

INTEROFFICE CORRESPONDENCE
VILLAGE OF RIDGEWOOD
Department of Public Works
Division of Engineering

TO: Village of Ridgewood Zoning Board of Adjustment (ZBA)

FROM: Christopher J. Rutishauser, P.E., Village Engineer,

RE: **Preliminary and Final Site Plan**
Commercial Building – Les Dan, LLC
246-264 South Broad Street
Block 3905, Lots 12, 13, 14
File No. ZBA 22-41



SUB: **Review of Submitted Materials**

DATE: January 4, 2023

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I have prepared a review of the recently received materials for the proposed commercial building at the referenced location.

The following materials were reviewed:

- A Location and Topographic Survey labelled SV-1, prepared by Miloslav Rehak, PLS, Bertin Engineering, 66 Glen Avenue, Glen Rock, New Jersey 07452 with an issue date of April 14, 2022, and no revisions.
- A 10 drawing set of engineering drawings for Mountain View Auto, prepared by Shan-Pei Fanchiang, P.E., Bertin Engineering, 66 Glen Avenue, Glen Rock, New Jersey 07452 with an issue date of June 13, 2022, with one revision dated October 20, 2022.
- A Stormwater Operation and Maintenance Manual for Mountain View Auto, prepared by Shan-Pei Fanchiang, P.E., Bertin Engineering, 66 Glen Avenue, Glen Rock, New Jersey 07452 with an issue date of June 13, 2022.
- A Stormwater Drainage Analysis for Mountain View Auto, prepared by Shan-Pei Fanchiang, P.E., Bertin Engineering, 66 Glen Avenue, Glen Rock, New Jersey 07452 with an issue date of June 13, 2022
- A cover letter from the applicant's attorney, Gregory K. Asadurian, Esq., dated September 9, 2022 and another cover letter dated October 26, 2022.
- Targeted Site Investigation Summary letter prepared by Vincent C. Pappalardo, Eikon Planning and Design, LLC, P.O. Box 469, Hackettstown, New Jersey 07840-0469, dated September 9, 2021
- Signage Elevation and Notes Drawing No. A-5, dated October 14, 2022 with no revisions, prepared by Coppa Montalbano Architects, 97 Lackawanna Avenue, Totowa, New Jersey 07512. The drawing is labelled "Progress Set Not for Construction" and is unsigned and unsealed.

- A set of architectural drawings, labelled A-1 through A-4, dated August 24, 2022 with no revisions, signed and sealed by M. B. Montalbano, R.A., Coppa Montalbano Architects, 97 Lackawanna Avenue, Totowa, New Jersey 07512.

The following comments and observations are for the Board's consideration regarding this application.

Existing Site Conditions

- The sites currently has an auto body shop on it. There are numerous structures about the current sites.

Proposed Soil Movement:

The submitted materials are unclear on the quantity of soil movement for the proposed commercial building. No cut and fill analysis is provided.

I recommend a cut and fill analysis be provided for the board's consideration. If the quantity of earth excavated and the quantity of earth placed as fill exceeds 2,001 cubic yards, the project will require a major soil moving permit. The approval process for a major soil moving permit includes approval by the Zoning Board of Adjustment and then the Village Council via a resolution.

Proposed Site Conditions:

- For the proposed monument sign, please provide the hours of illumination for the sign.
- Please provide information on the intensity of the monument sign illumination, i.e. an isolux diagram. No information is shown on the Engineering Lighting Intensities Plan, Drawing C 2.5
- Please clarify architectural drawing No. A-1, top of page detail of service garage, one area is labelled "spaying". I do not recall veterinarian services being part of the applicant's proposal.
- Request the applicant provide the Board with the information required by the Village of Ridgewood Tree Protection Ordinance, No. 3900, a.k.a Chapter 260 of the Village Code with regard to any and all trees about the property. At this time this information is lacking. Compliance with the conditions of Ordinance No. 3900 is mandatory.
- Please provide the anticipated duration of when the parking lot lighting will be on. When will it be shut off?
- For the proposed vent hoods in the new building, please provide testimony as to their hours of operation. Will they run through the night? What will the noise level be at the property line adjacent to the residential properties? Does the proposed building anticipate to conduct paint drying operations through the night?
- The proposed parking lot indicates spaces with an 18-foot depth. Chapter 190-90 B., requires spaces have a 20-foot depth, or 18-feet with a 2-foot overhand ability. Of the spaces shown on drawing No. C 2.2, only 4 spaces have a functioning 2-foot overhang. All of the remaining spaces have obstructions preventing utilization of the overhang by a vehicle. In the application, there was no request for a parking space dimension variance requested.

- The location for the dumpsters for recycling and trash are not enclosed. Why? See Chapter 190-95., B., (2)
- The engineering drawings do not provide any provisions for snow storage in the event of a heavy snowfall. How will the site manage snow while still providing adequate parking, especially since the parking spaces are undersized?

Environmental Issues Related to the Site(s):

Elkon Planning and Designs, LLC has provided a superficial overview of the existing environmental conditions at the three parcels in their September 9, 2021 letter signed by Vincent C. Pappalardo. I am unsure if Mr. Pappalardo is qualified to make the statements stated in the letter. Is Mr. Pappalardo a New Jersey Licensed Site Remediation Professional (LSRP)? If so, what is his license number? If not, who from the applicant team shall be providing expert testimony on the existing environmental matters at this site, as well as potential ones in the future from the propose development?

The current property has a body shop as a use. The Standard Industrial Classification (SIC) Code for this use is No. 7532. Request the applicant to satisfactorily demonstrate to the Board that a SIC Code 7532 use does not require a Phase I Environmental Site Assessment or a Preliminary Assessment in accordance with N.J.A.C. 7:26E for the property transfer or proposed use.

At this time the applicant has not submitted any communications with the New Jersey Department of Environmental Protection (NJDEP) regarding site conditions. Such communications, if they exist, shall be submitted to the Board.

Permits:

The proposed work will require the following permits:

- Soil Moving Permit: Which one to be determined from applicant's quantities by the Engineering Division
- A Curb and Sidewalk Permit: A permit will be required if the proposed work requires alteration of the existing curb or curb cuts.
- A Bergen County Soil Conservation District Permit: Once received, a copy shall be forwarded to the Board.
- Building Department Permits for the proposed building, if approved.

Sanitary Sewer Service:

The proposed project will trigger a sanitary sewer service connection fee. The applicant shall revise the Zoning Table to indicate the existing Gross Floor Area of Development for all three parcels and the proposed Gross Floor Area for all three parcels. The difference between the two will be subject to the connection fee in accordance with Village Ordinance No. 3899, with an effective date of May 3, 2022.