



*Celebrating 75 Years*

EXPERIENCED  
DEDICATED  
RESPONSIVE

[negliagroup.com](http://negliagroup.com)

Via: Email  
August 1, 2023

Attn.: Jane Wondergem, Board Secretary  
Zoning Board of Adjustment  
Village of Ridgewood  
131 North Maple Ave  
Ridgewood, NJ 07450

Re: **Traffic Engineering Review – Mountainview Auto**  
246-264 South Broad Street, Blocks 3905, Lots 12, 13, & 14  
Village of Ridgewood, Bergen County, New Jersey  
File No.: RIDGSPL23.010

Honorable Board Members,

As requested, Neglia Group (“Neglia”) has prepared a review of the materials submitted supporting the referenced application. Specifically, we have reviewed the following documents:

- Signed and Sealed Site Plan set consisting of eleven (11) sheets entitled, “Preliminary & Final Site Plan Commercial Building for Block 3905, Lots 12, 13, 14, 246-264 South Broad Street, Village of Ridgewood, County of Bergen, New Jersey,” prepared by Calisto J. Bertin, P.E., and Shan-Pei Fanchiang, P.E., of Bertin Engineering, last revised May 8, 2023;
- Signed and Sealed Topographic Survey consisting of one (1) sheet entitled, “Location and Topographic Survey of 246-264 South Broad Street, Lot 12, Lot 13, and Lot 14 in Block 3905, Village of Ridgewood, County of Bergen, N.J.” prepared by Miloslav Rehak, P.L.S., of Bertin Engineering, dated April 14, 2022;
- Signed and Sealed Architectural Plan set consisting of five (5) sheets entitled, “Proposed Development for 246-264 S. Broad St.” prepared by M. B. Montalbano, R.A, of Coppa Montalbano Architects, last revised May 11, 2023;
- Stormwater Operation and Maintenance Manual, prepared by Shan-Pei Fanchiang, P.E., of Bertin Engineering, dated June 13, 2022;
- Stormwater Drainage Analysis, prepared by Shan-Pei Fanchiang, P.E., of Bertin Engineering, dated June 13, 2022
- Targeted Site Investigation Summary prepared by Vincent C. Pappalardo, Eikon Planning and Design, LLC, dated September 9, 2021;

#### **1. Project & Site Description**

The subject property is located on an irregular shaped lot located along South Broad Street. The subject property, blocks 3905, lots 12, 13, & 14, otherwise known as 246-264 South Broad Street, is located within the R-3 Zone. The property is currently developed by a one-story auto body shop, two and a half story residential dwelling, contractor’s yard and garage. Existing site improvements include concrete driveway aprons, asphalt paving, landscaping, and signage.

The Applicant proposes to raze the existing structures to construct a new auto body shop. The proposed building is divided into a 2-story service center and a 1-story service garage. The 2-story service center would contain the proposed office space, reception area, and storage and the service garage contains 21 vehicle bays for both auto body and mechanical work. Additional proposed improvements include asphalt parking lot, concrete driveway aprons, concrete sidewalks, trash and recycling enclosures, retaining walls and fencing, lighting, and landscaping.

---

#### **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



Aerial Site Mapping

**2. Parking and Loading Requirements**

The table provided below identifies parking and loading requirements associated with the Applicant’s proposed improvements:

Regulation	Ordinance	Units	Required/Permitted <sup>(2)</sup>	Proposed	Status <sup>(1)</sup>
Minimum Off-Street Parking	Village Code Section: §190-121	Automotive repair shops: 1 space per 250 square foot of gross floor area	32,314 SF / 250 SF = 130 Spaces	88 spaces	<b>Non-Conforming</b>
<b>Total Required Parking Spaces: 130 Parking Spaces w/o Make Ready Credit</b> <b>Total Required Parking Spaces: 117 Parking Spaces w/ Make Ready Credit</b>					
Minimum ADA Parking Spaces	Village Code Section: §190-121	76 to 100 Parking Spaces	4 ADA Spaces inclusive of 1 Van Accessible	4 ADA Parking Spaces (With 1 Van Space)	<b>Conforming</b>

1. Each item with a status of “non-conforming” above will require a new variance / design waiver.
2. All parking space calculations for shall be rounded up to the next full parking space.

Regulation	Ordinance	Required/Permitted	Proposed	Status
Requirements for EVSE Installation	Village Code Section: §190-121.1	88 provided parking spaces. = 3 required EV spaces	3 EV Parking Space	<b>Conforming <sup>(1)</sup></b>
<b>Total Required Parking Spaces: 117 Parking Spaces w/ Make Ready Credit</b> <b>Total Proposed Parking Spaces: 91 Parking Spaces (88 Proposed Spaces + 3 EVSE Spaces)</b>				

1. Each item with a status of “non-conforming” above will require a new variance / design waiver.
2. All parking space calculations for shall be rounded up to the next full parking space.
3. A parking space prepared with EVSE or make-ready equipment shall count as two parking spaces for the purpose of complying with minimum parking space requirements, resulting in a reduction of no more than 10% of the total required parking.

---

### **3. Traffic Engineering Comments**

- 3.1. The Applicant shall provide testimony addressing vehicular circulation for deliveries, loading/unloading, trash/recycling, number of employees, and other operational issues as may be deemed relevant to the application.
- 3.2. The Applicant shall submit a set of proposed plans to the Village of Ridgewood Fire Department and Police Departments for review, comment, and approval.
- 3.3. The Applicant shall provide testimony confirming that all ADA accessible routes, points of ingress/egress, parking spaces, etc. will conform to the current ADA Standards for Accessible Design provided by the Department of Justice, latest revised.
- 3.4. Per the Village Code (Section §190-120), the minimum parking requirements for the proposed site equates to 130 spaces. The Applicant proposes to supply 88 parking spaces and does not meet the minimum parking requirements. The Applicant shall provide testimony addressing the proposed parking supply and configuration.
- 3.5. The Applicant shall provide testimony addressing the following:
  - 3.5.1. The Applicant shall provide testimony regarding the typical procedures for receiving towed vehicles. Testimony shall include the size and platform of the tow truck utilized as well as the hours that a towed vehicle can be received (vehicles received after hours).
  - 3.5.2. The Applicant shall provide testimony addressing the storage of finished and damaged vehicles. The Applicant shall provide testimony regarding the parking management of vehicles awaiting maintenance and serviced vehicles.
  - 3.5.3. The Applicant shall provide testimony regarding if a designated vehicle loading/unloading zone is to be delineated or designated.
  - 3.5.4. The Applicant shall provide a narrative detailing how the processes for typical vehicle pick-up after servicing.
  - 3.5.5. The Applicant shall provide testimony addressing the size of anticipated delivery vehicles to arrive at the site as well as the frequency of deliveries for parts and supplies. The Applicant shall provide testimony regarding the typical hours that delivery vehicles would arrive at the proposed site.
- 3.6. Per the Village Code (Section §190-121.1), each application involving a parking lot or garage containing 76 to 100 off-street parking spaces shall install at least 3 EVSE or Make-Ready Spaces. The Applicant proposes to provide three EVSE or Make-Ready spaces to comply with this requirement. The Applicant shall provide testimony relating to the location and configuration of the proposed EVSE spaces.

### **4. Final Comments**

- 4.1. Should the Board look favorably upon this application, a performance bond, and inspection escrow will be required for any site improvements. The Board Engineer will prepare this estimate to address the cost of all site improvements plus a 20% contingency, in accordance with the Municipal Land Use Law.
- 4.2. The Applicant shall obtain any and all approvals required by outside agencies, including but not limited to NJDOT, NJDEP, BCUA, Bergen County Soil Conservation District, as well as the Village of Ridgewood Police Department, Fire Department, Emergency Services and Department of Public Works. It is the Applicant's responsibility to determine what outside agency permits are required. Copies of said approvals shall be provided upon receipt.
- 4.3. New and revised materials shall be filed with the Village and shall not be sent directly to the Board's professionals. The Village will forward the application and related materials to the Board's professionals when they are finished with their review. Materials submitted directly to our office will not be reviewed.
- 4.4. Revised reports, plans and exhibits which are to be considered at the hearing should be submitted ten days prior to the scheduled hearing.

- 
- 4.5. The above comments are based on a review of materials submitted and/or testimony provided to date. Our office reserves the right to provide new or updated comments as additional information becomes available.
- 4.6. Our office recommends that a comment response letter be prepared and submitted addressing the comments/recommendations of this letter.

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

Very truly yours,  
**Neglia Group**



Brian Intindola, P.E., P.P., C.M.E., C.P.W.M.  
Zoning Board Traffic Engineer  
Village of Ridgewood

Cc: Bruce E. Whitaker, Esq. – Board Attorney (*via: email*)  
Christopher Rutishauser, P.E. – Village Engineer (*via: email*)  
John Barree, P.P. – Village Planner (*via: email*)  
Les Dann, LLC – Applicant (*via: email*)  
Mark J. Semeraro, Esq. – Applicant’s Attorney (*via: email*)  
Gregory Asadurian, Esq. – Applicant’s Attorney (*via: email*)  
Shan-Pei Fanchiang, P.E. – Applicant’s Engineer (*via: email*)  
Mark B. Montalbano, R.A. – Applicant’s Architect (*via: email*)