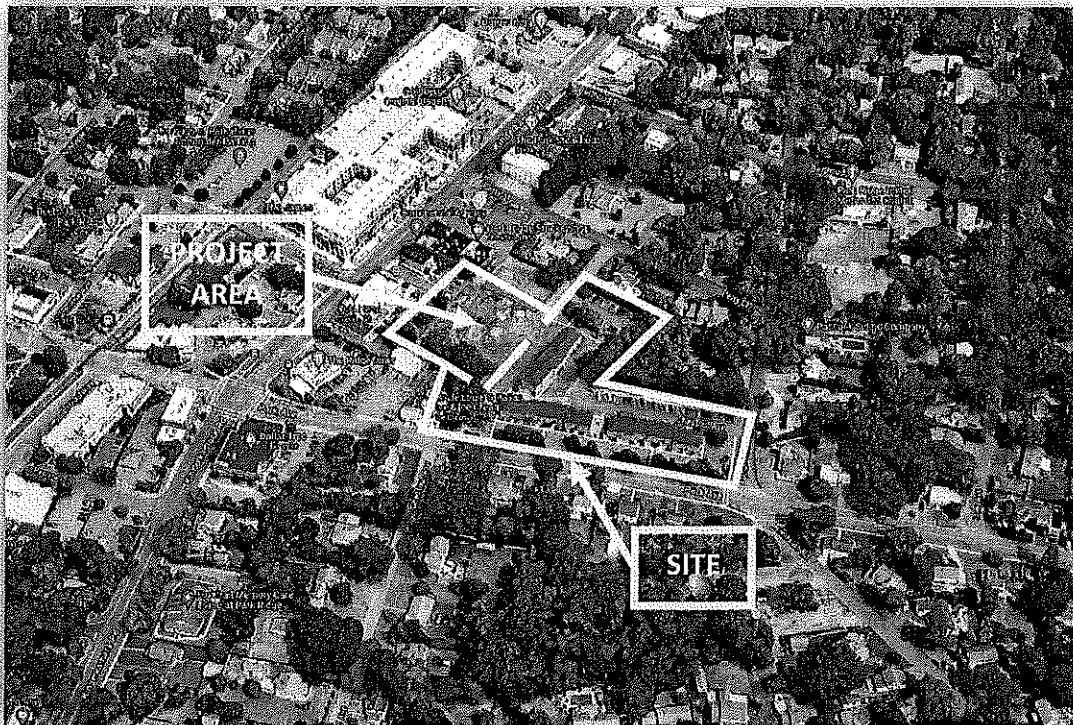
- Signed and sealed site plan set consisting of nine (9) sheets entitled, "Preliminary and Final Minor Site Plans for 155 Park Avenue, Tax Map Block 1807, Lot 5, Borough of Park Ridge, Bergen County, New Jersey," prepared by Kiersten Osterkorn P.E., P.L.S., P.P., of Omland & Osterkorn, dated January 11, 2023, revised through May 22, 2023;
- Signed and sealed stormwater management report entitled, "Stormwater Management Report for 155 Park Ridge, Block 1807, Lot 5, Borough of Park Ridge, Bergen County, New Jersey," prepared by Kiersten Osterkorn P.E., P.L.S., P.P., of Omland & Osterkorn, dated December 20, 2022, revised through May 24, 2023; and
- Comment response letter, prepared by Kiersten Osterkorn P.E., P.L.S., P.P., of Omland & Osterkorn, dated June 2, 2023.

1. Property Description

The subject property is an irregular-shaped lot, which is identified as Block 1807, Lot 5, per the Borough of Park Ridge Tax Map Sheet No. 18. The property in question is commonly known as 155 Park Avenue and contains frontage along Park Avenue to the south, Highview Avenue to the east and Chestnut Avenue to the North. Additionally, the premises is bounded by residential properties to the south across Park Avenue, the east across Highway Avenue, and to the north along Chestnut Avenue. Furthermore, to the west of the property is a mixed-use building. The property is approximately 3.21 acres in size, and is located within the GA-1 Zone, per the Borough of Park Ridge Zoning Map.

The property is currently occupied by three (3) two-story brick dwellings which include associated landscaped areas, stormwater features, a garden area, and an associated parking lot(s).

At this time, the Applicant is seeking approval for the removal of the garden area and construction of a two-story residential development. The proposed development will consist of sixteen (16) apartments, consisting of a mix of one- and two-bedroom apartments. Site improvements will consist of additional parking for the new development, concrete walkways, lighting, landscaping, and signage improvements. In addition, the Applicant is proposing to construct a stormwater management system and connections to the existing utilities (i.e., gas, electric, water, fiber-optic, etc.) to accommodate the proposed development.



Source: Google Earth imagery. Accessed June 14, 2023.

2. Completeness Review

Neglia previously issued a completeness review of the subject application and recommended that the application be deemed **complete**. Overall, we take no exception to this application being heard by the Borough of Park Ridge Planning Board.

3. Variances / Waivers

Neglia defers to the Board Planner with respect to variances, waivers, and other elements specifically requiring planning review as it relates to the Borough of Park Ridge Ordinances.

4. Parking and Loading Requirements

Regulation	Ordinance Section	Required	Required	Proposed	Status
Garden Apartments	§101-62 Table X-1	1.5 Spaces per Unit plus 1 for Each 6 Dwellings for Visitor Parking	$(1.5 \text{ spaces / unit}) \times 16 \text{ units} + 16 \text{ units} / 6 \text{ units} = 26.67 \text{ spaces} = 27 \text{ required spaces}$	37 spaces	Conforming ⁽¹⁾
Garden Apartments (RSIS)	Residential Site Improvements Standards (RSIS) NJAC §5:21-4.14(f) (Table 4.4)	One-bedroom: 1.8 spaces per unit	$8 \text{ units} \times (1.8 \text{ spaces / unit}) = 14.4 \text{ spaces} = 14 \text{ spaces}$	37 Spaces (40 Spaces with EV Credit)	Conforming ⁽¹⁾
		Two-bedroom: 2.0 spaces per unit	$8 \text{ units} \times (2.0 \text{ spaces / unit}) = 16 \text{ spaces}$		
		Total Spaces Required per RSIS	30 required spaces (30.4 spaces)		
EV Space Credit	MLUL 40:55D-66.20	2 Parking Spaces per Proposed EV Space Not to Exceed 10% of the Total Required Parking Spaces	$10\% \times 30 \text{ Required Spaces} = 3 \text{ Required Parking Space Credit}$		
ADA Accessible Parking	ADA Standards for Accessible Design, Latest Revised	26 to 50 Parking Spaces Require 2 ADA Accessible Spaces	2 required ADA accessible spaces	2 ADA accessible spaces	Conforming ⁽¹⁾
EV Parking Spaces	MLUL 40:55D-66.20	15% of Required Parking Spaces	$30 \text{ required parking spaces} \times 15\% = 4.5 \text{ EV Spaces} = 5 \text{ EV Spaces}$	7 EV Spaces	Conforming ⁽¹⁾
Minimum ADA EV Parking Spaces	MLUL 40:55D-66.20	5% of Provided EV Spaces	1 ADA Compliant EV Space	1 ADA Compliant EV Spaces	Conforming ⁽¹⁾⁽²⁾
Loading	§87-44 Table X-5	See below ⁽³⁾	See below ⁽³⁾	See below ⁽³⁾	See below ⁽³⁾

- (1) The Applicant shall provide the amount of existing parking spaces and residential units on the subject property. **Testimony addressing this item was provided during the initial Board hearing. However, we note that the request for testimony addressing the amount of existing parking spaces and residential units on the subject property remains applicable until the Board has taken action on this application.**
- (2) The Applicant proposes **7 EV spaces**. However, none are designated to be ADA compliant. The Applicant shall revise the site plan to provide an ADA accessible EV charging station. **The site plan has been revised to include the required ADA EV parking space. This comment has been addressed. No further action is required.**

- (3) In accordance with Section §87-44A of the Borough of Park Ridge Code, *"In any district, in connection with every building or buildings group or part thereof, hereinafter erected, which is to be utilized by industrial and commercial uses or requires the distribution by vehicles of materials or merchandise and for any residential development containing 30 or more dwelling units and for large-scale public and quasi-public uses, there shall be provided and maintained, on the same zone lot with such building, off-street loading spaces in accordance with the requirements of Table X-5"*. The Applicant shall provide the amount of existing dwelling units on the subject property and provide the total floor area of the proposed building. It appears the Applicant is proposing a floor area of approximately 22,867 square feet (8 (1 Bedroom Apartments) x 720 square feet (Floor Area) + 8 (2 Bedroom Apartments) * 1,070 square feet) + 8,547 square feet (Basement Area) which would require a first berth loading area per Table X-5. The Applicant shall provide testimony for any and all loading operations that will be required with the proposed residential building. Additionally, the Applicant shall note that any associated loading spaces at the proposed building shall measure no less than 12 feet in width and 35 feet in length as per Section §87-44B. of the Borough of Park Ridge Code. **Testimony addressing anticipated loading areas was provided at the prior Board hearing. At this time, a designated loading area is not proposed. We note that the proposed building included as part of this application will not contain more than 30 units. As such, it does not appear that a designated loading area is required as part of this application. However, the request for testimony addressing loading areas remains applicable until the Board has taken action on this application.**

5. Engineering Comments

- 5.1. At such time as a hearing is scheduled regarding this matter, a representative or owner of the project site shall be present to address questions from the Board. **This comment remains applicable until the Board has taken action on this application.**
- 5.2. Neglia recommends that the Applicant provide material boards and color renderings during the Board presentation to demonstrate that the proposed building will be aesthetically acceptable. The rendering shall include a view of all sides of the proposed building. **This comment remains applicable.**
- 5.3. The Applicant shall provide testimony addressing the amount of existing parking spaces and residential units on the subject property. **This comment remains applicable until the Board has taken action on this application.**
- 5.4. The Applicant has acquired review letters from the Borough of Park Ridge Fire Department, Water/Sewer Department and Police Department. Testimony addressing the review letters shall be provided at the Board hearing. **This comment remains applicable until the Board has taken action on this application.**
- 5.5. The Applicant shall provide testimony addressing any proposed wayfinding signs. In addition, testimony shall be provided addressing both vehicular and pedestrian circulation throughout the site. **This comment remains applicable until the Board has taken action on this application.**
- 5.6. The Applicant shall provide testimony addressing the existing and proposed pedestrian access from Chestnut Avenue. Under existing conditions there is a sidewalk ramp that terminates onto the south easterly corner of the end of Chestnut Avenue. Under proposed conditions Chestnut Avenue will open into the proposed parking area and will no longer be a safe means of ingress and egress for pedestrians. As such, we strongly recommend that this sidewalk access area be relocated to provide an ADA accessible crossing between the existing two-story brick building and the proposed residential building to facilitate better and safer pedestrian access throughout the site. **This comment remains applicable. Testimony addressing the same shall be provided at the Board hearing.**
- 5.7. We recommend the Applicant mill, resurface and re-stripe the existing parking areas. The associated construction details shall be added to the plan set. **The Applicant provided testimony at the prior Board hearing addressing compliance with this comment. Based upon the same, in lieu of milling, re-surfacing, and re-striping of the existing parking lots, the Applicant has indicated that deteriorated pavement areas will be addressed, and the existing parking spaces will be re-striped, as needed. Notation indicating the same shall be added to the plans.**
- 5.8. The Applicant shall provide testimony addressing maintenance of the overall site. This testimony shall specifically address snow removal and piling. **This comment remains applicable until the Board has taken action on this application.**

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- 5.9. The Applicant shall revise the site plan set to illustrate the existing conditions when compared to proposed conditions as "half tone" or gray to improve plan readability. **This comment has been addressed. No further action is required.**
 - 5.10. Proposed sidewalks shall be situated on four (4) inches of ¾-inch crushed stone or granular subgrade. The sidewalk detail provided within the site plan set shall be revised accordingly. **This comment has been addressed. No further action is required.**
 - 5.11. The site plan set includes a detail for a stop sign but does not illustrate the proposed location(s). The location(s) of the sign(s) shall be clearly illustrated on the site plan set. The proposed stop sign(s) shall also be accompanied by a stop bar and detail. **This comment has been addressed. No further action is required.**
 - 5.12. We recommend that the Applicant removes the existing chain-link fence and replaces it with privacy fencing. The site plan set shall be revised to illustrate the locations of said fencing along with associated construction details. **This comment has been partially addressed. The site plan set has been revised to indicate a proposed 6-foot-high wood stockade fence. However, we note that a detail for vinyl privacy fence has been included within the plans. An associated construction detail for the 6-foot wood stockade fence shall be added to the site plan set.**
 - 5.13. The Applicant shall protect any perimeter fencing, curbs, walkways, plantings, and walls on adjacent properties during construction. The Applicant shall be responsible for any damage to neighboring or public properties during construction. Notation indicating the same shall be added to the plan. **This comment has been addressed. No further action is required.**
 - 5.14. The proposed development will require plan approval / certification from the Bergen County Soil Conservation District. Proof of approval shall be provided to the Borough prior to any soil disturbance activities, if granted approval. **This comment remains applicable and shall be addressed prior to construction, if granted approval.**
 - 5.15. The Applicant shall note that Park Avenue is a County roadway. The Applicant and apply for and obtain road opening approval from Bergen County, if approved. Copies of the same shall be provided to the Borough for review. **This comment remains applicable and shall be addressed prior to construction, if required.**
 - 5.16. The Applicant shall note that any proposed tree removal depicted on the plan is subject to review and approval by the Borough's Shade Tree Commission. **This comment remains applicable and shall be addressed prior to construction, if granted approval and as required.**
 - 5.17. The Applicant shall note that any demolition and/or construction material disposal shall be disposed of in accordance with all applicable regulations. A note stating the same shall be provided on the site plan set. **This comment has been addressed. No further action is required.**
 - 5.18. The Applicant is proposing to construct a trash enclosure on-site utilizing a six (6) foot high fence and gates. We recommend that these trash enclosures be constructed utilizing masonry blocks matching the architectural features of the proposed building. **As per testimony provided at the prior Board hearing, and notation on the revised site plan set, the trash enclosure is to be constructed utilizing 6-foot-high fencing. Construction details related to the same shall be provided for review.**
 - 5.19. The Applicant shall provide testimony addressing trash / recycling collection operations associated with the proposed use. We recommend private hauling for this site. **This comment remains applicable until the Board has taken action on this application.**
 - 5.20. The Applicant shall ensure that all disturbed work areas are stabilized with topsoil, seed, hay, and straw mulch to ensure lawn growth. The Applicant shall revise the plans to include notation indicating the same. **This comment has been addressed. No further action is required.**
 - 5.21. Any damages incurred to surrounding public or private property as a result of construction shall be repaired by the Applicant. Notation indicating the same shall be added to the site plan. **This comment has been addressed. No further action is required.**
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- 5.22. 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 said certification provided to the Borough of Park Ridge and Neglia 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. **This comment has been addressed. No further action is required.**
- 5.23. The Applicant shall ensure that the operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any street, sidewalk, public place, or within any other private property. A note stating the same shall be provided on the plans. **This comment has been addressed. No further action is required.**
- 5.24. **The site plan set includes a detail for hairpin striping. However, hairpin striping is not illustrated within the site plan. The Applicant shall revise the plans to address this discrepancy.**

6. Grading, Drainage, and Utility Comments

- 6.1. The Applicant shall provide testimony that all ADA accessible routes, parking spaces, sidewalk ramps, etc. will conform to the ADA Standards for Accessible Design provided by the Department of Justice, latest revised. **This comment remains applicable until the Board has taken action on this application.**
- 6.2. Proposed public sidewalks shall be constructed with cross-slopes that do not exceed 2.0%. Notation indicating the same shall be provided within the site plan set. **This comment has been addressed. No further action is required.**
- 6.3. The Applicant is proposing a retaining wall on the northeasterly property line. The Applicant shall provide construction details for the same and ensure that the wall drains tie into the proposed stormwater system. **The Applicant has revised the plan set to include the required detail. However, the proposed 4-inch drain pipe is noted to daylight. The Applicant shall revise the plan set to tie the proposed wall drain into the proposed stormwater system.**
- 6.4. The revised top and bottom of wall elevations for the proposed trash enclosure area retaining wall indicate a 3.9-foot maximum wall height and the new wall detail indicates a 3-foot maximum height. As such, it appears the Applicant is proposing to construct retaining wall(s) that exceed three (3) feet (exposed height). The Applicant shall note that all walls in excess of three (3) feet (exposed height) will require associated wall stability calculations prepared by a licensed professional engineer in the State of New Jersey. Said required calculations and associated wall construction details shall be submitted for review.
- 6.5. Upon completion of construction, and if granted approval, all retaining walls in excess of three (3) feet in height (exposed height) require 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.
- 6.6. The Applicant's proposed trash enclosure appears to be located on a three-on-one slope. The Applicant shall reevaluate the proposed grading or provide a means to keep the enclosure at grade with the proposed parking area. **The Applicant has revised the plans to provide a retaining wall along the proposed trash enclosure area. This comment has been addressed. No further action is required.**
- 6.7. The Applicant shall revise the plan set to provide additional surveying information with a ten (10) foot overlap to evaluate the runoff impact to adjacent properties. **This comment has not been addressed.**
- 6.8. The Applicant shall ensure that stormwater runoff does not negatively affect neighboring properties, during and after construction. Any damages caused by an increase in runoff or improper drainage shall be repaired by the Applicant. The Applicant shall revise the plans to include notation indicating the same. **This comment has been addressed. No further action is required.**
- 6.9. The proposed improvements classify the project as a "Major Development" as defined under the Stormwater Management Adopted New Rule: N.J.A.C. 7:8, by increasing regulated impervious surface by more than a quarter acre.
- a. As per N.J.A.C. 7:8-5.4 (b)(1)(i), 100 percent of the sites average annual pre-developed recharge volume must be maintained after development. As per the State of New Jersey Smart Growth Area Plan, the Borough of Park Ridge

is designated as a Metropolitan Planning Area. The project is exempt from groundwater recharge requirements as per N.J.A.C. 7:8 5.4 (a)(2)ii.

- b. As per N.J.A.C. 7:8-5.5 stormwater runoff quality measures are required for developments that increase regulated impervious coverage by one-quarter (1/4) acre or more. The Applicant has provided four (4) manufactured treatment devices all of which are rated for 80% TSS removal. Neglia takes no exception to the provided water quality treatment devices, however see applicable comments below.
- c. As per N.J.A.C. 7:8-5.6(b), stormwater runoff quantity impacts shall be controlled by one of four methods listed below.
 - 1) Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the 2-, 10-, and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events.
 - 2) Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2-, 10-, and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area.
 - 3) Design stormwater management measures so that the post-construction peak runoff rates for the 2-, 10-, and 100-year storm events are 50, 75, and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed.
 - 4) In tidal flood hazard areas, stormwater runoff quantity analysis, in accordance with (b)1, 2, and 3 above, is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of stormwater runoff, or any combination of the three will not result in additional flood damage below the point of discharge of the major development.

The Applicant has selected to control stormwater runoff quantity impacts by method three. Upon review of the stormwater design and supporting calculations, the Applicant has met the 50, 75 and 80 percent proposed peak runoff rates when compared to pre-construction peak runoff rates, but the Applicant does not comply with NJAC 7:8-5.2(a)2. *"The minimum design and performance for groundwater recharge, stormwater runoff quality and stormwater runoff quantity at NJAC 7:8-5.4, 5.5, and 5.6 shall be met by incorporating green infrastructure in accordance with NJAC 7:8-5.3."* The Applicant indicates that the proposed stormwater basin cannot be considered a green infrastructure measure due to the high seasonal groundwater table and low permeability rates and is therefore designed as a closed system. The Applicant shall revise the stormwater design to incorporate one of the other required green infrastructure measures that are outlined in the NJBMP manual that do not rely on groundwater infiltration. Additionally, the Applicant shall provide the geotechnical investigation report mentioned in the stormwater management report for review. **This comment has been partially addressed. The Applicant has revised the stormwater design to include porous pavement and comply with the green infrastructure requirements to the greatest extent practicable. However, the soil survey indicates UR-Urban Land for a large portion of the project area. The HSG group utilized in the watershed calculations shall be in accordance with BMP standards which require HSG B for the existing conditions and HSG D for proposed conditions (for the assumed method) or soil testing in accordance with BMP standards determine the HSG Group for the UR-Urban Land soils at the site. The Applicant shall revise the stormwater management system and report to demonstrate compliance with the above.**

- 6.10. As per NJAC 7:8-5.8, the Applicant shall provide a Stormwater Maintenance Manual. The manual shall include an enforcement mechanism. **This comment has not been addressed.**
- 6.11. Upon completion of the proposed development, if granted approval, the Stormwater Maintenance Manual shall be recorded with the property deed. **This comment has not been addressed.**

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- 6.12. We offer the following comments with respect to the Stormwater Management Report:
- a. The Applicant shall provide stormwater conveyance calculations for the water quality design storm to verify the inverts at the proposed MTDs. **This comment has not been addressed. However, with the revision to the stormwater management system it appears the proposed MTDs may no longer be required. The Applicant shall confirm and revise the stormwater management system and report accordingly.**
 - b. The Stormwater Management Report shall be revised to refer to NJBMP to demonstrate compliance with the NJAC 7:8-5.2(a)2. **This comment has been addressed. No further action is required.**
 - c. The Applicant has calculated a time of concentration (Tc) for the existing and proposed watershed areas. However, per NJDEP BMP Manual Chapter 5, latest revised, a watershed's time of concentration shall be provided for each land coverage type. Tc calculations shall be provided and the stormwater management report shall be revised to demonstrate compliance with the same. **This comment has not been addressed.**
- 6.13. The site plan set shall be revised to indicate the proposed pipe slope and material for the connections to the proposed filter structures. **This comment has been partially addressed. However, with the revision to the stormwater management system it appears the proposed MTDs may no longer be required. The Applicant shall confirm and revise the stormwater management system and report accordingly.**
- 6.14. The Applicant shall clean and televise the existing on-site stormwater conveyance system from the northeasterly inlet on Chestnut Avenue to the proposed connection point at the northern corner of the property to confirm that pipes are not damaged, displaced, or fractured. The televised information shall be forwarded to the Borough of Park Ridge, and our office in a video format, for review. Depending on the results of the televised sewer, corrective action may be required and will be evaluated upon receipt of the video. **This comment remains applicable and shall be addressed prior to construction, if granted approval.**
- 6.15. The Applicant shall provide water usage and sanitary sewer calculations signed and sealed by a Professional Engineer licensed in the State of New Jersey to ensure that the existing systems provide sufficient capacities for the proposed redevelopment. The applicant shall submit a set of plans to the Park Ridge Water and Sewer Department for review. The Applicant shall provide a thirty-day flow metering study to confirm the capacity of the existing sanitary sewers that will service the property. The Applicant shall provide testimony regarding NJDEP Treatment Works Approval which may be required as part of this application. **This comment has not been addressed.**
- 6.16. The Applicant shall revise the proposed sanitary connection to include a new sanitary manhole structure. A corresponding detail shall be provided. **This comment has been addressed. No further action is required.**
- 6.17. The Applicant shall provide a sanitary sewer cleanout detail and provide the locations of proposed sanitary sewer cleanouts on the site plan set. **This comment has been partially addressed. The locations of proposed sanitary sewer cleanouts are provided within the site plan set. However, a corresponding detail has not been provided.**
- 6.18. The Applicant shall revise the drainage plan to eliminate a utility conflict in the northerly corner of the proposed parking lot. As shown, the proposed HDPE pipe will conflict with the foundation of the proposed light pole. **This comment has been addressed. No further action is required.**
- 6.19. The Applicant shall provide testimony regarding the proposed electrical and water lateral connections for the proposed residential building. As shown, it is unclear where the tie in points will be. **This comment remains applicable until the Board has taken action on this application.**
- 6.20. The site plan set shall be revised to include thrust block construction details. **This comment has been addressed. No further action is required.**
- 6.21. Any proposed A/C mechanical units, transformers and / or generators shall be situated on reinforced concrete pads. The site plan set shall be revised to include notation clearly indicating the same. The proposed transformer and generator pads shall be sufficiently screened and baffled to satisfy all applicable noise ordinances. Construction details associated with the same shall be provided, as required. **This comment remains applicable.**
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- 6.22. The Applicant shall provide testimony as it relates to any rooftop mechanical equipment and proposed screening of the same. All equipment shall be sufficiently screened and baffled to satisfy all applicable noise ordinances. **This comment remains applicable until the Board has taken action on this application.**
- 6.23. The Applicant shall submit plans to Park Ridge Electric for review. Testimony as it relates to the proposed electric loads and overall electric design shall be provided at the Board hearing. **This comment remains applicable until the Board has taken action on this application.**
- 6.24. The Applicant shall provide the required fire hydrant locations and associated details as required by the Borough of Park Ridge Fire Department. **This comment remains applicable and shall be addressed prior to construction, if granted approval.**
- 6.25. Based upon the submitted site plan set, it is our understanding that the Applicant is proposing to install EV charging stations on-site. Construction details related to the same shall be provided for review. Testimony as it relates to the proposed charging stations shall be provided at the Board hearing. The Applicant shall specifically address the type (i.e., Level 1, 2, 3, etc.) of charging stations that are to be provided. **This comment remains applicable and shall be addressed prior to construction, if granted approval.**
- 6.26. The site plan set shall be revised to illustrate the approximate location of proposed telephone and fiber-optic utility lines. Proposed telephone and fiber-optic utility lines shall be installed underground. Notation indicating the same shall be provided within the site plan set. **This comment remains applicable.**
- 6.27. The Applicant shall provide utility will-serve letters to all on-site utilities to ensure adequate capacity and service to the proposed development. It is the Applicant's responsibility to construct all on-site and off-site improvements as deemed necessary by said utilities. **This comment remains applicable and shall be addressed prior to construction, if granted approval.**
- 6.28. The Applicant shall coordinate any and all proposed test pits and televising of sewer and drain lines with Neglia. Neglia shall be notified a minimum of 48 hours prior to the start of any activity. **This comment remains applicable.**

7. Landscape and Lighting Comments

- 7.1. The Applicant shall provide testimony addressing the proposed landscaping. **This comment remains applicable until the Board has taken action on this application.**
- 7.2. The site plan set shall be revised to include a pole foundation construction detail. **This comment has been addressed. No further action is required.**
- 7.3. The Applicant shall revise the site lighting plan to provide foot candle readings along the northwesterly portion of the proposed residential building. **This comment has not been addressed.**
- 7.4. The Applicant shall revise the site lighting plan to maintain one (1) foot candle within all proposed sidewalk and parking lot areas. **Notation indicating compliance with the above has been added to the site plan set. A lighting analysis demonstrating compliance with the same shall be provided for review prior to construction, if granted approval.**
- 7.5. The Applicant shall add the following to the Planting Notes:
 - a. Following one year after planting, the landscape contractor is responsible for removing planting saucers and all staking materials from trees. **This comment has been addressed. No further action is required.**
 - b. Provide a mulch layer of three (3) inches to be provided within the planting beds. **This comment has been addressed. No further action is required.**
 - c. Specify a two (2) year plant guarantee period. **This comment has been addressed. No further action is required.**
 - d. All plant beds shall receive a minimum of 18" of topsoil (settled) and all lawn areas shall receive a minimum of 6" of topsoil (settled). **This comment has been addressed. No further action is required.**

- e. The Applicant shall provide an automatic irrigation system to the proposed landscape. Notation for the irrigation system shall include the following:
 - o All landscaped areas shall be irrigated. Irrigation contractor to provide a design for an irrigation system for both plant beds and lawn areas. Plant beds and individual trees shall be serviced by drip irrigation and lawn areas are to be serviced with spray heads. Rain sensors shall be incorporated into the service. Contractor to verify the maximum, on site dynamic water pressure available. Pressure reducing devices or booster pumps shall be provided to meet system pressure requirements. Irrigation design to shall depict all valves, piping, heads backflow prevention, meters, controllers, and sleeving within hardscape areas.

This comment has been addressed. No further action is required.

- 7.6. The Applicant shall propose a sodded lawn. The sod shall be comprised of a turf mix which shall include one or more top rated turf-type tall fescues which together shall comprise no less than 50% of the overall mix. Notation of the proposed turf mix of the sod shall be added to the Planting Notes or the plan. **This comment has been addressed. No further action is required.**
- 7.7. The Applicant shall illustrate plant bed lines and label all proposed lawn areas on the plan. **This comment has been addressed. No further action is required.**
- 7.8. **It is noted and emphasized that this project will be subject to a six (6) month review period with respect to the proposed lighting on-site. Notation indicating the same is provided on the site plan set.**

8. Traffic Comments

- 8.1. The Applicant shall provide testimony addressing the vehicular circulation for deliveries, trash/recycling procedures, circulation, fire apparatus, and other operational issues as may be deemed relevant to the application. **This comment remains applicable until the Board has taken action on this application.**
- 8.2. The Applicant shall provide vehicle turning maneuvers showing vehicles traversing the site's internal drive aisles. The vehicles depicted shall include a fire truck, garbage truck, and delivery vehicle. **This comment has not been addressed.**
- 8.3. The Applicant shall provide testimony regarding the proposed traffic impact. Based upon the testimony provided, a traffic impact report may be required. **This comment remains applicable until the Board has taken action on this application.**

9. Final Comments

- 9.1. 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 the same. **This comment remains applicable.**
- 9.2. 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.**
- 9.3. 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. **This comment remains applicable.**
- 9.4. Neglia recommends that a response letter be submitted that addresses each of the comments noted above. **This comment remains applicable.**
- 9.5. The above comments are based on a review of materials submitted and/or testimony provided to date. Neglia reserves the right to provide new or updated comments as additional information becomes available. Additionally, we reserve the right to provide additional comments based upon testimony and/or information provided at the Board hearing. **This comment remains applicable.**

We trust you will find the above in order. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Group



John J. Dunlea, P.E.
For the Planning Board Engineer
Borough of Park Ridge

cc: Brian Giblin, Esq. – Board Attorney *via e-mail*
Park Terrace Apartments, LLC – Applicant *via e-mail to Attorney* (kkelly@kkmtlegal.com)
Kevin P. Kelly – Applicant's Attorney *via e-mail* (kkelly@kkmtlegal.com)
Kiersten Osterform, P.E., P.L.S. – Applicant's Engineer *via e-mail* (kosterkorn@o-o-wc.com)
Michael Scro, R.A., AIA, LEED AP – Applicants Architect *via e-mail* (mike@zplusharchitects.com)

June 7, 2023

Tonya Janeiro, Board Secretary
Land Use Office, Borough of Park Ridge
53 Park Avenue
Park Ridge, New Jersey 07656

Planning Review #2
Park Terrace Apartments LLC Site Plan
155 Park Avenue (Block 1807, Lot 5)
Application No. PB 23-1
Colliers Engineering & Design Project No. PRP-0002

Dear Ms. Janeiro:

As requested, our office has reviewed application PB 23-1, submitted by Park Terrace Apartments LLC (the Applicant), seeking Preliminary and Final Site Plan approval to expand an existing garden apartment development. ***Information based on revised plans and from testimony provided at the previous hearing are illustrated in bold italic.***

The following documents, which were submitted in support of the Application, have been reviewed:

1. Site Plan Application, submitted January 20, 2023.
2. Property owners within 200 feet, dated November 7, 2022.
3. Certification of Payment of Taxes, unsigned.
4. Completeness review, prepared February 21, 2023, by John J. Dunlea, PE of Neglia Group.
5. Plans entitled, "Preliminary and Final Minor Site Plan For 155 Park Avenue," prepared by Kiersten Osterkorn, PE & PLS, of Omland & Osterkorn, Inc., dated January 11, 2023, consisting of 9 sheets.
6. Stormwater Management Report, prepared ***December 20, 2022 and revised through May 24, 2023***, by Kiersten Osterkorn, PE & PLS, of Omland & Osterkorn, Inc.
7. Lighting details report, prepared January 11, 2023, ***and revised through May 22, 2023***, by Kiersten Osterkorn, PE & PLS, of Omland & Osterkorn, Inc.
8. Plans entitled, "Exterior Renderings," prepared by Z+ Architects LLC, dated January 20, 2023, consisting of 1 sheet.
9. Plans entitled, "Floor Plans," prepared by Micahel Scro, RA, of Z+ Architects LLC, dated January 20, 2023, consisting of 3 sheets.
10. ***Response letter, prepared June 2, 2023 by Kiersten Osterkorn, PE, PLS, PP of Omland & Osterkorn, Inc.***

A. Existing Conditions

The subject property is known as 155 Park Avenue and located at Lot 5 of Block 1807. The property is an odd-shaped lot, with frontage along Park Avenue, Highview Avenue, and Chestnut Avenue (see figures below). The property has a total area of 139,709 square feet (approximately 3.2 acres), and

contains three 2-story brick structures, currently used as garden apartments. Adjacent properties to the west include commercial retail and mixed commercial/residential uses. Properties to the north include a commercial parking lot, along with detached single family residential structures. Properties to the east, opposite Highview Avenue, are detached single family residential in character, along with those opposite Park Avenue.

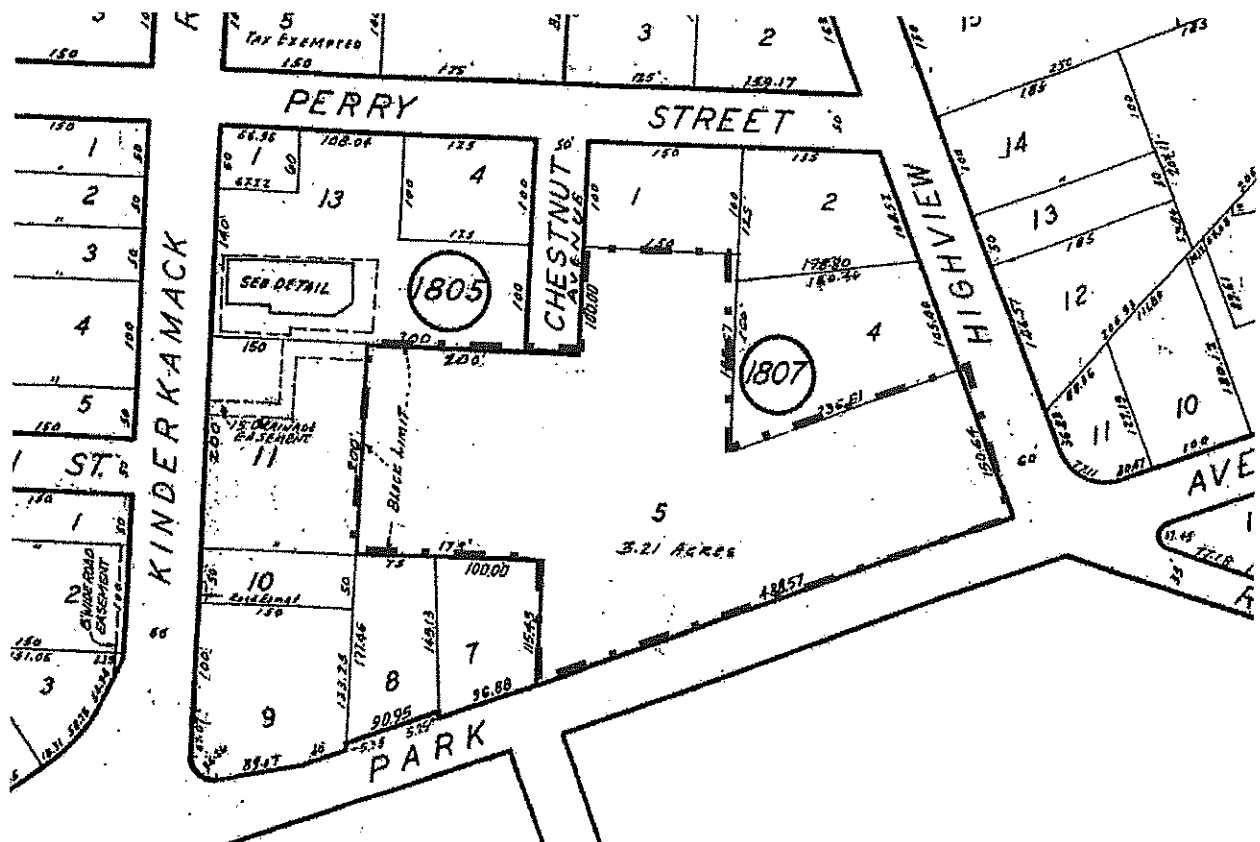


Figure 1: Tax Map of subject property, with boundaries approximated

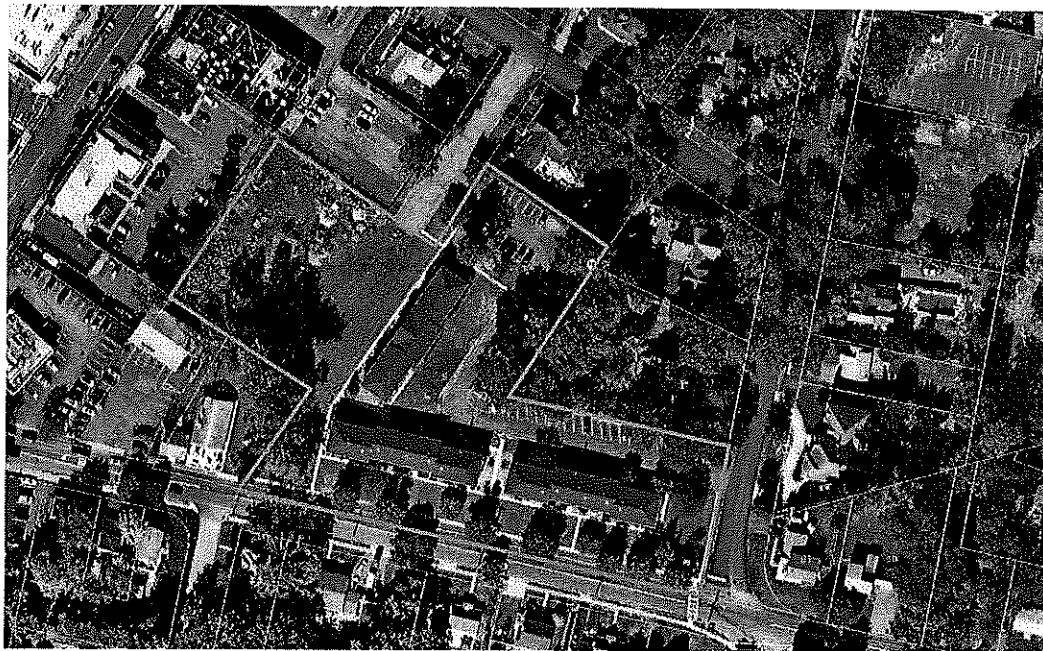


Figure 2: Aerial image of subject property, with property boundaries approximated. Source: Bergen County GIS

B. Prior Approval(s)

No information concerning prior approvals for the existing development on the site were submitted as part of this Application.

C. Applicable Land Use Controls

The subject property is located within the Borough's GA-1 (Garden Apartments) zone. Garden apartments, along with other uses, are permitted in the zone subject to requirements of section 101-20E of the code, which regulate required densities, buffer areas, bulk and yard requirements, and the provision of recreation space. The ordinance provides density and building coverage bonuses for developments that set aside 10 percent of the total number of dwelling units for low- to moderate-income households.

D. Proposed Conditions

The Applicant is seeking to construct an additional two-story garden apartment building on an undeveloped section of the subject site. The proposed building includes 16 dwelling units, and would include a rooftop deck. Site improvements would include additional off-street parking, including the provision of EV charging spaces, landscaping and lighting, in addition to various stormwater improvements. An evaluation of the site's compliance with the bulk and area requirements of the GA-1 zone is detailed below:

BULK REQUIREMENTS - GA-1 Garden Apartments Zone		
	Required	Proposed
Minimum Lot Size (sq. ft.)	87,120	139,709
Minimum Lot Width (ft)	200	200
Minimum Street Frontage (ft)	225	488.57
Minimum Lot Depth (ft)	200	789.21
Minimum Front Yard (ft)	50	89.1 (proposed building) 51 (existing buildings on Park Ave)
Minimum Side Yard (ft)	25	25/ 25.2/74.9
Minimum Rear Yard (ft)	50	68.3 (existing building on Park Ave)
Maximum Dwelling Width	50% of lot width (100 feet)	99.8
Maximum Building Length (ft)	160	118.9
Maximum Building Height	35	22 roof 31.67 stair tower roof 35.75 elevator**
Maximum Impervious Coverage	50%	50%
Maximum Building Coverage	18% 20% (if 10% of the total dwelling units are set aside)	17.2%
Open Space Requirement	25% total land area (34,927.25 sq. ft.)	50%
Recreation Space	200 sq. ft. per dwelling unit	1,270 sq. ft./dwelling unit
Buffer (feet)	25 from all external lot lines	10.9 (V)
Yards Between Buildings		
Front to Front Units (ft)	60	81
Back to Back Units (ft)	60	n/a
Front to Back Units (ft)	60	n/a
Front to Side Units (ft)	45	n/a
Side to Side Units (ft)	30	30 (existing buildings)
Side to Back Units (ft)	30	n/a
Maximum Residential Density	12 dwelling units/acre 18 dwelling units/acre (when 10% total dwelling units are set aside)	17.1

BULK REQUIREMENTS – GA-1 Garden Apartments Zone		
	Required	Proposed
Parking Spaces <i>(RSIS)</i>	1.8 per 1 bedroom 2 per 2 bedroom 42 1-bedroom units (76 spaces) 13-2 bedroom units (26 spaces) 102 spaces required	55 existing spaces 37 proposed new spaces (30 required for the new building) 7 of the 37 new spaces are EV spaces 92 spaces total
<p>*Not illustrated on plans. Applicant shall clarify. See section G for comments. V—Variance required **--<i>While revised architectural plans were not submitted, testimony at the May hearing indicated that this measurement was in error and would be corrected. The applicant shall clarify.</i></p>		

E. Variances

The Applicant has not requested any variances at this time; however, as noted in the table above, additional information is needed from the Applicant to determine compliance with the other requirements of the GA-1 zone. As part of our review, we have noted that the applicant will require variance relief from the following:

- 1. §101-20 E (2) Buffers.** The ordinance requires a minimum 25-foot buffer from all external lot lines (subsection a). Per subsection b, off-street parking is not permitted within the required buffer area. Based on the plans submitted, the proposed parking adjacent to Lot 13 is within 10.9 feet of the property line, which will require bulk variance relief. ***The revised plans acknowledge the need for variance relief from this requirement.***

"C" Variances

For bulk 'c' variances, NJSA 40:55D-70(c) sets forth the criteria by which a variance can be granted from the bulk requirements of a zoning ordinance. The first of these criteria is the C(1) or hardship reasons including exceptional narrowness, shallowness or shape of a specific piece of property, or exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or extraordinary and exceptional situation uniquely affecting a specific piece of property.

The second involves the C(2) or flexible "C" variance where the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

Pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-70C), deviation from a bulk standard can be granted under either a "C(1)" hardship variance or a "C(2)" flexible variance.



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- A "C(1)" hardship variance can be granted to relieve peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of a specific piece of property that is uniquely affected by (a) exceptional narrowness, shallowness or shape, (b) exceptional topographic conditions or physical features, or (c) other extraordinary and exceptional situation affecting the property or the lawfully existing structures. For a "C(1)" variance, the Applicant must demonstrate that there is some specific physical feature of the property that prevents compliance with the ordinance.
- A "C(2)" flexible variance requires the Applicant to demonstrate that the benefits of allowing the proposed deviation will substantially outweigh any detriments associated with the deviation. The Applicant must show that the requested "C(2)" variance will result in a better plan for the property.

For both "C(1)" and "C(2)" variances, the Applicant must also demonstrate to the Board that:

- The purposes of zoning (see N.J.S.A. 40:55d-2) would be advanced by the proposed deviation. Furthering one or more purposes of zoning would indicate that there is a benefit to granting the proposed variance.
- The variance can be granted without substantial detriment to the public good. The focus is on the impact of the proposed variance upon the adjacent properties and whether or not it will cause such damage to the character of the neighborhood as to constitute "substantial detriment to the public good".
- The variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance. The Applicant must demonstrate that the variance is not inconsistent with the intent and purpose of the ordinance requirements from which relief is sought.

F. Waivers/Exceptions

The Applicant has not requested any exceptions at this time.

G. Comments

General

1. The Applicant shall provide information concerning the number of residential units currently existing on the property to determine compliance with the density requirements of the GA-1 zone. The plans show that the proposed new structure will contain 16 dwelling units. Per 101-20 E (1) (a) and (b), a maximum density of 12 dwelling units per acre is permitted in the GA-1 zone, except where 10 percent of units are reserved for low-to-moderate income households, in which case the density may increase to 18 dwelling units per acre. Any increase beyond the permitted density would require a "d(5)" use variance. ***The applicant has clarified that the proposed density of the entire tract will measure 17.2 dwelling units per acre; and that 2 of the new residential units will be reserved for low-to moderate-income residents.***

2. As noted in section "D" of this letter, there are several areas marked with an asterisk where additional information is needed. The Applicant should provide this information in advance of the hearing for review by the Board and its professionals. **Comment addressed.**
3. The Applicant shall provide testimony concerning snowplowing, and identify locations, if any, where snow will be stored. **Comment addressed.**
4. The Applicant shall provide evidence of all outside approvals. **Continuing comment.**
5. The Applicant shall comply with all applicable development fees. **Continuing comment.**

Landscaping and Lighting

6. Illumination levels between the proposed building and Lot 11 are not illustrated in the plans. This shall be corrected. **Sheet 6 of the revised plans has added a note indicating that there would be a 6 month review period for the lighting on the site.**

Parking/Loading

7. In addition to the above, it is not clear how many off-street parking spaces are proposed as part of this development. The Applicant shall clarify. **The plans indicate that 37 parking spaces are proposed, 7 of which are EV spaces.**
8. We note Senate Bill 3223 that was signed into law by Governor Murphy on July 9, 2021, which requires, as a condition of preliminary site plan approval, any application involving a multiple dwelling with 5 or more units of dwelling space, prepare as Make Ready parking spaces at least 15 percent of the required off-street parking spaces, and install electric vehicle service equipment (EVSE) in at least one-third of the 15 percent of Make-Ready Parking Spaces, with the remainder of the Make Ready spaces installed with EVSE under a specified timeframe. A minimum of 5 percent of these spaces is required to be ADA accessible. The plans indicate that 6 EV spaces are proposed, which would appear to comply; however, none of these spaces appear to be ADA accessible. This should be corrected in the plans. **The plans have been revised to provide 7 EV spaces, one of which is ADA accessible.**
9. The Board should note that pursuant to the new state requirements, the required EV spaces shall have EV charging equipment installed within the time frames specified in the legislation. **As noted in the new EV law, the installation time frames shall be a condition of preliminary site plan approval.**
10. **The bulk table on Site Plan Sheet 2 indicates that the parking requirement is 1.5 spaces for a 1-bedroom unit. This is not consistent with RSIS requirements for a garden apartment and should be corrected.**
11. **The bulk table on Site Plan Sheet 2 indicates that 3 EV spaces are proposed, however 7 are shown in the plans. The applicant shall clarify.**



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12. The Board should note that while the existing development is nonconforming for the number of off-street parking spaces provided, the proposed building conforms with RSIS. The Board should also note, that under the state's new EV law, a parking space prepared with electric vehicle supply equipment or Make-Ready equipment shall count as at least two parking spaces for the purpose of complying with a minimum parking space requirement. This shall result in a reduction of no more than 10 percent of the total required parking. Based on this provision, the Applicant's provision of 7 EV spaces helps to reduce the overall nonconforming condition on the property.

Should you have any questions concerning the above comments please do not hesitate to contact my office. We reserve the right to make additional comments based upon further review or submission of revised plans or new information.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)

A handwritten signature in black ink, appearing to read "ND", written over a light blue horizontal line.

Nicholas Dickerson, PP, AICP, CFM
Board Planner

cc: John Dunlea, PE, Board Engineer (via email)
Brian Giblin, Esq. Board Attorney (via email)
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