

May 20, 2024

Lori A. Camaya
Planning/Zoning Administrator
Pequannock Township
530 Newark-Pompton Turnpike
Pompton Plains, NJ 07444

Re: Preliminary and Final Site Plan– Review #1

575 Newark Pompton Turnpike
Block 1904, Lot 6
Pequannock, Morris County, NJ
Colliers Engineering & Design Project No. PQP0048

Dear Ms. Camaya,

Our office is in receipt of copies of documents related to the above-referenced application and summarized by the following:

1. Site plans consisting of six (6) sheets, prepared and signed by Frank Matarazzo, P.E., L.S. of Matarazzo Engineering, LLC., not dated.
2. Preliminary and Final Site Plan Application for the subject property, prepared and signed by Lauren Carbone, dated February 1, 2024;
3. Prior Resolutions of approval adopted April 1, 1971 and September 5, 2022.

Based on our review of the above documents, we offer the following engineering related comments:

I. Project Description & Location

The site is currently occupied by an existing 2-story mixed use commercial and residential building, associated parking area, walkways, and other related improvements. The property is a corner lot parcel, fronting Newark Pompton Turnpike to the east and Poplar Avenue to the south. The parcel consists of 19,172 SF and is in the CBD-1 zone. The property is bound by mostly commercial uses to the north, south and east with residential properties to the west on Poplar Avenue.

The Applicant is proposing to construct additions to the existing mixed-use building, expanding the building coverage from 13.36% to 18.8% (SF areas have not been provided). Additionally, the Applicant is proposing to reconfigure the parking area, add a new dumpster enclosure and EV charging station, modify curbing, and other related improvements.

II. Current Plan of Survey

- A. The site plans utilize a boundary and topographic survey prepared by Matarazzo Engineering, LLC provided on sheet 2 of 6 in the site plan set.

III. Zoning Requirements & List of Variances / Waivers Requested

- A. Variances Requested:

We note that the site plans indicate a variance for Maximum Building Height is required and that a waiver was granted for the absence of a stormwater management plan. We defer to the Board Planner for in-depth commentary on any potential additional variances and waivers required for this application.

We also note that we are unable to verify the quantities provided in the zoning table for building coverage and impervious coverage because itemized breakdowns of coverages have not been provided. It is recommended that the Applicant come to the hearing prepared with this information so it can be made available upon request.

IV. Site Layout

- A. The Applicant is proposing to expand the building footprint and add 2 story apartments above. The total proposed building height is 37.79 feet where a maximum of 35 feet is permitted. It is assumed that the second and third story additions will span the entire building footprint.
- B. The proposed residential portion of the building will contain two (2) one-bedroom apartments and two (2) 2-bedroom apartments. The commercial space below (designated as a salon) occupies 2,900 SF.
- C. The site plans indicate that the residential units require a total of 7.6 parking spaces. According to Borough Ordinance §360-58, Dwellings of up to 6 units require 2 spaces per unit. It appears the parking requirement should be 8 spaces for the residential units.
- D. The site plans indicate that the 2,900 SF commercial space requires 1 space/300 SF. This is consistent with the requirements outlined in Borough Ordinance §360-58. However, the Applicant should provide testimony regarding the proposed tenant and the status of any agreement with said tenant. If there is a possibility of different uses occupying the commercial space, the parking requirement may change.
- E. The Applicant is proposing three (3) ADA accessible parking spaces located at the front of the building and one (1) EV charging station on the western end of the parking lot. The total parking provided is 28 spaces where a total of 17.6 is required (accounting for the adjustment noted in comment C above).

- F. It should be noted that per §360-55B(3):

"Distance from intersection. No driveway to or from a parking area shall be located closer than 25 feet to the nearest right-of-way line of any intersecting street."

It appears the driveway is located approximately 21 feet from the intersection. The board should note that this is a pre-existing condition and due to the location of the building, relocation of the access drive would not be feasible.

- G. It should be noted that per §360-55B(4):

"Driveway widths. Driveways shall have a minimum width of 14 feet for one-way traffic and 24 feet for two-way traffic."

The board should note that the driveway opening on the eastern side of the property (providing access to Newark Pompton Turnpike) appears to be approximately 18-feet wide. It is unclear if this drive is intended to accommodate

one-way or two-way traffic. If one-way traffic is intended at this location, it should be designated on the site plan and either signage or pavement markings should be provided indicating the same.

The board should note that the driveway opening on the southwestern side of the property (providing access to Poplar Ave) is approximately 23-feet wide. It is unclear if this drive is intended to accommodate one-way or two-way traffic. If one-way traffic is intended at this location, it should be designated on the site plan and either signage or pavement markings should be provided indicating the same.

H. It should be noted that per §360-55B(8):

"All parking and loading areas shall be properly screened and landscaped as hereinafter set forth. It is the purpose and intent of this subsection to require adequate protection for contiguous property against any undesirable effects from the creation and operation of parking or loading areas, to reduce the amount of reflected heat, and to eliminate monotony and unsightliness due to concentrations of parked cars."

- A) *"The landscaping shall include, to the extent necessary to further the intent of this subsection, shrubs, bushes, hedges, trees, decorative walls, or fencing as set forth below."*
- B) *"The frontage along the entire parking or loading area adjacent to any public or private street shall be provided with an eight-foot-wide landscaped area planted with shade or ornamental trees and a hedge or wall so as to separate and screen any parking area from the adjacent street or streets."*

The board should note that no eight-foot landscape buffer is provided along the southern side of the site to provide screening to Poplar Ave.

- C) *Interior landscaping shall include landscaped strips between rows of parking or parking islands to the extent that landscaped areas amount to 5% of the total parking area. All interior landscaped areas shall be raised and curbed or provided with alternative protection and delineation as approved by the Township Engineer and shall include shrubbery, deciduous shade trees and ground cover as approved by the Planning Board. All trees shall have a minimum caliper of 2.5 inches measured four feet above the ground. The number of such trees shall be determined by the application of the following formula: one tree for each five parking spaces. Shrubs and hedging shall not be less than three feet in height, except no shrub or hedge shall exceed 2.5 feet in height within a sight triangle.*
- D) *When off-street parking or loading areas are located adjacent to a residential zone or residentially used property, a solid fence or masonry wall shall be provided along the property line. The fence or wall shall be a minimum of four feet high but shall not exceed six feet in height and shall be limited so as not to obscure the vision of motorists entering the public right-of-way.*

There is an existing six-foot-high stockade fence located along the western property boundary separating the subject property from adjacent residential lots.

- E) *All landscaping shall be permanently maintained in good condition such that the same quality and quantity of landscaping as initially approved is sustained.*

V. Stormwater

- A. The Applicant is proposing to decrease the total impervious coverage on site from approximately 16,185 SF (84.42%) to 15,399 SF (80.32%), a net decrease of 786 SF. As such, stormwater improvements intended to mitigate for increases in coverage are not needed.

VI. Grading Review

- A. The Applicant has depicted minor regrading of the property. We take no exception to the changes in grade depicted on the plans.

VII. General Comments:

- A. The applicant should provide testimony on the status of any approvals required for Bergen County.
- B. The Applicant should provide testimony regarding any existing drainage improvements on-site.
- C. The Applicant should provide testimony if any new signage is proposed as part of this project.

Recommendation:

We recommend that the Applicant provide testimony regarding the concerns raised in this report; we reserve the right to additional technical comments during the course of Board review.

If the Applicant should have any questions or comments, please do not hesitate to contact our office.

Sincerely,

Colliers Engineering & Design, Inc.



Nick Chelius, PE
Project Manager