

**SUNSHINE NOTICE  
BOROUGH OF BERGENFIELD  
ZONING BOARD OF ADJUSTMENT  
SPECIAL MEETING  
FEBRUARY 24, 2021 8:00PM  
TELECONFERENCE MEETING VIA ZOOM**

Please be informed there will be a Zoning Board of Adjustment Special meeting to continue the hearing for 145 West Main Street only.

In addition, please be advised due to the current state of emergency and public health emergency declared by Governor Phil Murphy pursuant to Executive Order No. 103, and in an effort to prevent further spread of COVID-19, the February 24, 2021 Borough of Bergenfield Zoning Board of Adjustment Special Meeting will be held via teleconference using Zoom in lieu of an in-person meeting. This meeting is scheduled to commence at 8:00 pm.

Members of the public can join this meeting from their computer, tablet, or smartphone. Members of the public who join this meeting will be able to give public comment during the relevant portions of the meeting. The meeting link and telephone number to join the meeting is provided below and will also be provided on the Borough of Bergenfield website at [www.bergenfield.com](http://www.bergenfield.com).

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86476603726?pwd=WktFM0YraDN5dUZBY3ZnNUZNOUQrZz09>

Passcode: 111332

Or iPhone one-tap :

US: +19292056099,,86476603726#,,,,\*111332# or +13017158592,,86476603726#,,,,\*111332#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 864 7660 3726

Passcode: 111332

International numbers available: <https://us02web.zoom.us/j/86476603726?pwd=WktFM0YraDN5dUZBY3ZnNUZNOUQrZz09>

Please visit the Borough website on [www.bergenfield.com](http://www.bergenfield.com) for updates and additional information on this meeting.

Hilda Tavitian, Clerk  
Zoning Board of Adjustment  
Borough of Bergenfield

**\*THIS IS A PUBLIC NOTICE, NOT A PAID LEGAL AD.**

February 3, 2021

**BERGENFIELD ZONING BOARD OF ADJUSTMENT  
SPECIAL MEETING  
TELECONFERENCE VIA ZOOM  
February 24, 2021 8:00 PM**

**AGENDA**

**MEETING CALLED TO ORDER**

**OPEN PUBLIC MEETING STATEMENT**

In compliance with the Open Public Meetings Act, the notice requirements have been satisfied. Meeting dates are confirmed at the Annual Meeting. Notice of this meeting was provided to the Record, Star Ledger, and Cablevision, posted on two municipal public notice bulletin boards and published on the borough website. Notice of this meeting via the February 3, 2021 Sunshine Notice has been sent to the Record, Star Ledger, and Cablevision, posted on two municipal bulletin boards and the Borough website.

Any board member having a conflict of interest involving any matter to come before the board this evening is reminded they must recuse himself/herself from participating in any discussion on that matter.

**PLEDGE OF ALLEGIANCE**

**INTRODUCTORY STATEMENT**

Welcome to the Zoning Board of Adjustment. Let me briefly explain what we do. We are appointed by the Bergenfield Council to decide when a property owner should get relief from the strict application of the zoning code requirements. Typically, we hear two types of variances. The first is whether an applicant can vary from land restrictions including rules on sideline distance, height, and lot coverage. That is commonly called a bulk variance. The second is a use variance, where an applicant wants to use the property for a purpose not permitted under the zoning ordinance in that zone.

In these cases, the applicant has the burden of meeting certain criteria set forth in the Municipal Land Use Act. We carefully listen to the testimony, including objectors, and review all relevant documents. If a majority of the Board concludes that the applicant has satisfied those criteria, we must grant the requested variance.

**ROLL CALL**

**APPROVE MINUTES OF PREVIOUS MEETING – February 1, 2021**

Motion from board members to approve minutes.

**CORRESPONDENCE**

**VERBAL COMMUNICATIONS**

Comments by members of audience on matters not on evening's agenda

**OLD BUSINESS**

**Application:** 145 West Main Street, LLC  
145 West Main Street  
Change of use to a multi-family dwelling R-5 zone to RM zone  
Carried over from January 11, 2021 meeting.

**NEW BUSINESS**

**MOTION TO ADJOURN MEETING**

NOTE: No applications will be heard by the Board that were not on the agenda at the time of publication release to the newspaper or applications that do not comply with Article VIII title "Hearings contained in the By-Laws of the Bergenfield Zoning Board".

FILE NO. \_\_\_\_\_ DATE \_\_\_\_\_

DATE OF HEARING \_\_\_\_\_ DISPOSITION \_\_\_\_\_

BOARD OF ADJUSTMENT  
MUNICIPAL BUILDING, BERGENFIELD, N.J.

APPLICATION FOR VARIATION/APPEAL  
OF REQUIREMENTS OF ZONING ORDINANCE 1123

APPLICANT'S NAME 145 West Main Street LLC

ADDRESS 492 Cedar Lane, Ste 519, Teaneck, NJ 07666

OWNER'S NAME Lot 6.01 LLC (Owner as to Lot 6.01) and Lots 6.02 & 6.03 LLC (Owner as to Lots 6.02

OWNER'S ADDRESS \_\_\_\_\_ PHONE # \_\_\_\_\_ and 6.03)

FED I.D.# or S S \_\_\_\_\_

Applicant will be represented at public hearing by Matthew G. Capizzi, Esq.

TO THE BOARD OF ADJUSTMENT:  
Application is hereby made for a variation/appeal from the requirements of Section(s) See bulk table on site plan and/or from the requirements of the Scheduled Limiting Bulk of Buildings of the Zoning Ordinance in accordance with plans and specifications attached hereto and/or decision of Zoning Officer. The location of this property is at NUMBER: 145 West Main Street

DESIGNATED AS Block(s) 106 and Lot(s) 6.01-6.03 on the Assessment Map of the Borough of Bergenfield.

ZONING DISTRICT R-5

VARIANCES REQUIRED: LOT AREA \_\_\_\_\_ LOT FRONTAGE \_\_\_\_\_

LOT COVERAGE xxx FRONT YARD x REAR YARD xxx SIDE YARD \_\_\_\_\_

TOTAL SIDE YARD \_\_\_\_\_ OTHER (specify) \_\_\_\_\_  
Max Impervious Lot Coverage, Min On Site Parking, Use, Max Building Height, and Min Front Yard Setback @ N Franklin Ave.

THE REASON FOR DESIRED VARIANCE/APPEAL  
At the time of the public hearing, a professional planner will testify as to the variance criteria

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF PROPERTY

1. SIZE OF LOT 150.41 x 96.20 2. SQUARE FEET IN LOT 15,215

3. SIZE OF PRESENT BUILDINGS x 4. STORIES 2  
x

5. TOTAL AREA 15,215 SQ. FT. 6. NUMBER OF ROOMS See Architectural Plan

7. PERCENTAGE OF PROPERTY NOW OCCUPIED BY ALL BUILDINGS 7.54 %

8. PRESENT OCCUPANCY OF BUILDING OR PROPERTY Single family residence

9. ARE THERE ANY DEED RESTRICTIONS ON THE PROPERTY? YES xxx (Sanitary Easement)  
NO \_\_\_\_\_ (If yes, provide a copy of same)

10. CHARACTER OF BUILDINGS WITHIN 200 FT. OF PROPERTY  
Residential, Commercial and Public School

11. HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THESE  
PREMISES? YES xxx NO \_\_\_\_\_ IF SO, DATE FILED \_\_\_\_\_

DISPOSITION Major Subdivision

12. ARE THERE ANY EXISTING VIOLATIONS OF THE ZONING  
ORDINANCE? YES \_\_\_\_\_ NO xxx (IF SO, EXPLAIN) \_\_\_\_\_

13. IS THIS, OR ANY PART OF THIS PROPERTY IN THE FLOOD ZONE?  
YES \_\_\_\_\_ NO X

14. DOES THIS PROPERTY BORDER ON ANY COUNTY ROAD?  
YES \_\_\_\_\_ NO X

15. DOES THIS PROPERTY BORDER WITHIN 200 FT. OF ANY OTHER  
MUNICIPALITY? YES \_\_\_\_\_ NO X

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## DESCRIPTION OF PROPOSED CHANGES

16. ARE ANY BUILDINGS TO BE DEMOLISHED? YES xxx NO \_\_\_\_\_
17. SIZE OF NEW ADDITION \_\_\_\_\_ x \_\_\_\_\_ SQ. FT. See Site Plan  
 \_\_\_\_\_ AREA \_\_\_\_\_ HEIGHT
18. SIZE OF NEW BUILDINGS 55 x 110 SQ. FT.  
 \_\_\_\_\_ AREA 32.99ft HEIGHT
19. PERCENTAGE OF PROPERTY TO BE OCCUPIED BY ALL BUILDINGS  
43.38% %
20. NUMBER OF FAMILIES/PERSONS TO BE PROVIDED FOR Multi-Family Building

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 NOTE: ALL APPLICATIONS MUST INCLUDE: 1. Completed Application Form with Affidavits of Accuracy and Ownership. 2. An accurate Location Survey listing location of all structures with dimension to property lines with proposal sketched onto survey or submitted separately. 3. Copy of letter of denial by Construction Code Official or Zoning Officer, if applicable. ALL APPLICATIONS MUST BE FILED NO LESS THAN 30 DAYS PRIOR TO HEARING DATE. ALL PROOFS OF SERVICE, PUBLICATION, AND CERTIFICATE OF TAXES PAID MUST BE COMPLETED AND FILED WITH THE CONSTRUCTION CODE OFFICIAL NO LESS THAN TEN (10) DAYS PRIOR TO THE HEARING DATE. (All Return Receipts must be submitted prior to hearing.)



BOROUGH OF BERGENFIELD  
APPLICATION FOR SITE PLAN APPROVAL

1. Applicant's name 145 West Main Street LLC Phone (H) \_\_\_\_\_  
(B) \_\_\_\_\_  
Applicant's address 492 Cedar Lane, Ste 519, Teaneck, NJ 07666
2. Name of present owner, if other than #1 \_\_\_\_\_  
Lot 6.01 LLC (Owner as to Lot 6.01) and Lots 6.02 & 6.03 LLC (Owner as to Lots 6.02 and 6.03)
3. Location of property 145 West Main Street
4. Block(s) 106 Lot(s) 6.01-6.03 Zoning district R-5
5. Structural plans Yes  No  Front Elevation Yes  No
6. Name of development, if any \_\_\_\_\_
7. Are all lots to be approved owned by same person,  
corporation, or partnership? Yes  No
8. If answer to #7 is no, give names of all owners. \_\_\_\_\_
9. Proposed uses of land and buildings  
A. Multiple family dwelling structures Yes   
Number of dwelling units 16  
B. Commercial Use \_\_\_\_\_ C. Industrial Use \_\_\_\_\_  
D. Other \_\_\_\_\_
10. If 1, 2 or 9 is in the name of a partnership or  
corporation, list name and address of the attorney who  
will represent the applicant. Matthew G. Capizzi, Esq.  
11 Hillside Avenue, 2nd Fl., Tenafly, NJ 07670 Phone 201-266-8300
11. Name of architect/engineer/surveyor Michael Hubschman P.E., P.P.  
Hubschman Engineering Address 263A S. Washington St., Bergenfield, NJ 07621  
Phone 201-384-5666 Chris Blake Architect, 24 New Bridge Road, Bergenfield NJ, 07621
12. Name & Address of site planner if other than #11 \_\_\_\_\_ 201-816-9523  
Phone \_\_\_\_\_
13. Land area sq. ft. 15,215 Landscape area sq. ft. \_\_\_\_\_  
Impervious surface area sq. ft. 10,789
14. Building area sq. ft. 6,600 structure height 32.99ft  
stories 3
15. Parking spaces required 30 parking spaces  
provided 25

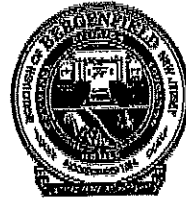


16. Parking space dimensions, Width 9 Length 18 Driveway  
aisle width \_\_\_\_\_ Angle of parking: Parallel 45  
60 90
17. Loading space(s) required NA Proposed loading  
spaces \_\_\_\_\_
18. Loading space dimensions Width \_\_\_\_\_ Length \_\_\_\_\_
19. Are any new signs proposed Yes \_\_\_\_\_ No xxx
20. Existing signs, None xxx Will Remove \_\_\_\_\_ To Remain  
Renovate \_\_\_\_\_
21. Are there any deed restrictions in force on this  
property? Yes \_\_\_\_\_ No xxx If yes, include a copy  
of the deed.
22. Is this or any part of this property in flood zone?  
Yes \_\_\_\_\_ No xxx
23. Does this property border any county road? Yes \_\_\_\_\_ No xxx
24. Are there presently any utilities to this property?  
Gas, xxx Electric, xxx Storm drains, \_\_\_\_\_  
Telephone, \_\_\_\_\_ Cable TV, \_\_\_\_\_ Sanitary Sewers, xxx
25. Is this property within 200' of any other municipality?  
Yes \_\_\_\_\_ No xxx
26. Are any variances required because of this application?  
Yes xxx No \_\_\_\_\_
27. If answer to #26 was yes, state all variances required.  
Use xxx Lot area \_\_\_\_\_ Lot frontage \_\_\_\_\_  
Front yard xxx\* Side yard \_\_\_\_\_ Rear Yard xxx  
Total side yard \_\_\_\_\_ Parking xxx Buffer \_\_\_\_\_  
Other Maximum Impervious Lot Coverage, Maximum Lot Coverage, Building Height, and  
and Minimum Front Yard Setback @ N Franklin Ave.
28. Has a previous variance application been filed on this  
property? Yes xxx No \_\_\_\_\_
29. Is this application filed because of existing zoning  
violation? Yes \_\_\_\_\_ No xxx

All questions must be answered or this application may be  
deemed to be incomplete.

I, certify the above information and documents accompanying  
this application are true. (Willfully false statements are in  
violation of the law).

[Signature] / \_\_\_\_\_ / \_\_\_\_\_  
Signature of Applicant Date Signature of Owner if Date  
other than applicant



**BOROUGH OF BERGENFIELD**

198 NORTH WASHINGTON AVENUE  
BERGENFIELD, NEW JERSEY 07621

CONSTRUCTION CODE DEPT.  
(201) 387-4055 EXT. 1-4092  
FAX: (201) 385-7376

May 28, 2020

145 W. Main Street, LLC  
145 W. Main Street  
Bergenfield, NJ 07621

RE: Multi-family Dwelling

Dear 145 W. Main Street, LLC

Your application for change of use to a multi-family dwelling R-5 Zone to RM Zone has been denied for the following reasons:

1. Change of use from R-5 to RM Zone.
2. Maximum density 12 units per acre 43,560 sq. feet. Proposed 16 units on 14,469 sq. feet.
3. Minimum front yard setback R-5 & R-6 25 sq. feet. Proposed front yard 22.9 sq. feet.
4. Minimum rear yard setback R-5 & R-6 25 sq. feet. Proposed rear yard 20 sq. feet.
5. Maximum lot coverage allowed R-6 over 6,000 sq. feet or 30%. Proposed lot coverage 43.38 %.
6. Maximum total improved lot coverage R-6 over 6,000 sq. feet or 35%. Proposed lot coverage 70.91%
7. Required multi-family dwelling units set back 35 sq. feet from front property line and a least 25 sq. feet from any other property line or from curb to street. (see 186-57 yards). Proposed 22.9 sq. feet front yard, 15 sq. feet from both side yards.
8. 186-55 design requirements, site plan for any multi-family development shall not be less than 20,000 sq. feet. Proposed 14,469.44 sq. feet.
9. Minimum required parking for occupants only 32 spaces not including visitor spaces. Proposed 25 parking spaces including two (2) handicap spaces.



**BOROUGH OF BERGENFIELD**

198 NORTH WASHINGTON AVENUE  
BERGENFIELD, NEW JERSEY 07621

CONSTRUCTION CODE DEPT.  
(201) 387-4055 EXT. 1-4092  
FAX: (201) 385-7376

January 27, 2020

Matthew G. Capazzi, Esq  
11 Hillside Avenue, second floor.  
Tenafly, NJ 07670

RE: Multi-Family Residential Building. 145 W. Main St.

Dear Mr. Capazzi,

Your application to build a multi-family residential building has been denied for the following reasons:

1. A multi-family building is not permitted in the R-6 zone.
2. Front yard setback required is 25 sq. feet where 20.95 sq. feet is proposed (W. Main).
3. Rear yard setback required is 25 sq. feet where 18 sq. feet is proposed.
4. Maximum building coverage permitted is 30% where 41.24 % is proposed.
5. Maximum building height permitted is 30 feet where 36.4 feet is proposed.
6. Maximum number of stories permitted is 2 where 3 are proposed.
7. Maximum improved lot coverage permitted is 35% where 75.16% is proposed.
8. Number of parking spaces required is 29 where 15 are proposed.

You have the right to appeal my decision to the zoning board of adjustment. You must contact the Building Department to obtain the proper applications.

If you have any question on the above matter, please contact our office. You can call the Building Department at 201-387-4055 Ext. 4

Sincerely,

Harry Hillenius  
Zoning Officer

**Borough of Bergenfield**  
**Site Plan Committee Minutes**  
**February 10, 2020**

**1. Call to Order**

The meeting was called to order at 7:00 PM

**2. Roll Call:**

<u>Richard Morf</u>	<u>Robert Rivas</u>		
<u>Gerard Naylis</u>		<u>John Pampaloni</u>	<u>Michael Ravenda</u>
<u>Perry Sulich</u>	<u>Joseph Scalora</u>		
<u>Robert Giacomelli</u>	<u>R Mader</u>		

**3. Item 1.**

**JAH Realty Association**

**Site Address: 205-207 North Washington Avenue**

**Seeks to convert first floor office space into 4 - 1 bedroom apartments.**

**Attorney: Matthew Capizzi**  
**11 Hillside Avenue**  
**Tenafly, NJ 07670**  
**201-266-8300**

**Architect: Chris Blake Architect**  
**24 New Bridge Road**  
**Bergenfield, NJ 07621**  
**201-816-9523**

**Engineer: Hubschman Engineering**  
**263 A. South Washington Avenue**  
**Bergenfield, NJ 07621**  
**201-384-5666**

**Owner was represented by Mr. Capizzi and Mr. Hubschman**

Mr. Capizzi introduced the project:

- \* Convert existing first floor office space into 4 – 1 bedroom apartments;  
The building currently has 4 – 1 bedroom apartments on the second floor and Office space on the first floor.
- \* The office space has been vacant for years
- \* The new use will greatly reduce the existing parking non-conformity
  - existing use requires 25.8 spaces
  - proposed use will require 14.4 spaces
  - there are 12 spaces currently
- \* The owner will continue to be responsible for garbage/recycling and snow removal

**4. Item 2.**

**145 West Main Street LLC**

**Menachem Stein**

**492 Cedar Lane, Ste. 519**

**Teaneck, NJ 07666**

**Site Address 145 West Main Street**

**Seeks to build a 15 unit apartment building: 5 – 1 bedroom units 10- 2 bedroom units**

**Attorney: Matthew Capizzi**

**11 Hillside Avenue**

**Tenafly, NJ 07670**

**201-266-8300**

**Architect: Chris Blake Architect**

**24 New Bridge Road**

**Bergenfield, NJ 07621**

**201-816-9523**

**Engineer: Hubschman Engineering**

**263 A S. Washington Avenue**

**Bergenfield, NJ 07621**

**201-384-5666**

**Mr. Capizzi introduced the project:**

- \* His client purchased 3 lots on West Main Street
- \* Seeking to build a 15 unit apartment building
- \* Seeking use and several bulk variances

**Mr. Hubschman went over site plan/architectuals:**

- \* 15 unit building - 3 floors- 10- 2 bedroom units, 5- 1 bedroom units
- \* Entrance only from west Main
- \* Entrance/exit from N. Franklin
- \* Drive under rear of building to parking at back of property
- \* Existing 12' sewer easement will remain
- \* Stormwater retention system is under rear parking lot

**Board Comments:**

**Mr. Scalora:**

- Concerned about the 81 trees being planted around perimeter.
- Questioned the size of the rooms and the ceiling height in relation to the height of building

**Mr. Hubschman:**

- Landscaping can be adjusted
- Height variance is only needed because of slope of property in the rear

**Mr. Naylis:**

- Project exceeds density, from 3 – 1 family homes to 15 units

**Mr. Morf:**

- Entire proposal is too much, parking, height, set backs, lot coverage all problems
- Too big for lot size

- Traffic problems with the school across the street
- Not permissible in R-5 zone
- Worried about setting a precedent

**Mr. Naylis:**

- Planning board changed the height requirements for B1 & B2 trying to push this type of development into those zones
- That is where this building belongs

**Mr. Ravenda:**

- Try and buy 2 rear lots to make the project at least somewhat compliable.
- Concerned about the traffic and the school

**Mr. Capizzi:**

- The school traffic and street closing will have to be resolved because the 2 rear lots have been approved

**Mr. Morf:**

- Single family homes should be built

**Mr. Capizzi:**

- The area is currently mixed use

**Mr. Morf:**

- As existing businesses leave, the property can only be developed as residential

**Mr. Naylis:**

- The project is too big and will be knocked down as it is.

**Mr. Capizzi:**

- Can we downsize it
- What about affordable housing units

**Mr. Morf:**

- Cut the top floor off
- Or remove 1 quadrant completely
- Eliminating 4 2 bedrooms and 2 1 bedroom units

**Mr. Rivas:**

- Removing quadrant will allow entrance and exit on West Main
- No access from N Franklin

**Mr. Perry:**

- Question impact on school by adding 15 units
- Is there an elevator or walk up

**Mr. Capizzi:**

- No elevator

**Mr. Ravenda:**

- The parking is a major issue, the project needs to be reduced in size
- Concerned about school crossing, is there a patrolman at the corner?

**Mr. Mader:**

- There is only a crossing guard at that corner

**Mr. Giacomelli:**

- How are you going to handle garbage
- Where are you going to put the bins
- Snow will have to be trucked off of site

**Mr. Naylis:**

- The fire trucks will operate from N. Franklin and West Main St. no need to fit on property
- Questioned attic construction and space

- Suggested installing a dry sprinkler system for the attic space piped to a FDC at edge of property. The owner can still use a 13r system but the attic would be covered by the dry system.

**Mr. Pampaloni:**

- The plan called for the sewer to be tied into the 24" line in the existing easement.
- This line carries 40% of Bergenfield's sewage and ties directly into a line that carries 90% of the sewage.
- This line during storms becomes full and it takes days for it drain.
- The building will not drain into it during those times
- Tie in building sewer into 8" line on West Main which is higher than the 24" line

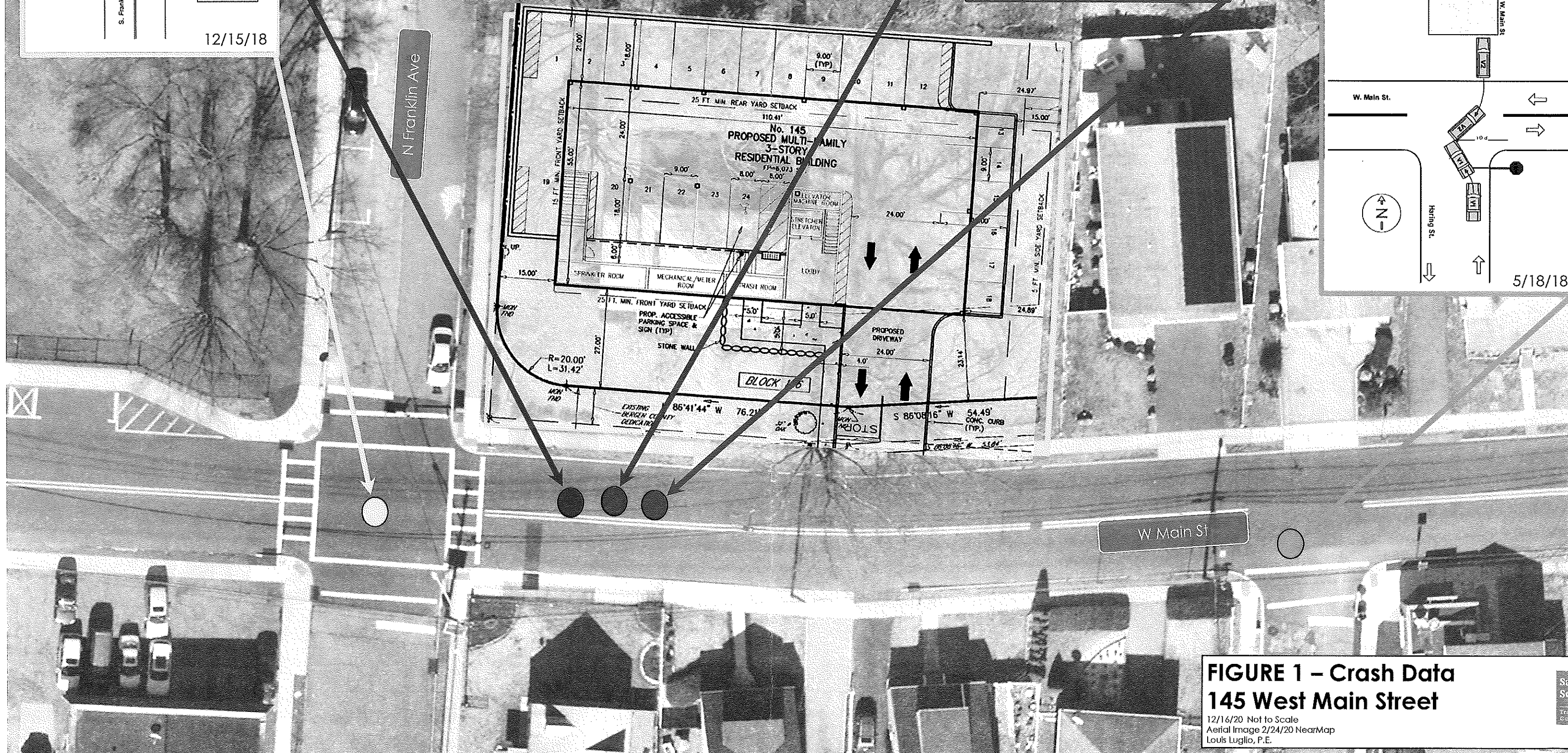
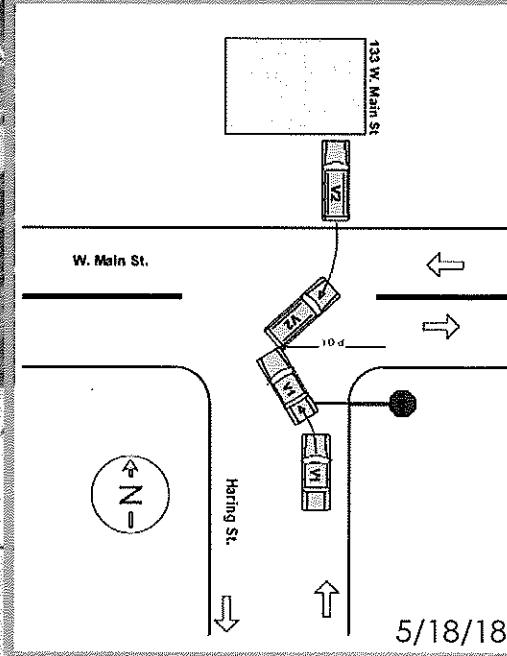
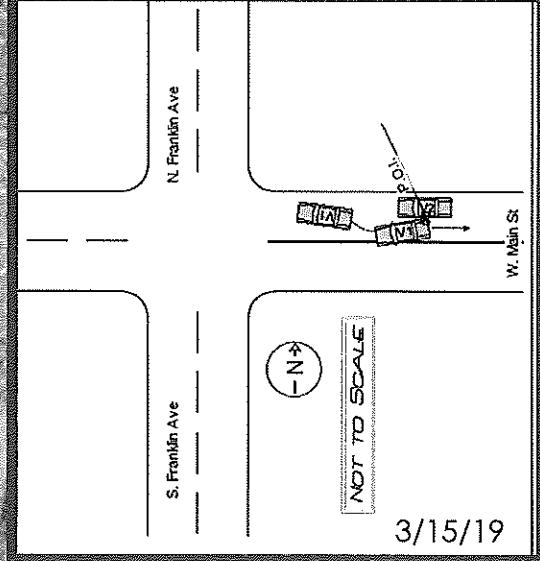
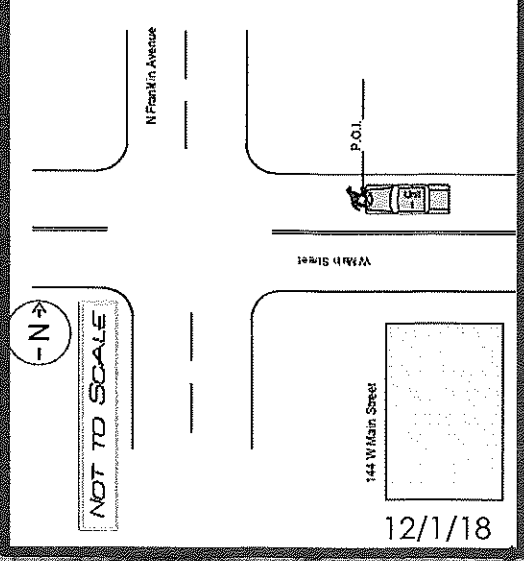
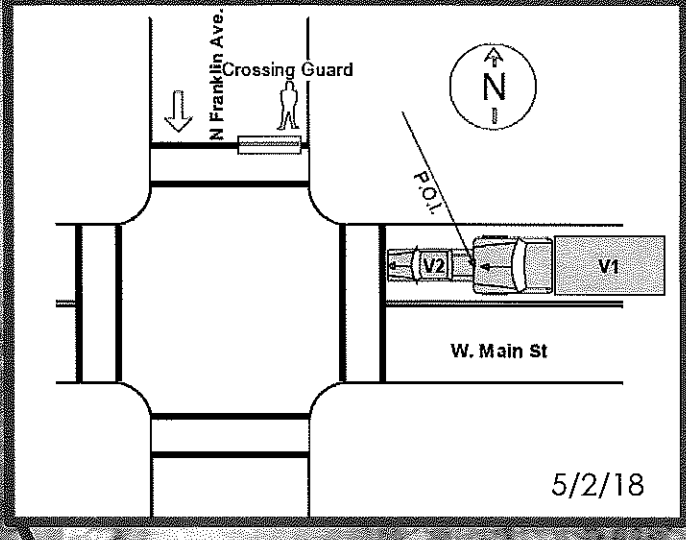
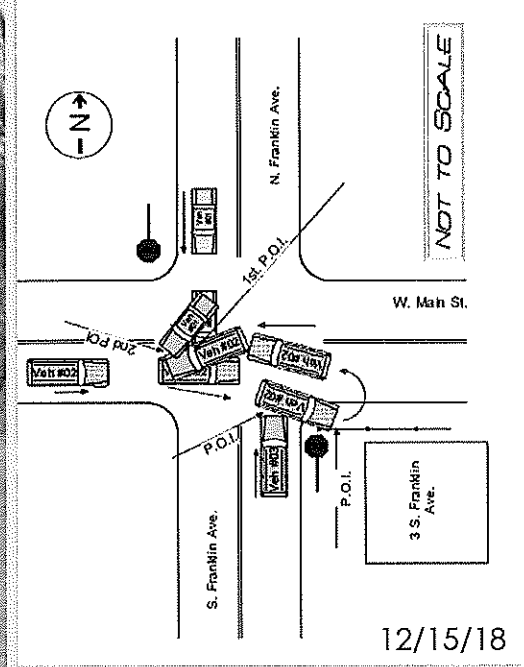
**Mr. Capizzi:**

- For the project to work, even if they scale it back, they will still need relief for:
  - o Height
  - o Parking
  - o Setbacks
  - o Lot coverage

**Board Recommendations:**

- **Project needs to be reduced dramatically:**
  - o Density
  - o Height
  - o Lot coverage
- **Reduce overall building by 30%**
- **Relocate sewer to West Main Street**
- **Ingress/egress only from West Main Street**
- **Eliminate any access to N Franklin**

**Meeting Adjourned at 8:11PM**



**FIGURE 1 – Crash Data  
145 West Main Street**

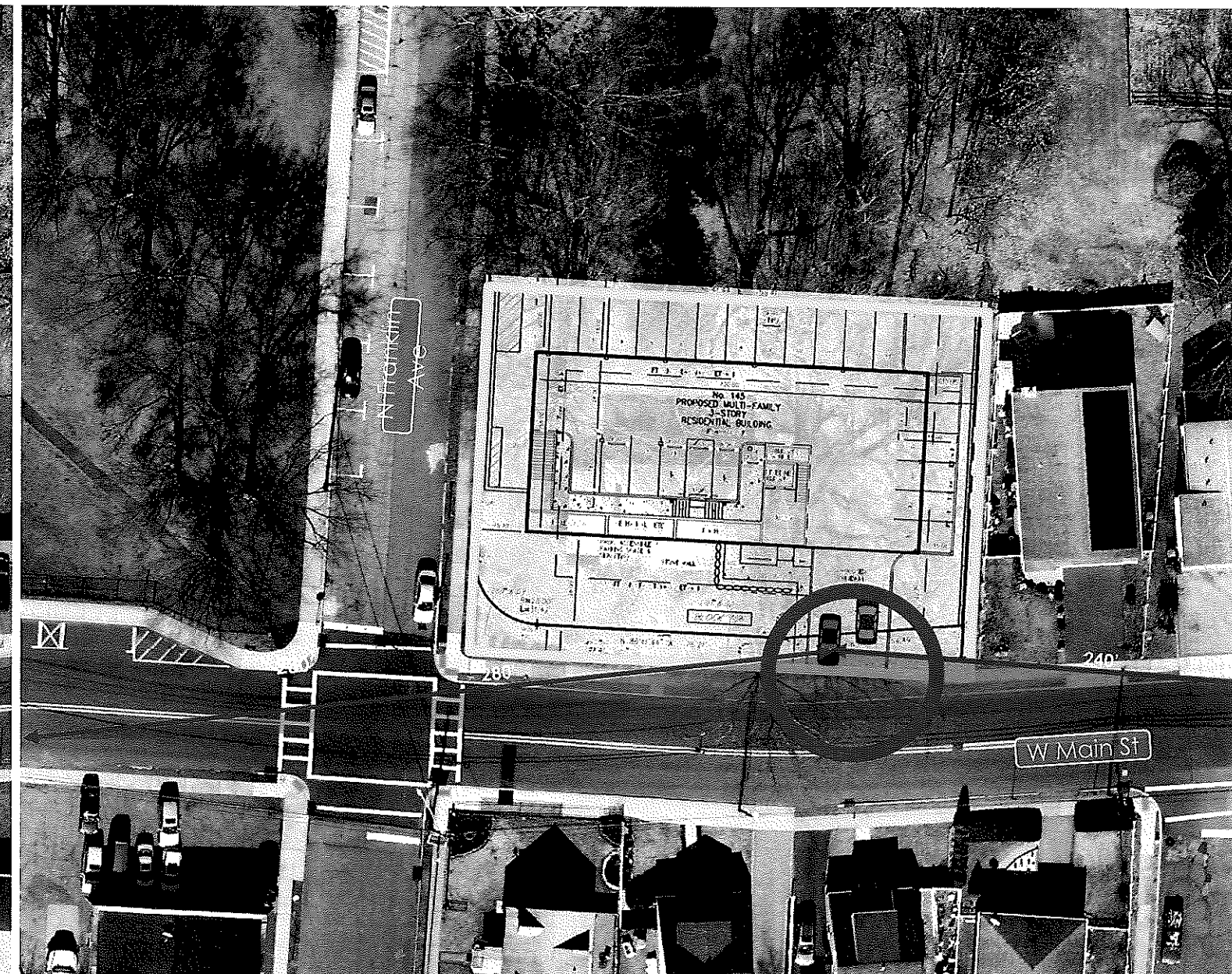
12/16/20 Not to Scale  
Aerial Image 2/24/20 NearMap  
Louis Luglio, P.E.





# 3 Single Family Homes

# Proposed 14 unit Residential

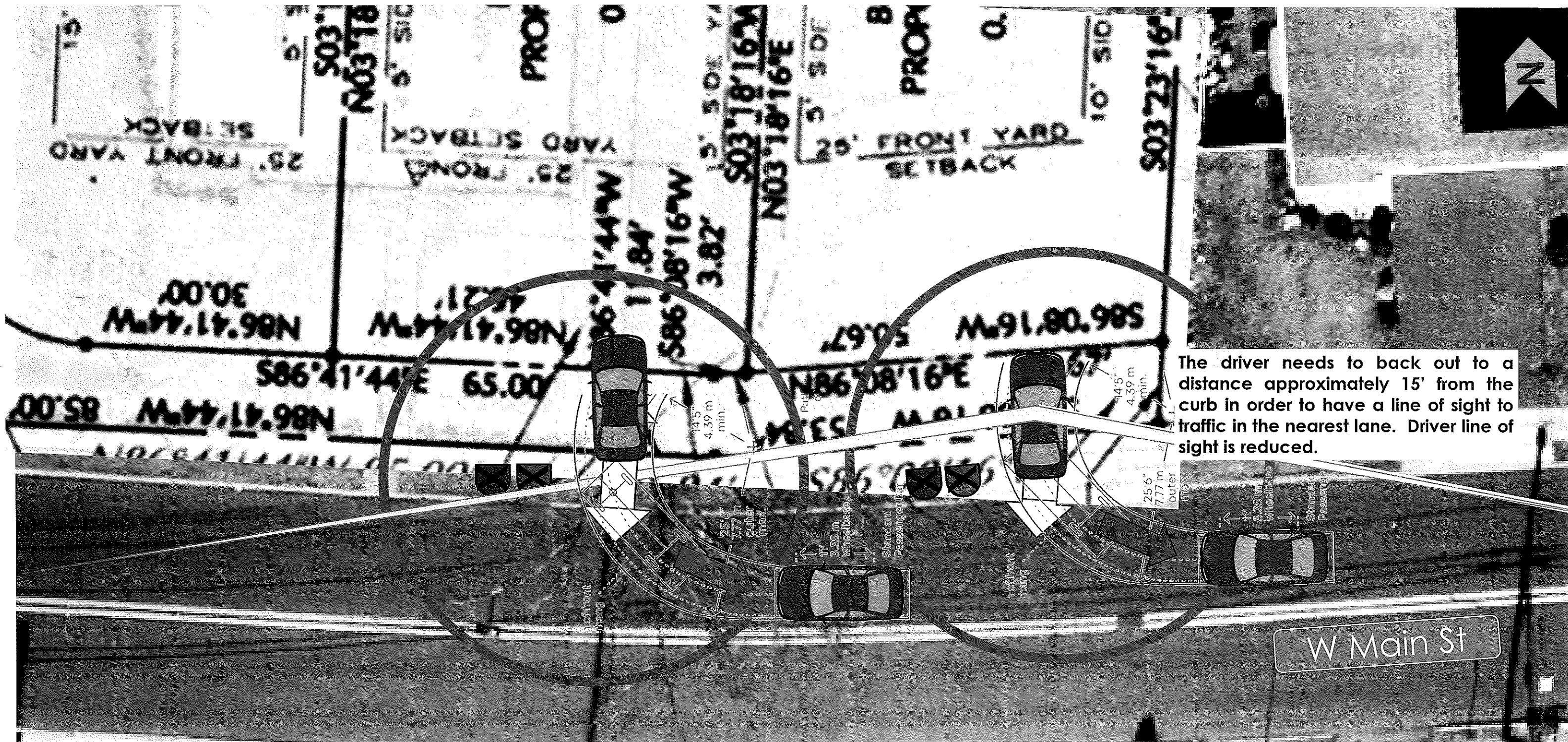


## Vehicle Trip Generation

	AM Peak Hour Trips	PM Peak Hour Trips	SAT Peak Hour Trips
16 Units	8	12	11
14 Units	7	10	10
3 SF Homes	7	4	21

**FIGURE 1 Driveway Locations  
145 West Main Street**

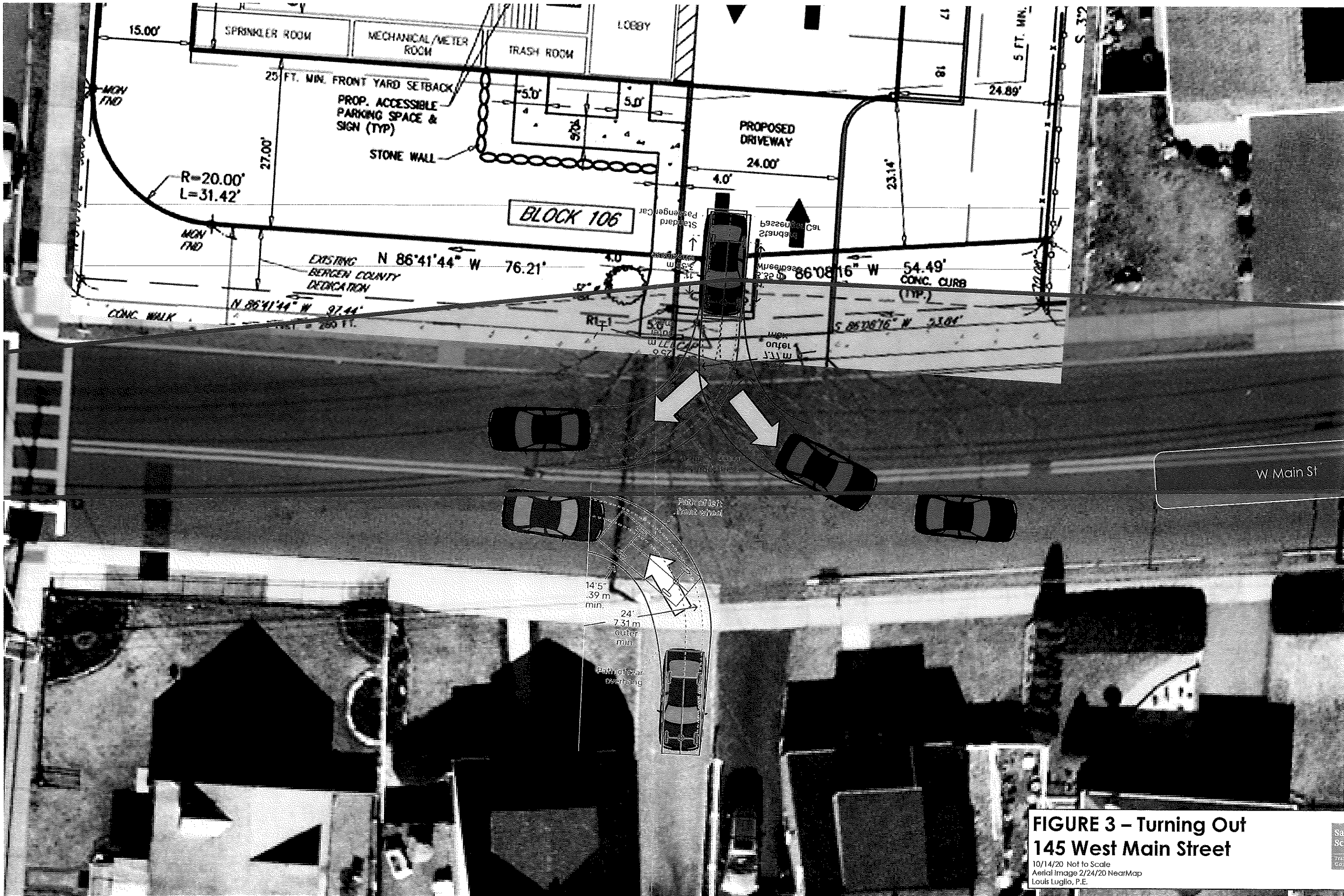
10/14/20 Not to Scale  
Aerial Image 2/24/20 NearMap  
Louis Luglio, P.E.



The driver needs to back out to a distance approximately 15' from the curb in order to have a line of sight to traffic in the nearest lane. Driver line of sight is reduced.

# Back-Out Maneuverers Limits the Visibility of the Driver and Cause Additional Conflict with Pedestrian

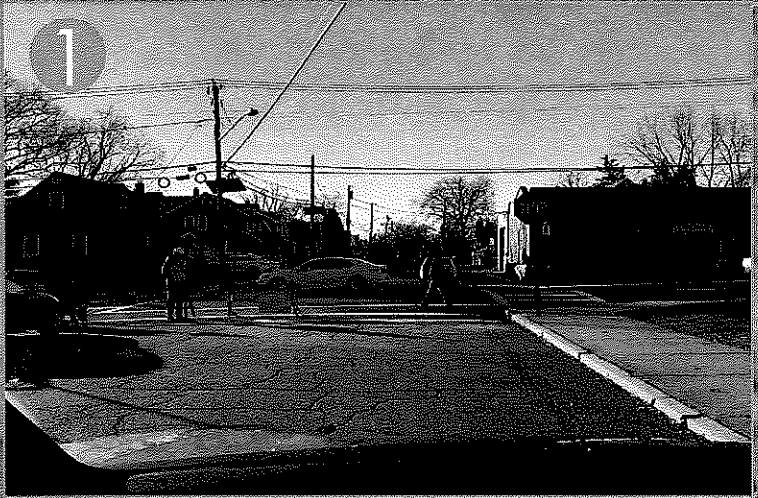
**FIGURE 2 Back-Out Conflicts**  
**145 West Main Street**  
 10/14/20 Not to Scale  
 Aerial Image 2/24/20 NearMap  
 Louis Luglio, P.E.



**FIGURE 3 – Turning Out  
145 West Main Street**

10/14/20 Not to Scale  
Aerial Image 2/24/20 NearMap  
Louis Luglio, P.E.

W Main St



1

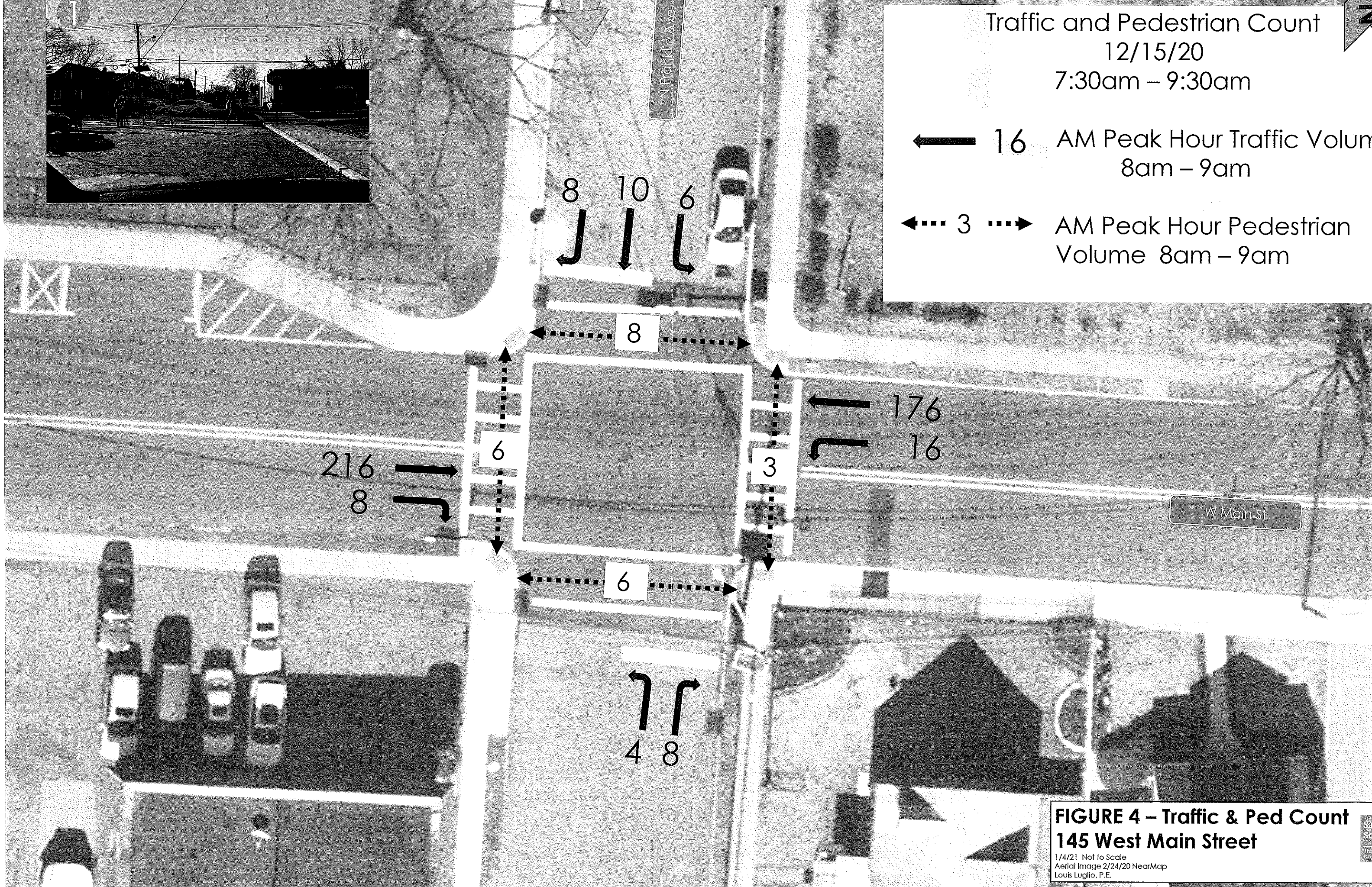
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N Franklin Ave

Traffic and Pedestrian Count  
12/15/20  
7:30am – 9:30am

← 16 AM Peak Hour Traffic Volume  
8am – 9am

←... 3 ...→ AM Peak Hour Pedestrian  
Volume 8am – 9am



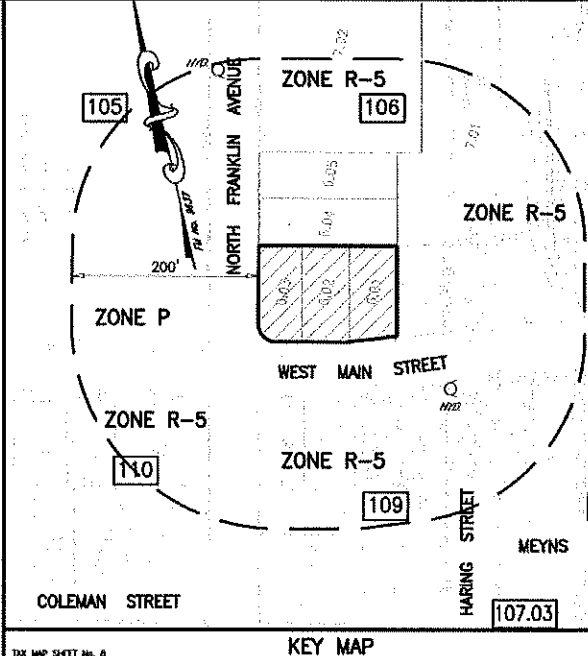
**FIGURE 4 – Traffic & Ped Count  
145 West Main Street**

1/4/21 Not to Scale  
Aerial Image 2/24/20 NearMap  
Louis Luglio, P.E.

SA  
SE  
TRAF  
COUN

**GENERAL NOTES**

- TOTAL LOT AREA = 15,215 S.F. (0.349 AC.)
- ELEVATIONS BASED ON MVD 1928.
- LOCATION OF UTILITIES BASED ON FIELD MARKOUT BY UTILITY COMPANIES.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL DAMAGED CURB AND STREETS TO BE REPAIRED BY CONTRACTOR TO BOROUGH STANDARDS.
- STREET TO BE CLEANED EVERYDAY IF NECESSARY.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. THE PROCEDURE UTILIZED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ALL ADDITIONAL SETTLEMENT OF THE BACKFILL.
- EXISTING IMPERVIOUS AREA = 2,976 S.F.  
PROPOSED IMPERVIOUS AREA = 10,096 S.F.  
TOTAL INCREASE = 7,070 S.F.
- CONTRACTOR TO UTILIZE EXISTING UTILITY CONNECTIONS WHERE FEASIBLE.
- APPLICANT AND/OR CONTRACTOR SHALL CONTACT MR. ED RAVETTINE, DEPARTMENT OF PUBLIC WORKS INSPECTOR, AT (201) 336-6815 PRIOR TO BEGINNING CONSTRUCTION AND WHEN CONSTRUCTION IS COMPLETE.
- ANY PROPOSED PLANTINGS ALONG THE PROPERTY FRONTAGE WITHIN THE SIGHT TRIANGLE AREA SHALL HAVE A MATURE HEIGHT OF THIRTY (30) INCHES OR LESS, MEASURED FROM THE DRIVEWAY PAVEMENT, TO ENSURE ADEQUATE SIGHT DISTANCE ALONG HUNDERSBUCKER ROAD.
- ALL TRAFFIC SIGNS MUST CONFORM IN FACE DESIGN AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, U.S.D.O.T., FEDERAL HIGHWAY ADMINISTRATION, SPECIFICALLY, REGULATORY & WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS, AND SHALL BE COVERED WITH DIAMOND GRADE REFLECTIVE SHEETING SERIES 4,000 TYPE III DESIGNATION PER ASTM.
- ROAD OPENING PERMIT IS REQUIRED AND APPLICATION SHALL BE MADE TO THE BERGEN COUNTY OPERATIONS DIVISION AND FEES FOR THE SAME SHALL BE PAID AS SET FORTH THEREIN. A COPY OF SAID PERMIT SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT PRIOR TO ANY CONSTRUCTION ALONG COUNTY ROAD AND/OR WITHIN THE COUNTY'S RIGHT-OF-WAY.
- ALL MATERIALS AND CONSTRUCTION PERFORMED IN ANY OF THE COUNTY OF BERGEN'S RIGHT-OF-WAY/ROAD WIDENING EASEMENT SHALL BE IN ACCORDANCE WITH CURRENTLY ADOPTED NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2007 EDITION OR NEWER) AS MODIFIED BY ANY SUPPLEMENTAL SPECIFICATIONS AND AMENDMENTS BY THE N.J.DOT AND COUNTY OF BERGEN SPECIFICATIONS. THIS WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MONUMENTS, REFERENCE MARKERS, CURBS, SIDEWALKS, CURB, RAIL & END TREATMENTS, FENCES, RETAINING WALLS, STORM DRAINAGE PIPES, STORM DRAINAGE STRUCTURES, BRIDGES & CULVERTS AND ROADWAY CONSTRUCTION. OMISSION AND/OR CORRECTIONS DEEMED NECESSARY TO CONFORM TO ANY SPECIFICATIONS AND DETAILS SHALL BE THE RESPONSIBILITY OF THE PROJECT'S APPLICANT, DEVELOPER, CONTRACTOR AND/OR PROPERTY OWNER.
- COUNTY SIGHT DISTANCE CRITERIA - THE DRIVER'S POSITION SHALL BE FIFTEEN (15) FEET BEHIND THE CURB LINE. THE DRIVER'S EYE LEVEL SHOULD BE SET AT A POINT THREE AND A HALF (3.5) FEET ABOVE THE DRIVEWAY PAVEMENT AND THE DRIVER SHOULD BE CAPABLE OF SEEING AN OBJECT TWO (2) FEET HIGH PLACED IN THE CENTER OF ALL LANES. DEPICTED SIGHT DISTANCES REFLECT WASHBURN CLEAR SIGHT DISTANCE.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. THE PROCEDURE UTILIZED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ALL ADDITIONAL SETTLEMENT OF THE BACKFILL.
- ANY EXISTING CURB AND SIDEWALK ALONG THE COUNTY ROAD FRONTAGE BE REMOVED AND REPLACED WITH NEW FULL HEIGHT CURB (8") AND SIDEWALK IN CONFORMANCE TO THE COUNTY ENGINEER'S DESIGN STANDARDS.
- RELOCATION OF UNDERGROUND ELECTRIC SERVICE THAT IS NECESSITATED BY ANY MODIFICATIONS/REMOVAL/RELOCATION OF UTILITY POLES IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND NOT THE COUNTY OF BERGEN.
- THE PROJECT SHALL COMPLY WITH ALL THE REQUIREMENTS SET FORTH BY THE BERGEN COUNTY SOIL CONSERVATION DISTRICT (N.J.S.A. 4:24-4.3.) A COPY OF THE SOIL CONSERVATION DISTRICT APPROVAL LETTER SHALL BE SUBMITTED TO THE COUNTY PLANNING BOARD.
- ALL EXISTING OR PROPOSED SIDEWALKS, CURBS AND HANDICAP RAMPS MUST BE CONSTRUCTED AND/OR RECONSTRUCTED TO MEET THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). THE DESIGN/CONSTRUCTION OF THE HANDICAPPED RAMP AND THE TYPE OF TRUNCATED DOME SURFACE SHALL BE SPECIFIED & CERTIFIED BY THE MUNICIPAL ENGINEER OR HIS DESIGNEE. PURSUANT TO TITLE 27:16-8, THE COUNTY OF BERGEN MAINTAINS ROADWAYS BETWEEN CURBLINES OR EDGES OF ASPHALT AND IS NOT RESPONSIBLE FOR THESE IMPROVEMENTS.
- ALL IDENTIFICATION AND COMMERCIAL SIGNS AT THE DRIVEWAY ENTRANCE/EXIT SHALL BE OF A TYPIC SIZE AND SO LOCATED AS NOT TO IMPED E SIGHT DISTANCE ALONG THE COUNTY ROAD.
- CURB AND ROADWAY SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE BERGEN COUNTY ENGINEER'S "DESIGN AND CONSTRUCTION PLAN STANDARDS."
- ALL PAVEMENT MARKINGS/STRIPING WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE OF A REFLECTIVE THERMOPLASTIC MATERIAL APPLIED IN ACCORDANCE WITH BERGEN COUNTY DESIGN STANDARDS AND THE MANUFACTURER'S SPECIFICATIONS FOR APPLICATION.
- ALL INLETS WITHIN THE COUNTY R.O.W. SHALL HAVE BICYCLE GRATES (CAMPBELL FOUNDRY PATTERN #2817), AND "IN-ECO" CURB PIECES (CAMPBELL FOUNDRY PATTERN #2818). ALL GOODS AND PRODUCTS TO BE USED SHALL BE AMERICAN MADE, WHENEVER AVAILABLE, CONSISTENT WITH STATE STATUTE 40A:11-16.
- ALL EXISTING TRAFFIC CONTROL SIGNS SHALL BE RESET AT THE TIME OF CONSTRUCTION AND NOT STOOPIED.
- APPLICANT SHALL PROVIDE THE COUNTY WITH REVISED DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ANY CHANGES OR MODIFICATIONS NECESSITATED BY FIELD CONDITIONS.
- REFUSE REMOVAL TO BE PRIVATE HAULER.



**ZONING NOTES**  
R-5 ZONE  
PROPOSED MULTI-FAMILY DWELLING

REQUIREMENT	PROPOSED
MIN. LOT AREA	5,000 S.F. / 15,215 S.F.
MIN. LOT WIDTH	50 FT. / 50 FT.
MIN. FRONT YARD	25 FT. / 23.14 FT. *
MIN. SIDE YARD (ONE)	5 FT. / 24.89 FT.
MIN. SIDE YARD (BOTH)	10 FT. / 4/A
MIN. REAR YARD	25 FT. / 21.00 FT. *
MIN. PARKING	26 SPACES / 24 SPACES *

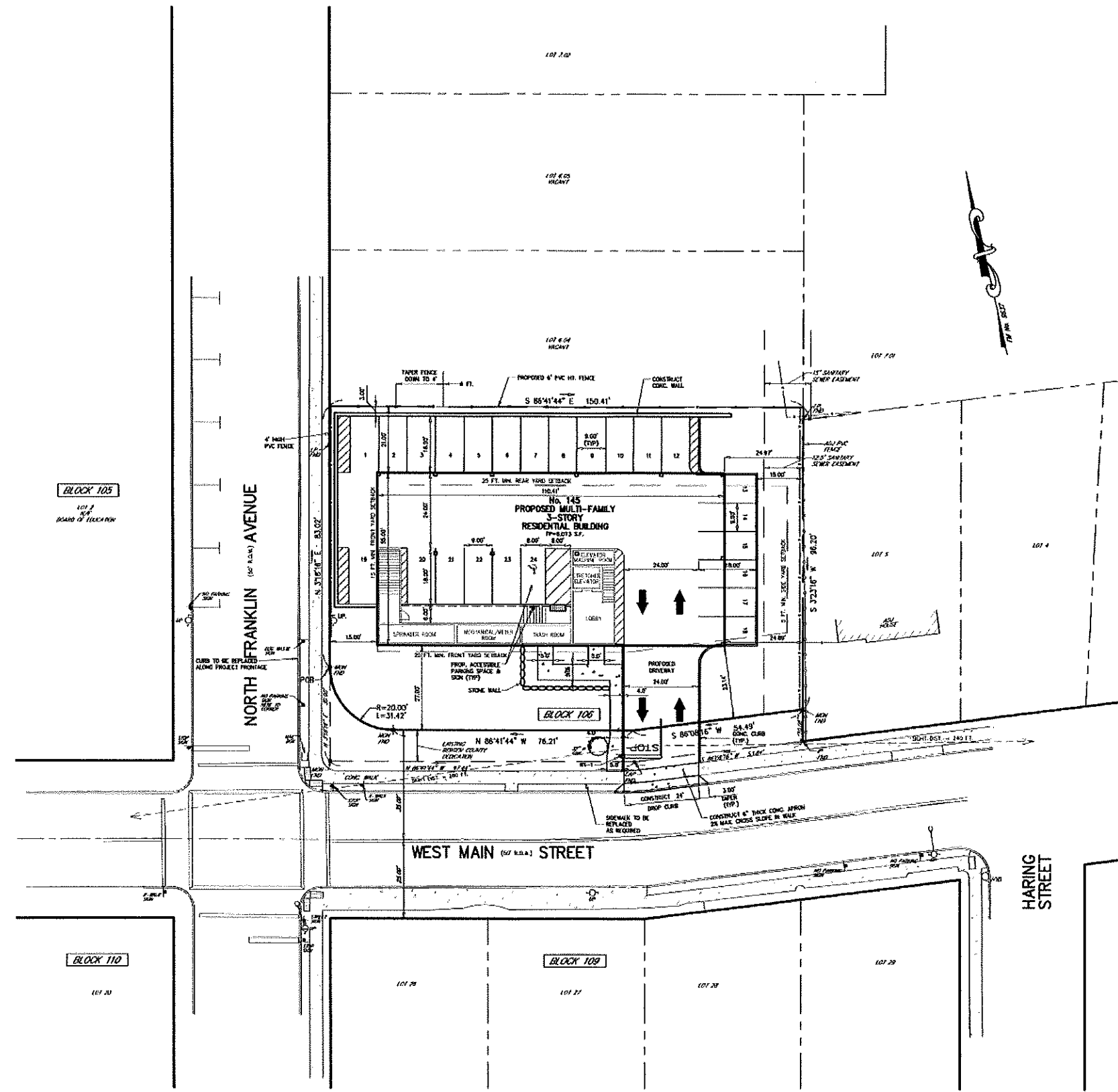
\* VARIANCE REQUIRED.

**PROPOSED BLDG. COVERAGE CALC'S**  
BUILDING = 6,073 S.F./15,215 S.F. = 39.91%

**PROPOSED IMPERVIOUS COVERAGE CALC'S**  
LOT COVERAGE = 6,073 S.F.  
PARKING & DRIVEWAY = 3,725 S.F.  
WALKS = 268 S.F.  
TOTAL IMP. COV. = 10,096 S.F./15,215 S.F. = 66.34%

**PARKING DATA**  
(12) - 1 BEDROOM UNIT 12 x 18 = 21.6 SPACES  
(2) - 2 BEDROOM UNIT 2 x 20 = 4.0 SPACES  
TOTAL (14) = 25.6 SPACES REQUIRED  
= 26 SPACES REQUIRED  
24 SPACES PROVIDED

- REFERENCES**
- A CERTAIN MAP ENTITLED "SOUTH PRESBYTERIAN CHURCH MAJOR SUBDIVISION PLAN, BOROUGH OF BERGENFIELD, BERGEN COUNTY, NEW JERSEY" FILED IN THE BORO AS MAP No. 9637.
  - BOROUGH OF BERGENFIELD TAX MAP.



I CONSENT TO THE FILING OF THIS SITE PLAN.

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL ORDINANCES AND REGULATIONS UNDER MY JURISDICTION.

OWNER	DATE	BOROUGH ENGINEER	DATE
APPLICANT	DATE	CONSTRUCTION OFFICIAL	DATE

SITE PLAN OF PROPOSED RESIDENTIAL BUILDING:  
LOT 6.01, 6.02 & 6.03 BLOCK 106 ZONE R-5

DATE: SCALE: 1"=20'

APPLICANT: 145 WEST MAIN STREET, LLC  
ADDRESS: C/O MATTHEW CAPIZZI, ESQ.  
11 HILLSIDE AVENUE, 2ND FL.  
TUNAWLY, NJ 07670

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND OTHER INFORMATION SET FORTH ARE CORRECT.

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN INSTALLED IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.

APPROVED BY THE BOARD OF ADJUSTMENT OF THE BOROUGH OF BERGENFIELD

By: *[Signature]* DATE

SECRETARY DATE

APPROVED BY THE COUNTY PLANNING BOARD COUNTY OF BERGEN, NEW JERSEY

I HEREBY CERTIFY THAT TAX PAYMENTS ARE CURRENT.

TAX COLLECTOR DATE

THIS IS TO CERTIFY THE COMPLETENESS OF THE ABOVE REFERENCED DEVELOPMENT APPLICATION.

BOROUGH ENGINEER DATE

- DRAWING LIST:**
- 3821-1 SITE PLAN
  - 3821-2 GRADING, DRAINAGE AND UTILITY PLAN
  - 3821-3 SOIL EROSION AND SEDIMENT CONTROL PLAN; DETAILS
  - 3821-4 STORMWATER MANAGEMENT DETAILS
  - 3821-5 LIGHT AND LANDSCAPING PLAN; DETAILS
  - 3821-6 EXISTING CONDITIONS PLAN



ROBERT J. MUELLER  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC No. 37206

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. No. 29497 N.J.P.P. No. 3200

HUBSCHMAN ENGINEERING, P.A.  
ENGINEERS - PLANNERS - SURVEYORS

DRAWN BY: B.M.  
CHKD BY: M.J.H.  
SCALE: 1"=20'  
DRAWING NO. 3821-1

BLOCK 105

LOT 2  
N/F  
BOARD OF EDUCATION

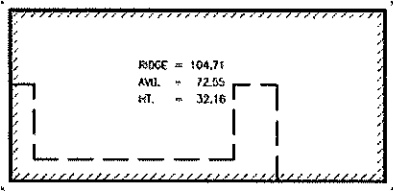
NORTH FRANKLIN AVENUE  
(50' R.O.W.)

WEST MAIN (90' R.O.W.) STREET

No. 145  
PROPOSED MULTI-FAMILY  
3-STORY  
RESIDENTIAL BUILDING  
FP=6,073 S.F.

SANITARY FLOW CALCS

(1) - 1 BEDROOM UNIT x 150 GPD = 1,500 GPD  
(2) - 2 BEDROOM UNIT x 225 GPD = 450 GPD  
PROPOSED SANITARY FLOW = 2,250 GPD



BUILDING HEIGHT  
(EX. GR. @ 4' OFF CORNER)

BLOCK 110

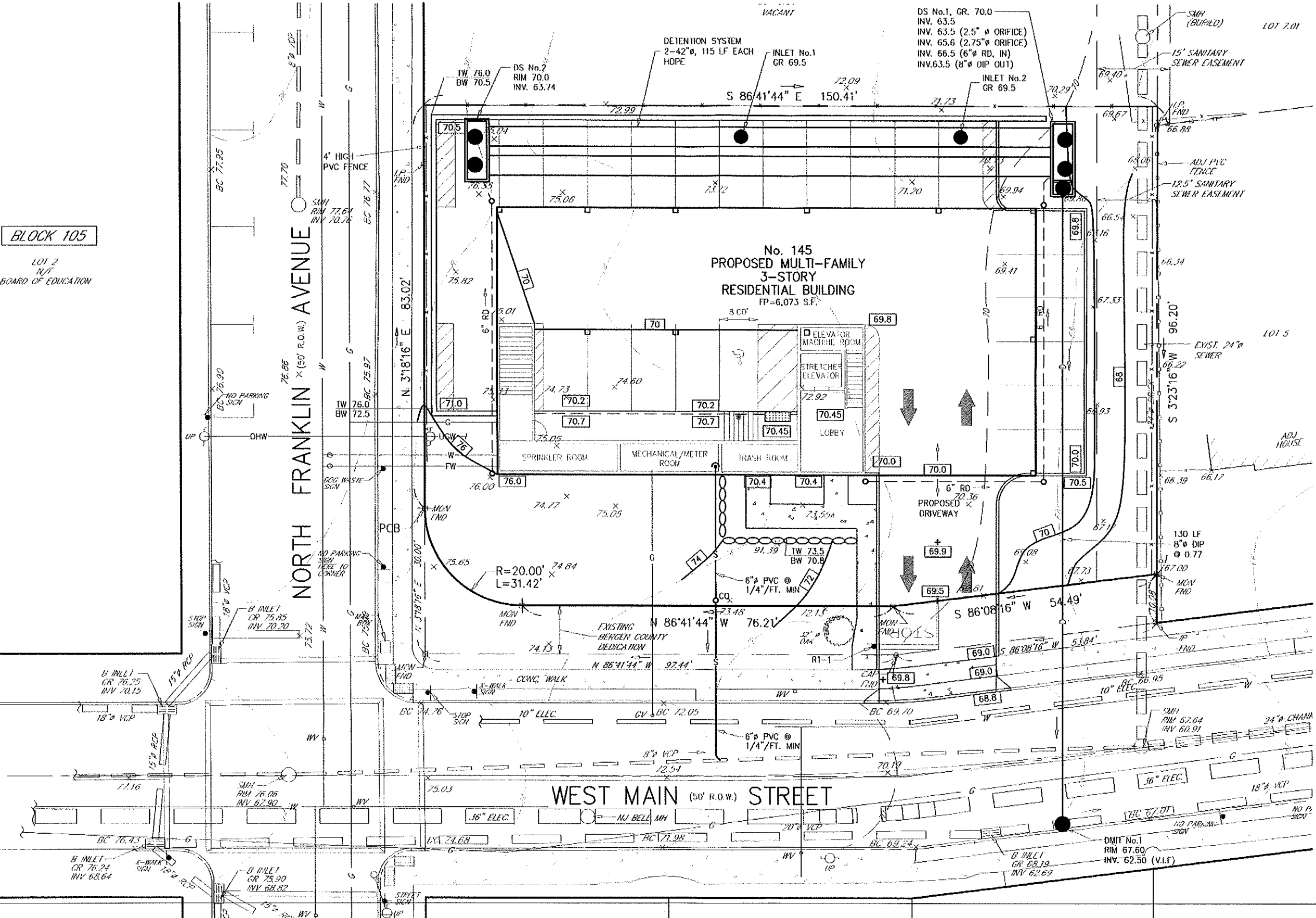
BLOCK 109

GRADING, DRAINAGE & UTILITY PLAN

PROPOSED RESIDENTIAL BUILDING  
No. 145 WEST MAIN STREET  
BOROUGH OF BERGENFIELD  
BERGEN COUNTY  
APPLICANT: 145 WEST MAIN STREET, LLC  
C/O MATTHEW CAPIZZI, C.S.O.  
11 HILLSIDE AVENUE, 2ND FL.  
TENNY, NJ 07620

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 20497 N.J.P.P. NO. 3200

HUBSCHMAN, P.A.  
ENGINEERS - PLANNERS - SURVEYORS  
DRAWN BY: B.J.  
CHECK BY: M.J.H.  
SCALE: 1" = 10'  
DRAWING NO. 3821-2

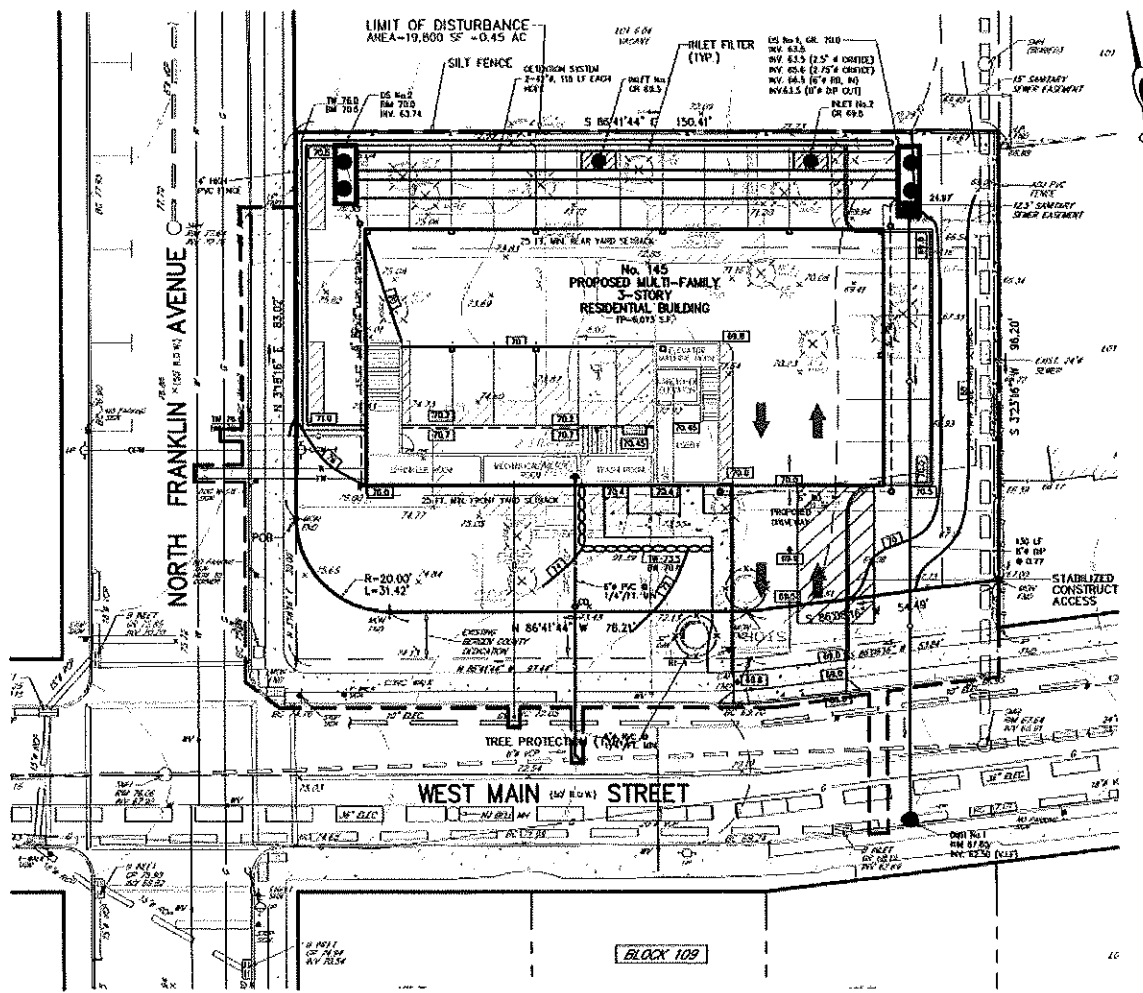


**BERGEN COUNTY SOIL CONSERVATION DISTRICT  
SOIL EROSION AND SEDIMENT CONTROL NOTES**

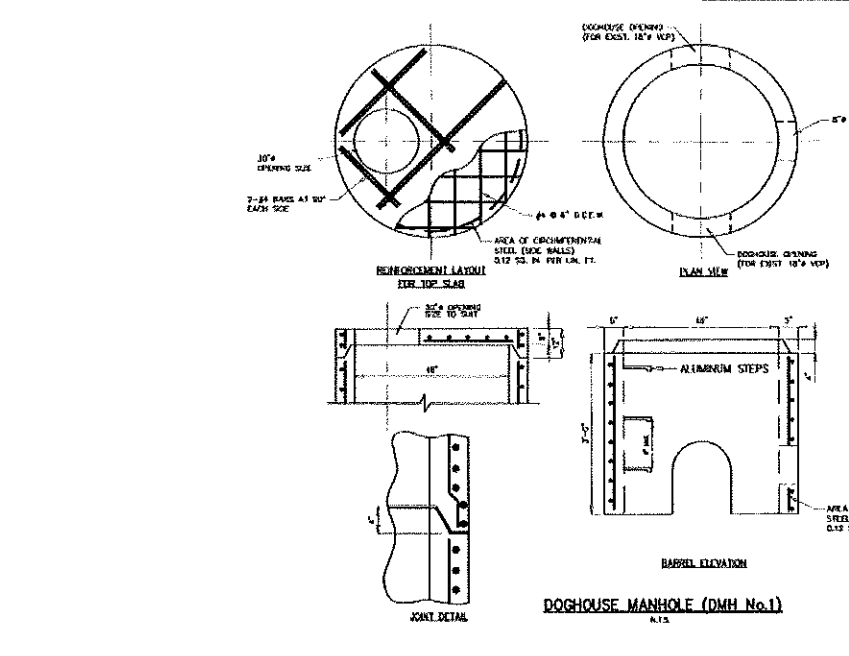
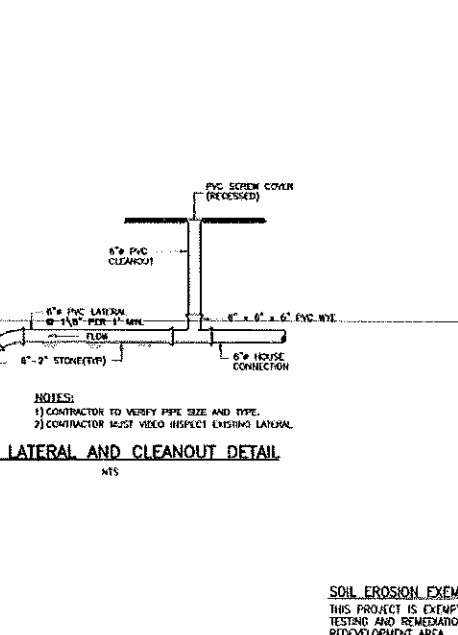
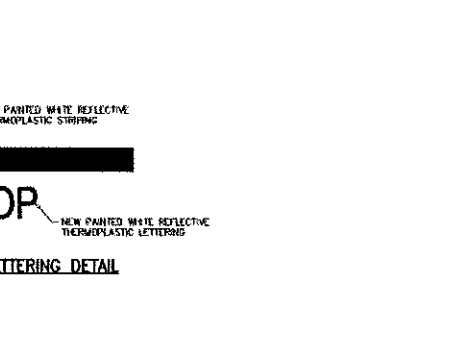
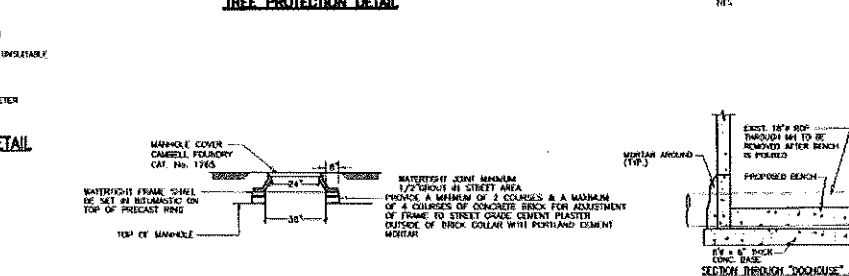
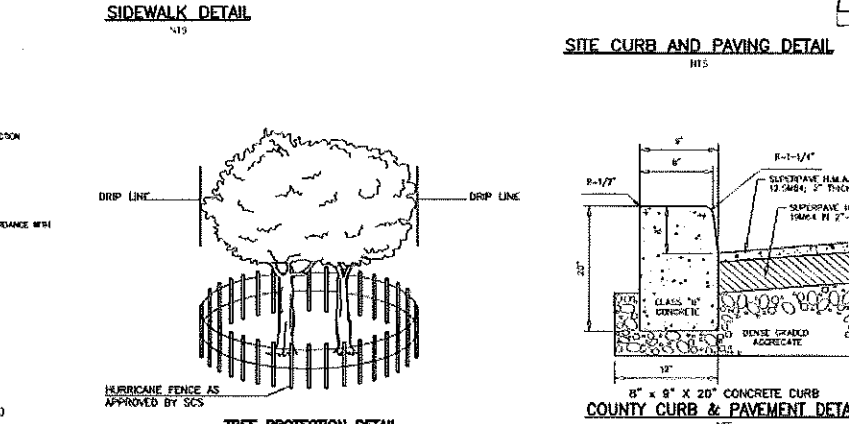
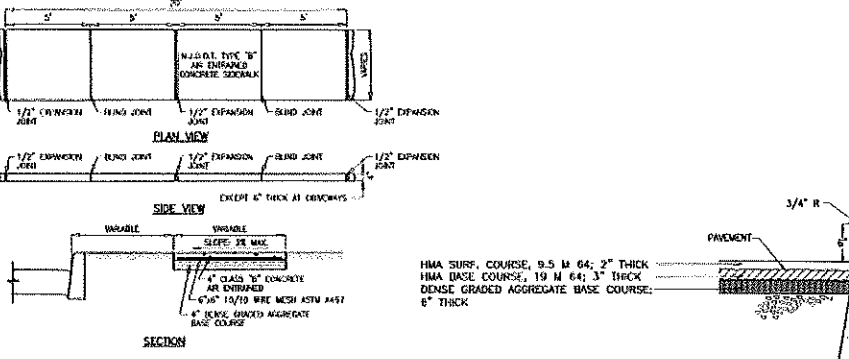
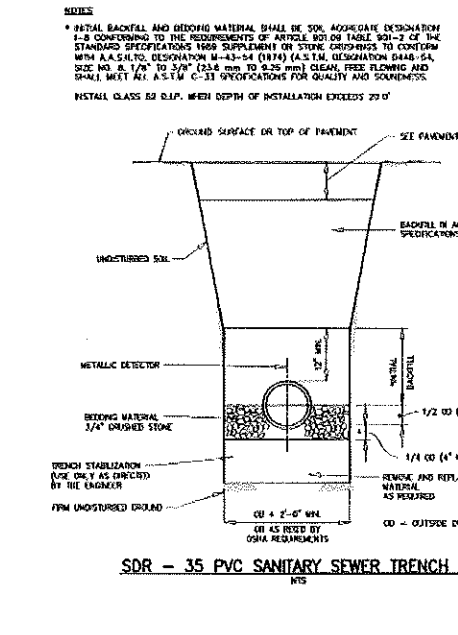
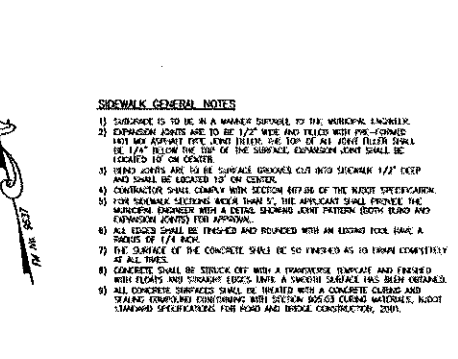
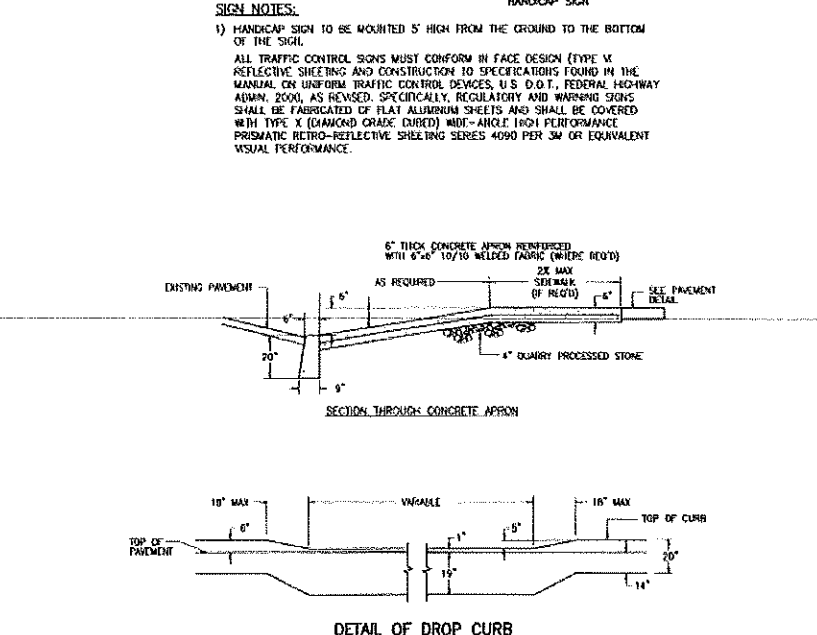
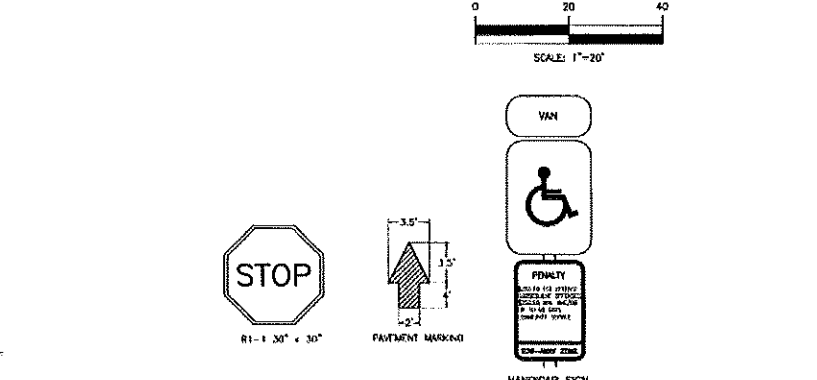
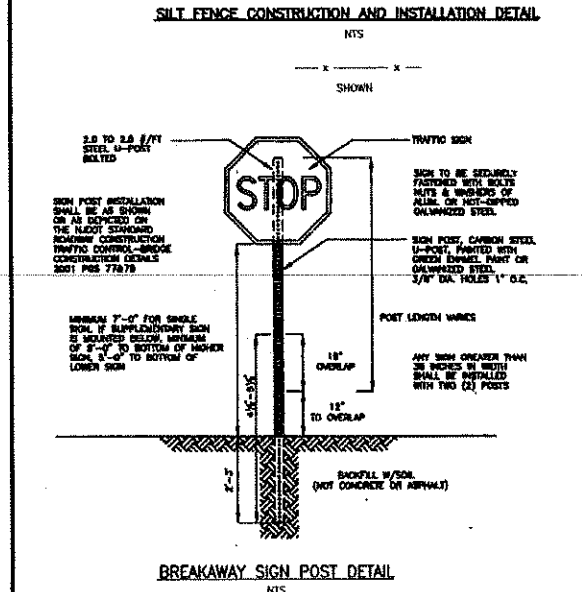
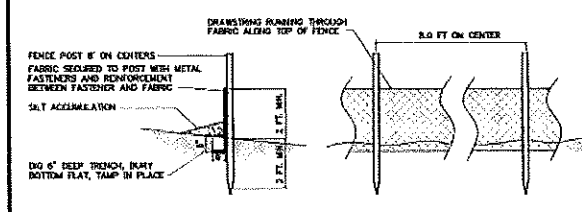
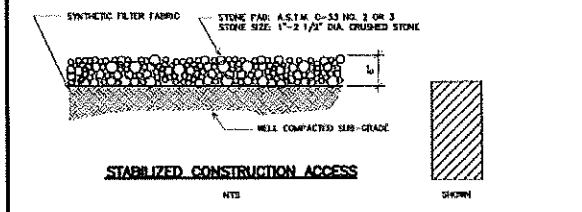
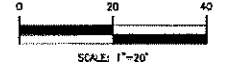
1. All soil erosion and sediment control practices shall be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and all be installed in proper sequence and maintained until permanent stabilization is established.
2. Any disturbed area that will be left exposed for more than 60 days (60 days not subject to construction) shall immediately receive a temporary seeding and mulching. If the owner provides temporary seeding, the disturbed area shall be mulched with certified straw at a rate of 2 tons per acre or mulch by approved methods (e.g. pvc and fabric mulch matting, or liquid mulch binder).
3. Immediately following initial disturbance or rough grading, all critical areas subject to erosion shall receive a temporary seeding in conjunction with straw or a suitable equivalent, at a rate of 2 tons per acre, according to the NJ Standards.
4. **Stabilization Specifications:**
  - A. Temporary Seeding and Mulching
    - Ground Liners - Applied uniformly according to soil test recommendations.
    - Fertilizer - Apply 100#/1,000 sq ft of 10-20-10 or equivalent with 50% water soluble nitrogen (green or soil test relative coverage) worked into the soil to a minimum of 4".
    - Seed - General purpose 300 lbs/acre (2.5 lbs./1,000 sq ft) or other approved seeding plant between March 1 and May 15 or between August 15 and October 1.
    - Mulch - Certified straw or hay at a rate of 70 to 90 lbs./1,000 sq ft applied to achieve 50% soil surface coverage. Mulch shall be anchored by approved methods (e.g. pvc and fabric mulch matting, or liquid mulch binder).
  - B. Permanent Seeding and Mulching
    - Seed - A uniform application to an average depth of 1/2" minimum of 4" tilled in place to register.
    - Ground Liners - Applied uniformly according to soil test recommendations.
    - Fertilizer - Apply 100#/1,000 sq ft of 10-20-10 or equivalent with 50% water soluble nitrogen (green or soil test relative coverage) worked into the soil to a minimum of 4".
    - Seed - General purpose 300 lbs/acre (2.5 lbs./1,000 sq ft) or other approved seeding plant between March 1 and May 15 or between August 15 and October 1.
    - Mulch - Certified straw or hay at a rate of 70 to 90 lbs./1,000 sq ft applied to achieve 50% soil surface coverage. Mulch shall be anchored by approved methods (e.g. pvc and fabric mulch matting, or liquid mulch binder).
5. The site shall be of level be graded and maintained such that all stormwater runoff is directed to soil erosion and sediment control facilities.
6. Soil erosion and sediment control measures shall be inspected and maintained on a regular basis, including after every storm event.
7. Structures are not to be located within 50' of a detention, open, roadway or drainage facility. The base of all structures shall be contained by a hydraulic sediment basin or soil bank.
8. A riprap slope, which shall comply with the following: a) riprap shall be placed on a compacted subgrade; b) riprap shall be placed on a compacted subgrade; c) riprap shall be placed on a compacted subgrade.
9. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
10. Driveways must be finished with 1" - 2" crushed stone or similar prior to final construction.
11. All wet areas, ditches, swales or areas outside the limit of disturbance or into public right-of-way, will be covered immediately. Paved roadways must be kept clear of trees.
12. Child bath tubs will be protected with an inlet filter designed in accordance with Section 20-11 of the NJ Standards.
13. Storm drainage outlets will be installed, as required, before the drainage points become operational.
14. Overlying structure must discharge directly into a permitted, treated bog or other approved discharge facility in accordance with Section 14-1 of the NJ Standards.
15. Dredge shall be contained by the application of water, calcium chloride or other approved method in accordance with Section 14-1 of the NJ Standards.
16. Trench to remain after construction are to be protected with a suitable fence located at the top line or beyond by accordance with Section 9-1 of the NJ Standards.
17. The project owner shall be responsible for any erosion or sedimentation that may occur before stormwater outside or off-site as a result of construction of the project.
18. Any erosion to the certified Soil Erosion and Sediment Control Plan must be submitted to the District for review and approval prior to implementation of the Plan.
19. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
20. The Bergen County Soil Conservation District must be notified, in writing, at least 48 hours prior to any land disturbance. Bergen County, 200 Administration Plaza, Suite 108, Dover, NJ 07834. Tel: 201-320-1400; Fax: 201-320-1073.
21. The Bergen County Soil Conservation District may request additional measures to protect air or off-site erosion problems during construction.
22. The owner shall obtain a District based report of compliance prior to the issuance of any certificate of occupancy. The District requires all final work to be done to the satisfaction of all aspects of compliance. All work must be completed, including temporary/permanent stabilization of exposed areas, prior to the issuance of a report of compliance by the District.

**SEQUENCE OF CONSTRUCTION**

1. INSTALL 15'x30' TRACKING BED AT CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCE ALONG PERIMETER SUBJECT TO SOIL EROSION ACCORDING TO PLAN
3. INSTALL WET FILTER PROTECTION WHERE APPLICABLE
4. DEMOLISH EXISTING BUILDING
5. REMOVE TOPSOIL AND STOCKPILE
6. PROVIDE HOUSE GRADING FOR SITE
7. EXCAVATE FOR NEW BUILDING, DRIVEWAY, AND DRIVEWAYS
8. CONSTRUCT NEW BUILDING, FENCE, DRIVEWAY, AND DRIVEWAYS
9. CONSTRUCT NEW BUILDING, FENCE, DRIVEWAY, AND DRIVEWAYS
10. PROVIDE FINAL GRADING, TOPSOIL REPLACEMENT, AND LANDSCAPING (UNLESS APPLICABLE TO AN EXISTING DEPTH OF 5" MINIMUM OF 4" FINISHED IN PLACE)
11. PROVIDE FINAL FENCING
12. REMOVE SOIL EROSION CONTROL DEVICES AS DIRECTED BY LOCAL AGENCIES



**SOIL EROSION & SEDIMENT CONTROL PLAN**



**SIGN NOTES:**  
1) HANDCAP SIGN TO BE MOUNTED 5' HIGH FROM THE GROUND TO THE BOTTOM OF THE SIGN.  
ALL TRAFFIC CONTROL SIGNS MUST CONFORM IN FACE DESIGN (TYPE X REFLECTIVE SHEETING AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. D.O.T., FEDERAL HIGHWAY ADMIN., 2000, AS REVISED, SPECIFICALLY, REGULATORY AND WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH TYPE X (DIAMOND GRADE, CURVED) 44" ANGLE IRON PERFORMANCE PRISMATIC RETRO-REFLECTIVE SHEETING SERIES 4090 PER 3M OR EQUIVALENT VISUAL PERFORMANCE.

NO.	REVISIONS	DATE	BY
2	REDUCED TO 14 UNITS	12-22-20	N.M.
1	MODIFIED BUILDING & SITE LAYOUT	5-1-20	N.M.

**SOIL EROSION & SEDIMENT CONTROL PLAN DETAILS**

LOTS 6.01, 6.02 & 6.03  
**PROPOSED RESIDENTIAL BUILDING**  
No. 145 WEST MAIN STREET  
BOROUGH OF BERGENFIELD BERGEN COUNTY

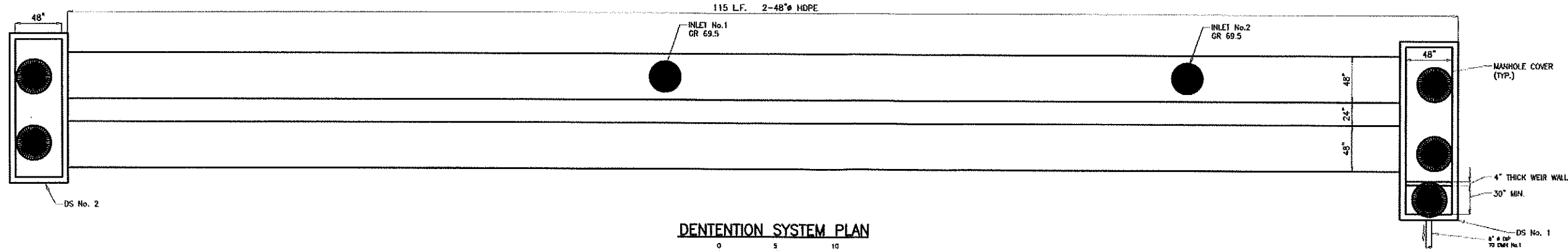
APPLICANT: 145 WEST MAIN STREET, LLC  
C/O MATTHEW CARPZ, ESQ.  
11 HILLSIDE AVENUE, 2ND FL.  
FAIRLEY, NJ 07670

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

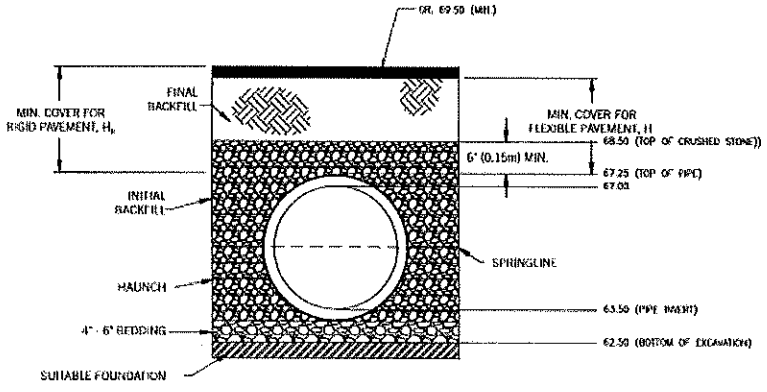
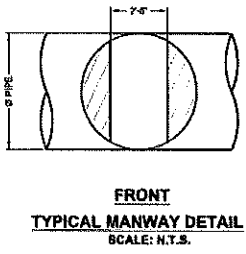
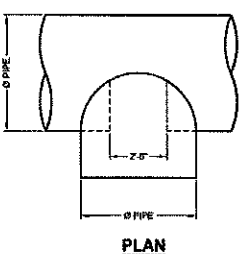
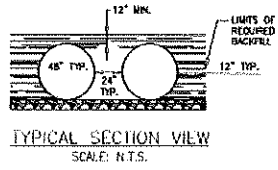
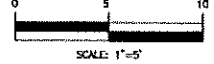
**HUBSCHMAN ENGINEERING, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621

DRAWN BY: [Signature]  
CHECKED BY: N.J.H.  
SCALE: [Blank]  
DRAWING NO.: 3821-2  
1-8-20

**SOIL EROSION EXEMPTION NOTE:**  
THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS IN AN URBAN REDEVELOPMENT AREA.

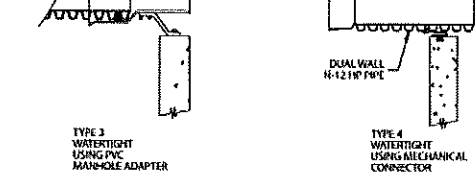
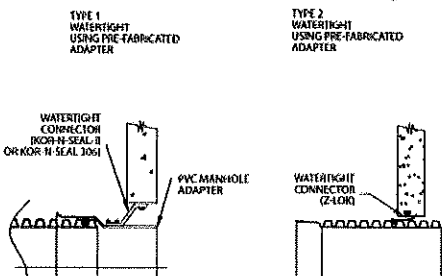
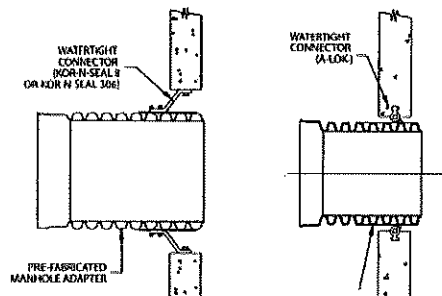


**DENTENTION SYSTEM PLAN**

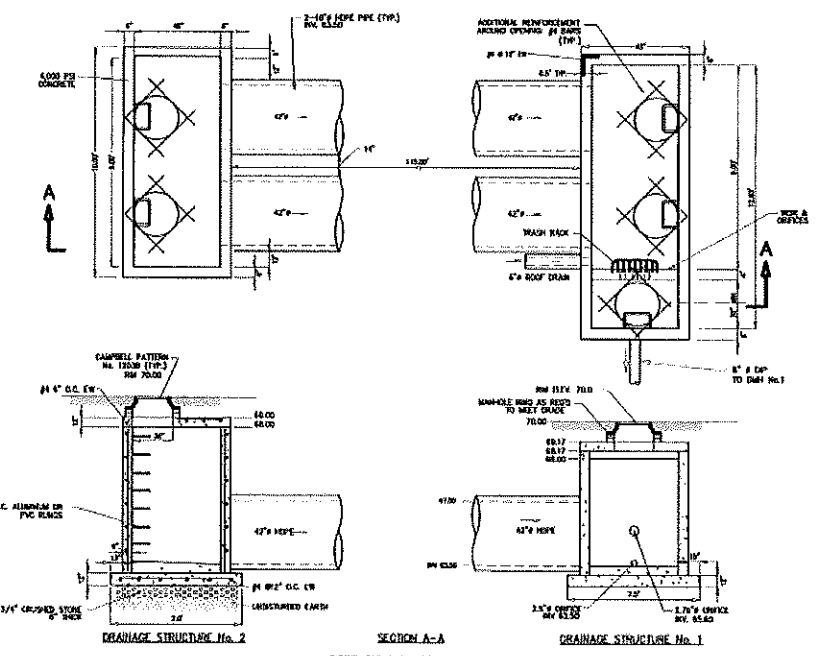


FILL AS SPECIFIED BY DESIGN ENGINEER  
 STRUCTURAL BACKFILL (COMPACTED CLASS I, II, OR III MATERIAL)  
 H<sub>I</sub> = 12\"/>

**HDPE PIPE BACKFILL DETAIL**

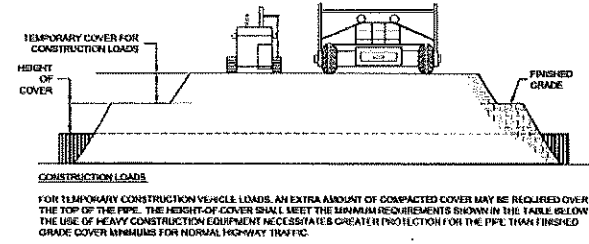


**HDPE PIPE CONNECTION TO MANHOLE DETAIL**

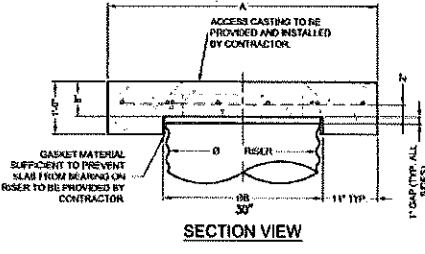


**SECTION A-A DENTENTION SYSTEM DETAIL**

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DS No.1 AND DS No.2 TO ENGINEER FOR APPROVAL.

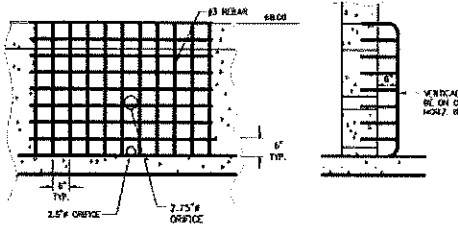
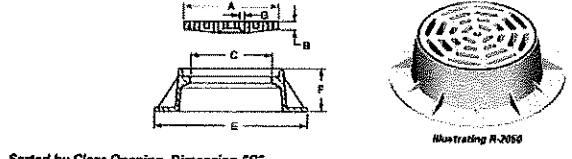


FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT OF COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT REQUIRES GREATER PROTECTION ON THE PIPE. THE FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.



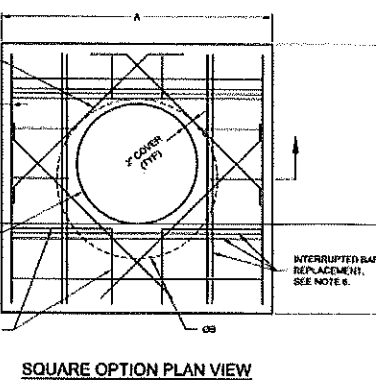
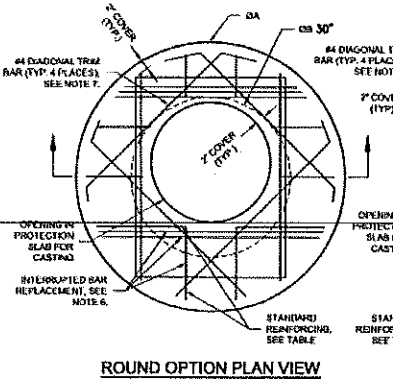
REINFORCING TABLE				**BEARING PRESSURE (PSF)
Ø CMP RISER	A	Ø B	REINFORCING	
30"	Ø 4' 4"	37"	#5 @ 12" O.C.W.	2,130
	4' 4" X 4' 4"		#5 @ 12" O.C.W.	1,530
36"	Ø 4' 8"	43"	#5 @ 12" O.C.W.	2,130
	4' 8" X 4' 8"		#5 @ 12" O.C.W.	1,530
42"	Ø 5' 4"	49"	#5 @ 12" O.C.W.	2,130
	5' 4" X 5' 4"		#5 @ 12" O.C.W.	1,530
48"	Ø 6' 0"	55"	#5 @ 12" O.C.W.	2,130
	6' 0" X 6' 0"		#5 @ 12" O.C.W.	1,530

\*\* ASSUMED SOIL BEARING CAPACITY



**TRASH RACK DETAIL**

Temporary Cover Requirements for Light Construction Traffic			
Type of Vehicle	Vehicular Load at Surface psi (kPa)	Temporary Minimum Cover in. (mm) for:	
		4' - 48" (1200mm) diameters	54" - 60" (1350 and 1500mm) diameters
Semi-tractor <sup>1</sup>	75 (517)	9 (230)	12 (300)
Loaded pick up truck <sup>2</sup>	50 (345)	6 (150)	9 (230)
Skid steer loader <sup>3</sup>	25 (172)	3 (80)	6 (150)



**ROUND OPTION PLAN VIEW** and **SQUARE OPTION PLAN VIEW**

- DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
- DESIGN LOAD H20S.
- EARTH COVER = 1' MAX.
- CONCRETE STRENGTH = 3,500 psi.
- REINFORCING STEEL - ASTM A615, GRADE 60.
- PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
- TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BELO BARS AS REQUIRED TO MAINTAIN BAR COVER.
- PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.

**MANHOLE CAP DETAIL**

Sorted by Clear Opening, Dimension "C"

Catalog Reference	Dimension in inches							Grate Type	Frame Reference
	A	B	C	E	F	G			
R-2250	30	1 1/2	36	48	10	1 x 8	G	R-2250-E	
R-2580-C	30	1 1/2	36	48	10	1 x 8	G	R-1749-D	
R-2581	36	1 1/2	42	60	10	8 x 8	F	R-1752-E	
R-1507-A	31 7/8	1 1/2	30 8/32	42	8 1/2	1	D	R-1507-A	
R-2585-J	33 5/8	1	30	30 1/2	8	1 1/2	D	R-2022-J	
R-2586-D	33	1	30	33	7	7/8	G	R-1728-D	
R-2725	32	1 1/2	30	48	10	8 x 8	F	R-1749-D	
R-2725	32	1 1/2	30	48	10	1 x 8 1/2	G	R-1749-D	
R-2728	31 7/8	1 1/2	30	48	5 1/2	1 x 8	G	R-1752-E	
R-2270	32	1 1/2	30	48	7		D, C	R-2580-A	
R-2580-G	32	1 1/2	30	48	7		Beehive	R-1749-D	

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL.

**STORMWATER MANAGEMENT DETAIL**

LOTS 6.01, 6.02 & 6.03  
 PROPOSED RESIDENTIAL BUILDING  
 No. 145 WEST MAIN STREET  
 BOROUGH OF BERGENFIELD  
 BERGEN COUNTY  
 APPLICANT: 145 WEST MAIN STREET, LLC  
 C/O MATTHEW CAPRELL, ESQ.  
 11 HILLSIDE AVENUE, 2ND FL.  
 JERSEY, NJ 07670

12-22-20 R.M.  
 5-1-20 R.M.  
 DATE BY

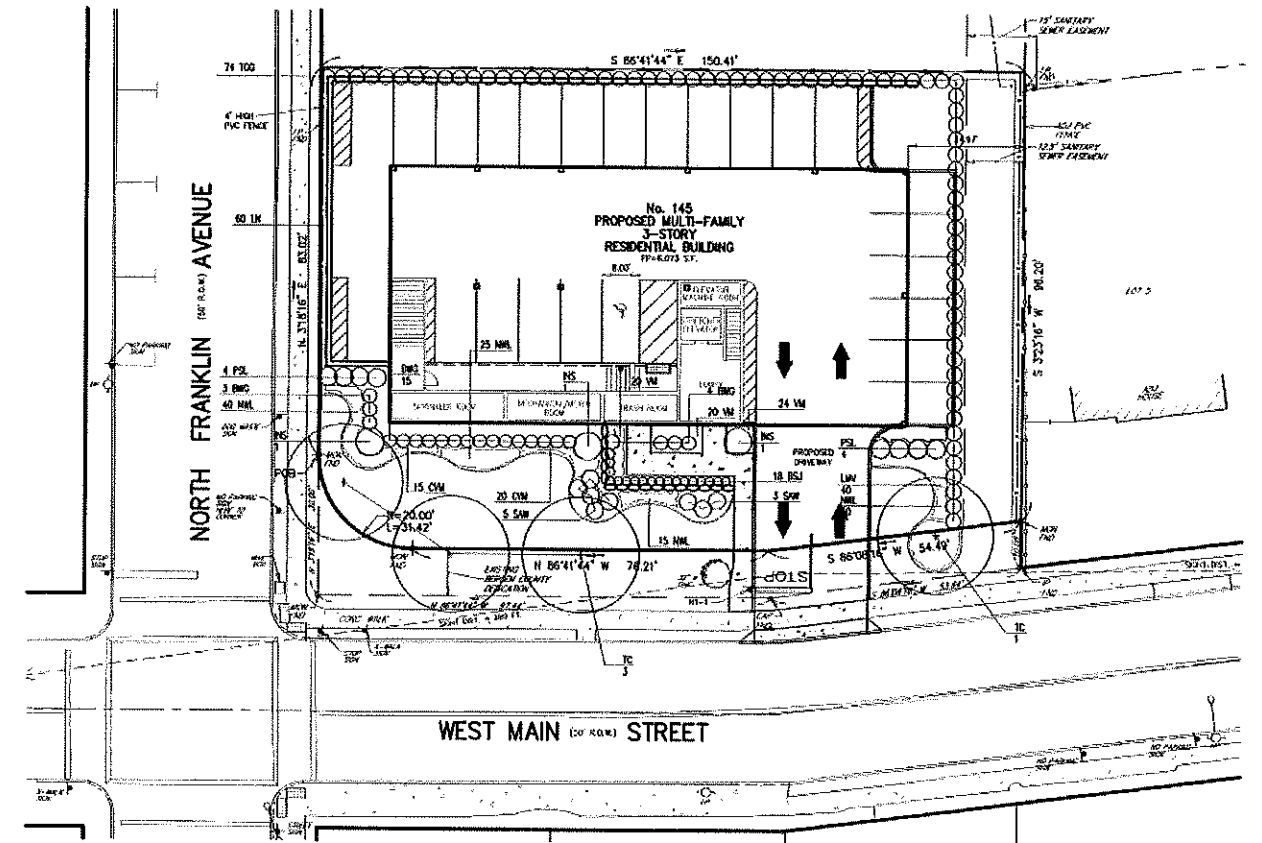
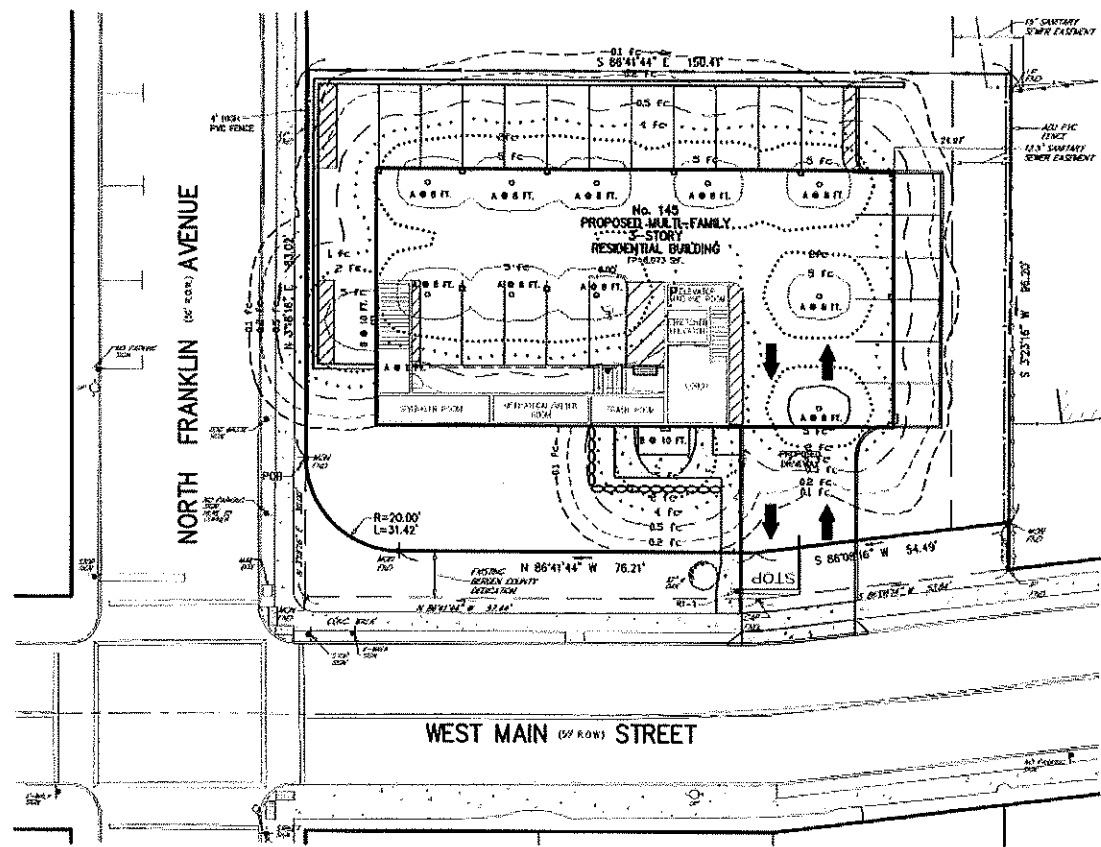
MICHAEL J. HUBSCHMAN P.E., P.P.  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 20497 N.J.P.P. NO. 3200

1-8-20

**HUBSCHMAN P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS

DRAWN BY: M.J.H.  
 CHKD BY: M.J.H.  
 SCALE: AS SHOWN  
 DRAWING NO: 3821-04



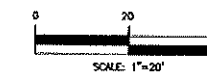


**LIGHTING PLAN**



Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Av. Watts	Total Watts
A	10	CLED52/BL	SINGLE	2222	1.000	CEILING MOUNT	52	52	520
B	2	SUMIN	SINGLE	1855	1.000	WALL MOUNT	18	18	36

**LANDSCAPING PLAN**

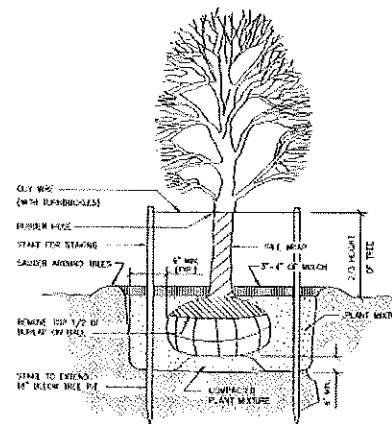


**Master Plant List**

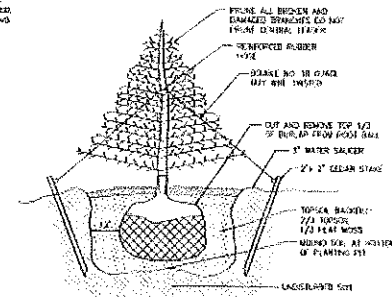
Key	Botanical Name	Common Name	Qty.	Size	Comments
<b>Trees</b>					
INS	Ilex v. 'Nellie Stevens'	Nellie Stevens Holly	2	7'-8' ht.	
TGG	Thuja plicata 'Green Giant'	Green Giant Arborvitae	74	6'-7' ht.	3' o.c.
TC	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	4	3.5'-4' cal.	
<b>Shrubs</b>					
BSJ	Buxus 'Jensen'	Jensen Boxwood	18	18" ht.	18" o.c.
BWG	Buxus 'Winter Gem'	Winter Gem Boxwood	22	30" ht.	36" o.c.
PSL	Prunus laurocerasus 'Skip Laurel'	Skip Laurel Cherry Laurel	8	5'-6' ht.	4' o.c.
SAW	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	8	3g	
<b>Perennials/Grass/Coverers</b>					
CVM	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	35	1g	18" o.c.
LMV	Liriope muscari 'Variegata'	Variegated Lily Turf	40	1g	18" o.c.
LN	Lysamachia nummularia	Creeping Jenny	60	1g	12" o.c.
NWL	Nepeta 'Walkers Low'	Walkers Low Catmint	110	1g	18" o.c.
VM	Vinca minor	Myrtle	64	1g	12" o.c.

**LANDSCAPE SPECIFICATIONS AND PLANTING NOTES**

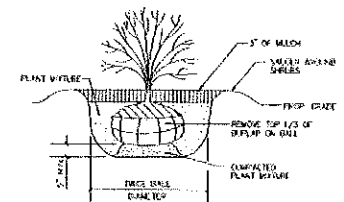
- THE LANDSCAPE CONTRACTOR WILL VERIFY WITH THE ARCHITECT THAT HE IS WORKING FROM THE MOST CURRENT PLAN AND OR LATEST REVISIONS THEREOF, PRIOR TO ORDERING PLANTS AND BEGINNING WORK.
- PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
- USE EXTREME CAUTION TO PROTECT UTILITIES.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES EXISTING OR PROPOSED IN THE AREA TO BE PLANTED, AND WHERE NECESSARY RELOCATE PLANTS IN THE DIRECTION OF THE ARCHITECT.
- QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
- THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- ALL BEDS AND TREE SAUCERS SHALL RECEIVE 2 INCHES MINIMUM OF SHREDDED HARDWOOD MULCH, DARK IN COLOR.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECTS FINAL WRITTEN APPROVAL.
- EARTH BACKFILL SHALL BE FREE FROM RUBBISH, DEBRIS, SOIL, ROOTS, OR ARTIFICIAL MATERIAL.
- BACKFILL FOR PLANTING SHALL BE THREE PARTS TOPSOIL, ONE PART SAND AND ONE PART PEAT MOSS.
- CONTRACTOR IS RESPONSIBLE FOR WATERING UNTIL INSTALLATION IS COMPLETE.
- CONTRACTOR TO REPAIR ALL LAWN AREAS DAMAGED FROM CONSTRUCTION AND PLANTING OPERATIONS.



**PLANTING DETAIL**  
TYPICAL TREE CURB AND STAKING  
N.T.S.



**EVERGREEN TREE PLANTING DETAIL**  
N.T.S.



**SHRUB PLANTING DETAIL**  
N.T.S.



Date: 26 Nov 2018  
Title: Enter the title here...  
Desc: Enter the description here

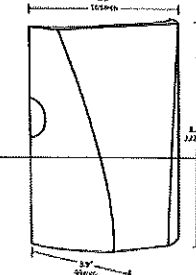
For: Client's name or company...  
By: Your name or company...

**Luminaire**

IEB File name: I46426mod40.lvs  
Description: 4" DIA. CAST BRASS FINISHED METAL HOUSING, 1 CYCLOTRON BOARD WITH 1 LED ONE WHITE MULTI-COMPONENT LIGHTING.  
Light Loss Factor: 1.00  
Number of Lamps: 1  
Lamp Lumens: -1 lms  
Luminaire Watts: 18 W



**Dimensions**



**WALL MOUNT LIGHT FIXTURE DETAIL**

**TYPE 'B'**  
(MOUNTING HEIGHT - 10')

**PARKING (UNDER BLDG.) AREA LIGHT FIXTURE DETAIL**

**TYPE 'A'**  
(MOUNTING HEIGHT - 8')



**CLED52/BL**  
LED ceiling light with precision optics deliver smooth and uniform distribution. Ideal for retail settings, workspace lighting and other applications requiring a high output commercial grade downlight.  
Color: Bronze  
Weight: 18.0 lbs

**Driver Info**

Type	Constant Current	Watts	52W
120V	0.53A	Color Temp	5000K (Cool)
208V	0.35A	Color Accuracy	73 CRI
240V	0.30A	L70 Life Span	100,000 Hours
277V	0.26A	Lumens	2,792
		Input Watts	39 W

**LED Info**

Type	Constant Current	Watts	52W
120V	0.53A	Color Temp	5000K (Cool)
208V	0.35A	Color Accuracy	73 CRI
240V	0.30A	L70 Life Span	100,000 Hours
277V	0.26A	Lumens	2,792
		Input Watts	39 W

NO	REVISIONS	DATE	BY
2	REVISION TO 14 UNITS	12-22-20	N.M.
1	MODIFIED BUILDING & SITE LAYOUT	5-1-20	N.M.

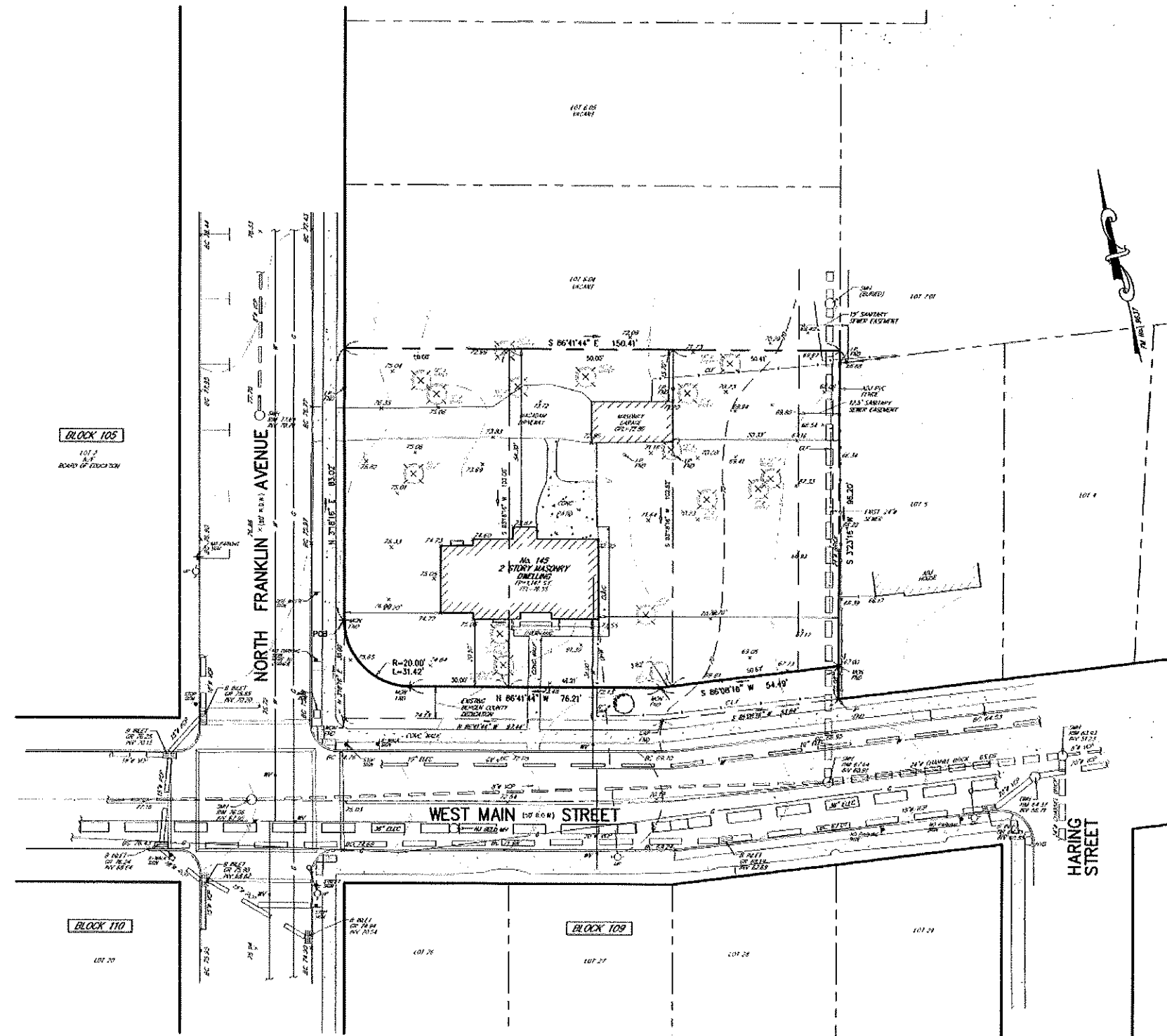
**LIGHTING & LANDSCAPING PLAN**

LOTS 6.01, 6.02 & 6.03  
PROPOSED RESIDENTIAL BUILDING  
No. 145 WEST MAIN STREET  
BOROUGH OF BERGENFIELD BERGEN COUNTY  
APPLICANT: 145 WEST MAIN STREET, LLC  
C/O MATTHEW CAPZIZ, ESQ.  
11 HILLSIDE AVENUE, 2ND FL.  
KENNY, NJ 07620

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

**HUBSCHMAN ENGINEERING, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS

DRAWN BY: BJA  
CHECKED BY: MJA  
SCALE: AS SHOWN  
DRAWING NO.: 3821-00  
1-8-20

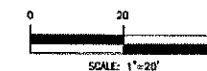


**GENERAL NOTES**

- 1) ELEVATIONS BASED ON NGVD 1929.
- 2) TOTAL LOT AREA = 15,215 S.F. (0.349 Ac.)

**REFERENCES**

- 1) A CERTAIN MAP ENTITLED "SOUTH PRESBYTERIAN CHURCH, MAJOR SUBDIVISION PLAN, BOROUGH OF BERGENFIELD, BERGEN COUNTY, NEW JERSEY" FILED IN THE RECORDS AS MAP NO. 9637.
- 2) BOROUGH OF BERGENFIELD TAX MAP.



NO.	REVISIONS	DATE	BY

**EXISTING CONDITIONS PLAN**

LOTS 6.01, 6.02 & 6.03  
**PROPOSED RESIDENTIAL BUILDING**  
**No. 145 WEST MAIN STREET**  
 BOROUGH OF BERGENFIELD, BERGEN COUNTY  
 APPLICANT: 145 WEST MAIN STREET, LLC  
 C/O MATTHEW CAPIZO, ESQ.  
 11 HILLSIDE AVENUE, 2ND FL.  
 IRVING, NJ 07070

**ROBERT J. MUELLER**  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. NO. 37205

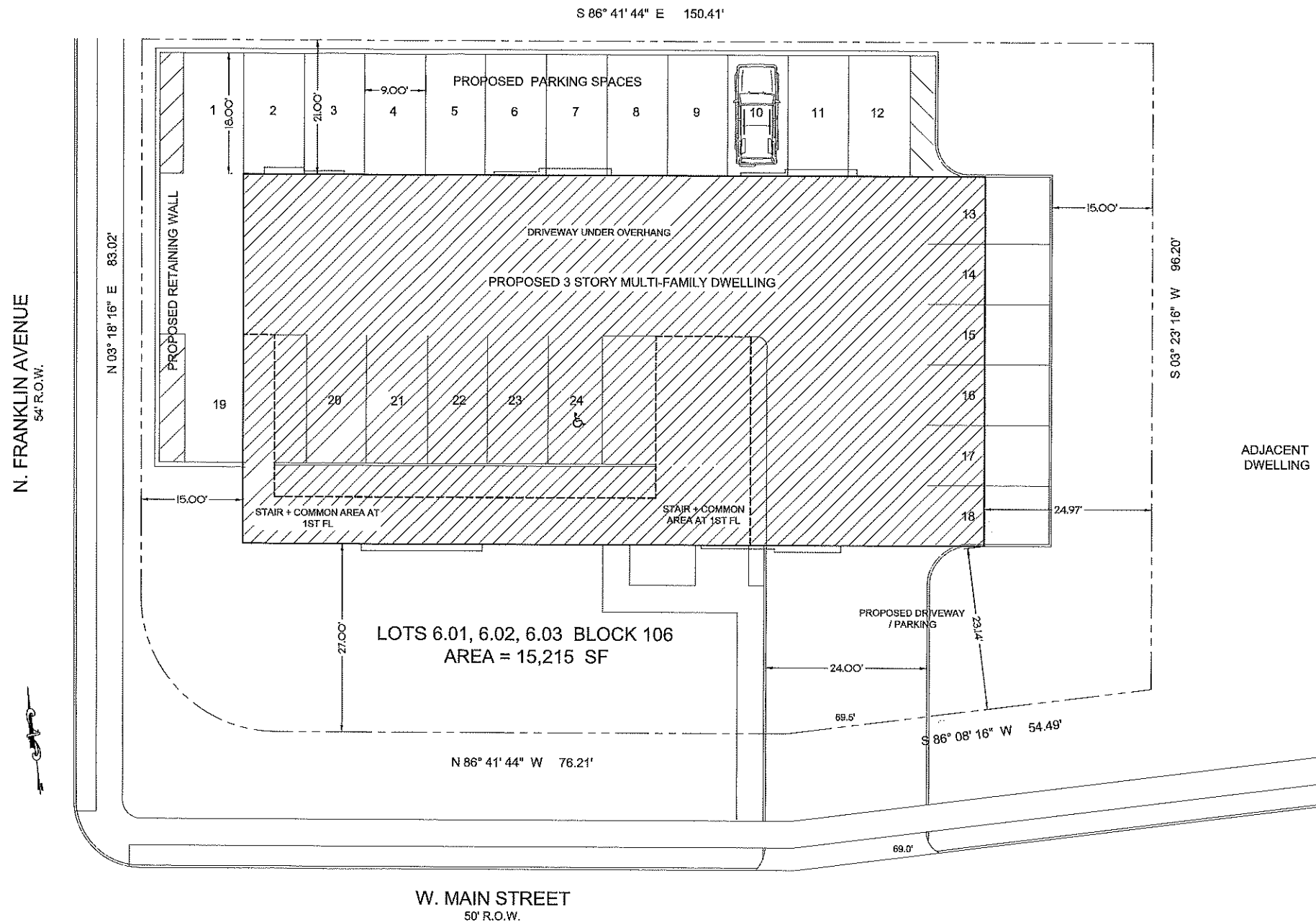
*[Signature]*

**MICHAEL J. HUBSCHMAN P.E., P.P.**  
 PROFESSIONAL ENGINEER AND PLANNER  
 N.J.P.E. NO. 29497 N.J.P.P. NO. 3700

*[Signature]*

**HUBSCHMAN P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS

DRAWN BY: BJB  
 CHKD BY: MJH  
 SCALE: 1"=20'  
 DRAWING NO. 3821-6



(S) SITE PLAN  
 1" = 10'-0"

**BUILDING DATA:**

PARKING LEVEL:	○ - 1 BEDROOM UNITS	○ - 2 BEDROOM UNITS
1ST FLOOR:	6 - 1 BEDROOM UNITS	1 - 2 BEDROOM UNITS
2ND FLOOR:	6 - 1 BEDROOM UNITS	1 - 2 BEDROOM UNITS

**PARKING DATA:**

1 BEDROOM UNIT:	12 X 18 = 21.6 SPACES
2 BEDROOM UNIT:	7 X 20 = 4 SPACES

TOTAL 26 SPACES REQUIRED, 24 SPACES PROVIDED

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE PROPERTY OWNER:  
 HUBSCHMAN ENGINEERING, ENGINEERS, LAND SURVEYORS, + PLANNERS,  
 BERGENFIELD, NJ - ROBERT J. MUELLER P.L.S., LIC NO 37206 - DATED 1-8-20  
 + REV 12-22-20

**ELECTRICAL LEGEND**

⊙	• SURFACE MOUNT LIGHT FIXTURE	⚡	• SINGLE POST ELECTRICAL SWITCH
⊕	• 6" DIA. (ROUND) RECESSED FIXTURE	⚡	• THREE WAY SWITCH
⚡	• WALL MOUNTED LIGHT FIXTURE	⚡	• DUPLEX RECEPTACLE OUTLET
⚡	NEW OR EXIST SMOKE ALARM, INTERCONNECTED + HARD-WIRED W/ BATTERY BACKUP	⚡	• GROUND FAULT INTERRUPT RECEPTACLE OUTLET
⚡	NEW OR EXIST CARBON MONOXIDE DETECTOR, INTERCONNECTED + HARD-WIRED W/ BATTERY BACKUP	⚡	• WATER PROOF RECEPTACLE OUTLET
⚡	• SURFACE MOUNT FAN / LIGHT FIXTURE	⚡	NEW OR EXIST EXHAUST FAN, 80 CFM + 3 FIXTURES, 100CFM + 4 FIXTURES
		⚡	NEW CABLE TV OUTLET FOR CABLE TV, INTERNET
		⚡	NEW TELEPHONE OUTLET - VERIFY TYPE + LOCATION WITH OWNER

**LEGEND**

	EXISTING 2 X 4 WOOD CONSTRUCTION TO REMAIN
	EXISTING 2 X 4 WOOD CONSTRUCTION TO BE REMOVED
	NEW 2 X 4 OR 2 X 6 WOOD CONSTRUCTION, 16' OC (ROUND)
	EXISTING CONCRETE CONSTRUCTION TO REMAIN
	EXISTING CONCRETE CONSTRUCTION TO BE REMOVED
	NEW POURED OR MASONRY CONC CONSTRUCTION
	FLOOR ABOVE OR BELOW
	NEW JOISTS, RAFTERS, ETC.
	NEW GIRDERS, RIDGEBEAMS, ETC.

1	12-22-20	Reduced to 14 U
#	Date	Revision

New Construction for:

**Multi Family Bui**  
 Block: 106 Lot: 6.01, 6.02,  
 145 Main Street  
 Bergenfield, New Jersey

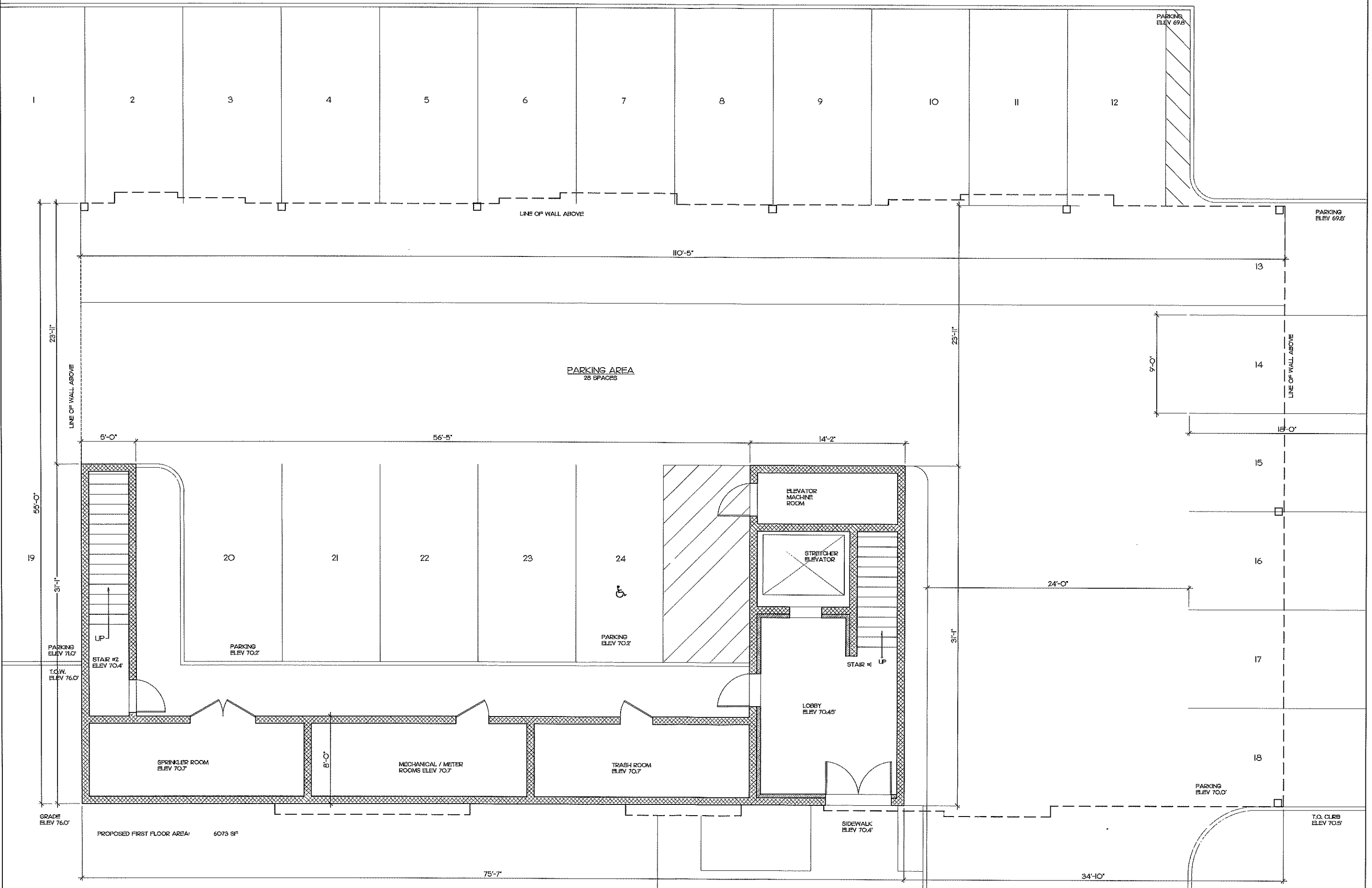
SITE PLAN, LEGEND + ZON

Scale: AS NOTED

Date: MAY 4, 2020

Submission: ZONING APPL

**Indemnification Clause:**  
 The owner shall release, hold harmless, and defend the Architect with respect to any changes in construction documents by anyone other than the Architect or changes in any aspect of the work, or the Contractor to build in accordance with the documents.



**B** PROPOSED BASEMENT / PARKING LEVEL PLAN  
 1/4" = 1'-0"

#	Date	Revision
1	12-22-20	Reduced to 1/4" = 1'-0"

New Construction for:  
**Multi Family B**  
 Block: 106 Lot: 6.01, C  
 145 Main Street  
 Bergenfield, New Jersey

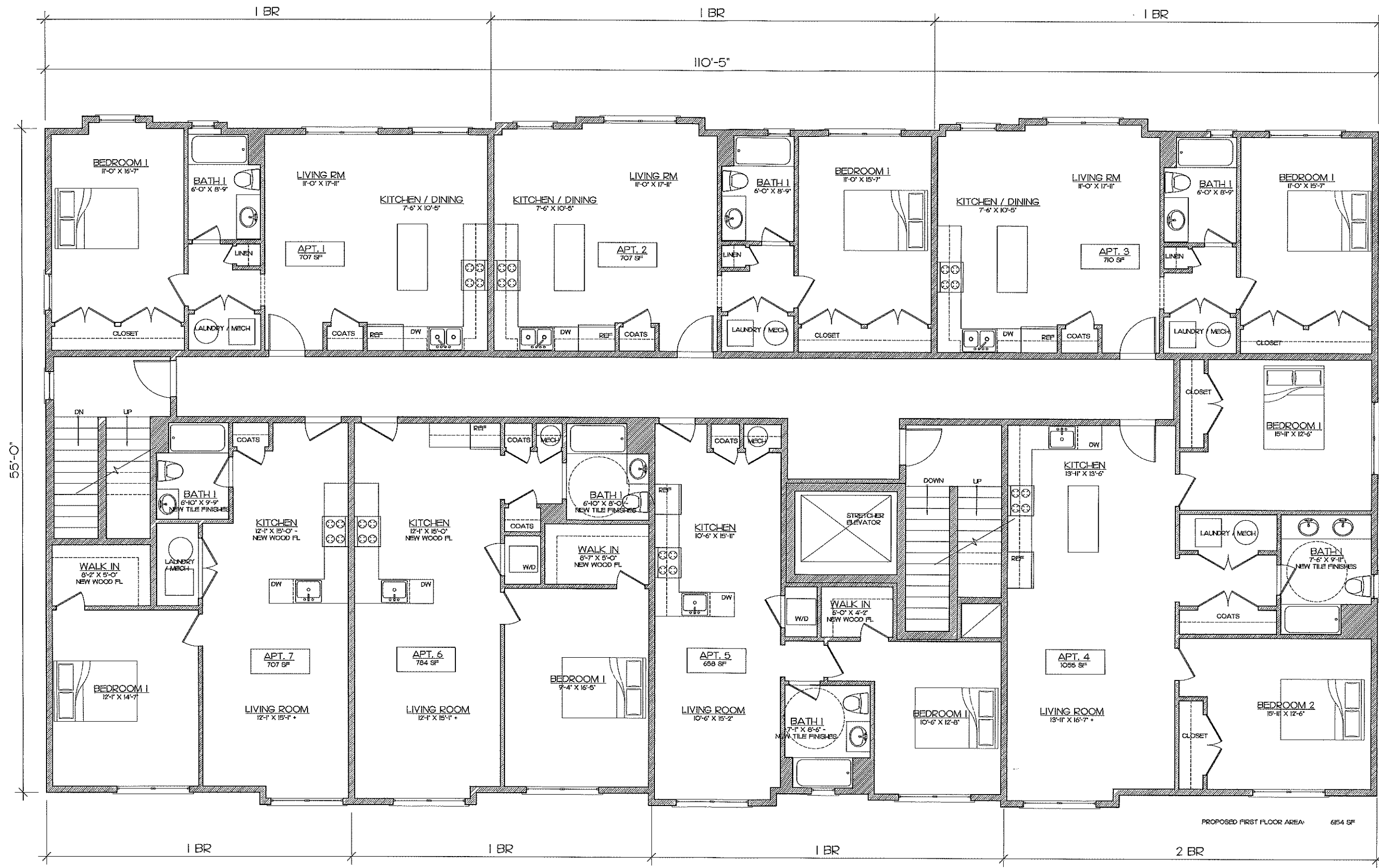
BASEMENT FLOOR PLAN

Scale: 1/4" = 1'-0"

Date: MAY 4, 2020

Submission: ZONING AP

Indemnification Clause:  
 The owner shall release, hold harmless, defend and indemnify the Architect with respect to any change orders or construction documents by anyone or changes in any aspect of the work. Contractor to build in accordance with documents.



PROPOSED FIRST FLOOR AREA: 6154 SF

1 PROPOSED FIRST FLOOR PLAN  
 1/4" = 1'-0"

1	12-22-20	Reduced to 1/4"
#	Date	Revision

New Construction for:  
**Multi Family B**  
 Block: 106 Lot: 6.01, C  
 145 Main Street  
 Bergenfield, New Jersey

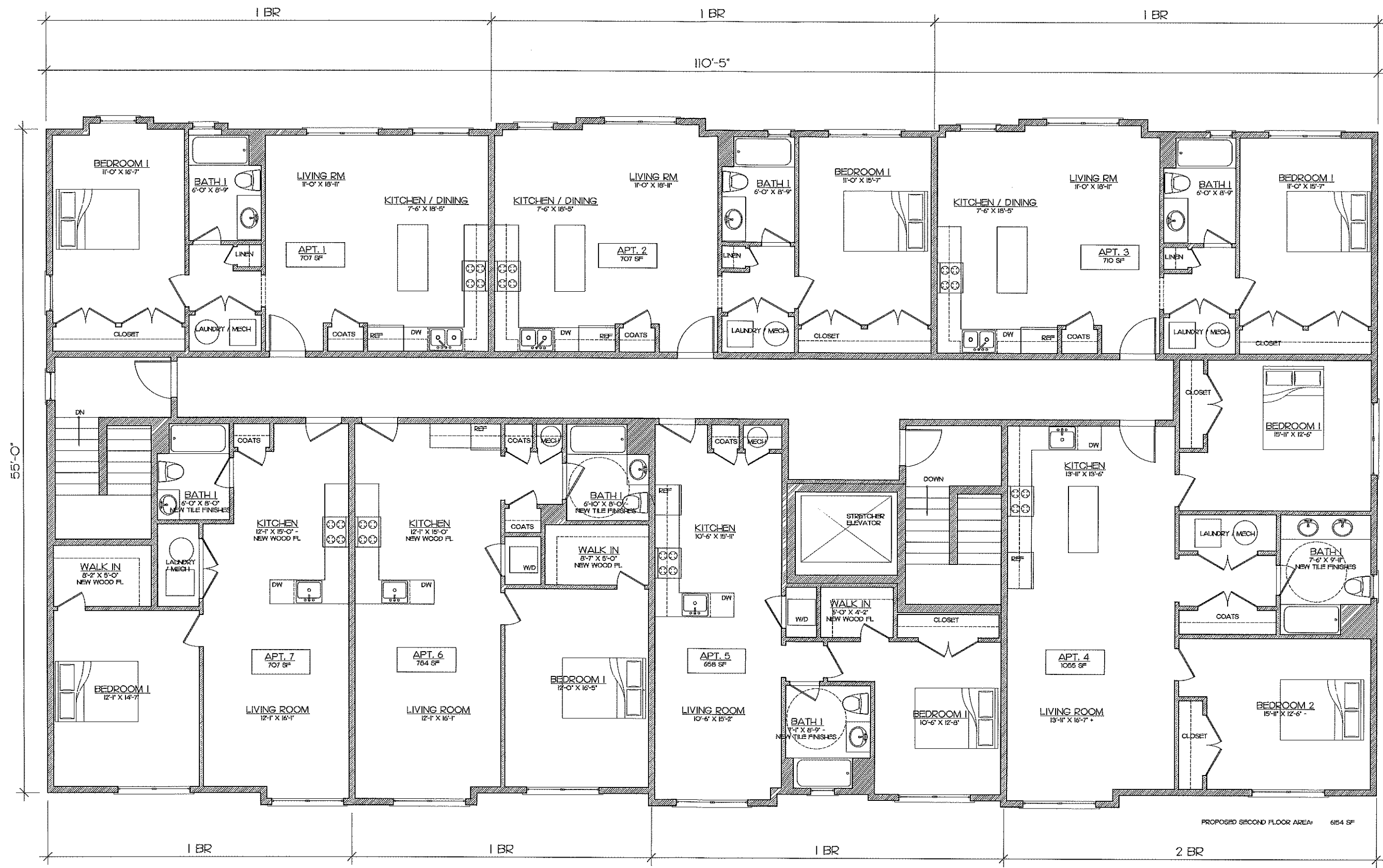
FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

Date: MAY 4, 2020

Submission: ZONING AP

Indemnification Clause:  
 The owner shall release, hold harmless, defend and indemnify the Architect with respect to any change, construction documents by anyone, or changes in any aspect of the work. Contractor to build in accordance with documents.



2 PROPOSED SECOND FLOOR PLAN  
 1/4" = 1'-0"

1	12-22-20	Reduced to 14
#	Date	Revision

New Construction for:

**Multi Family Bt**  
 Block: 106 Lot: 6.01, 6  
 145 Main Street  
 Bergenfield, New Jersey

SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

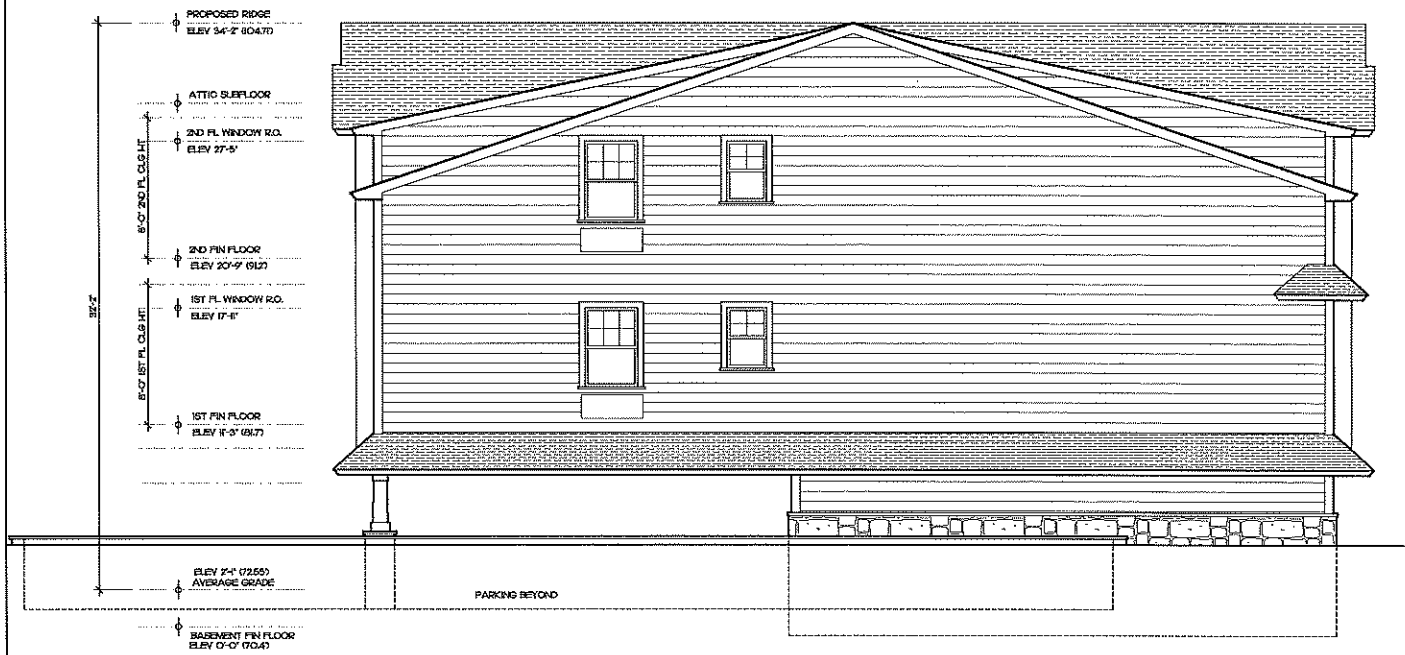
Date: MAY 4, 2020

Submission: ZONING AP

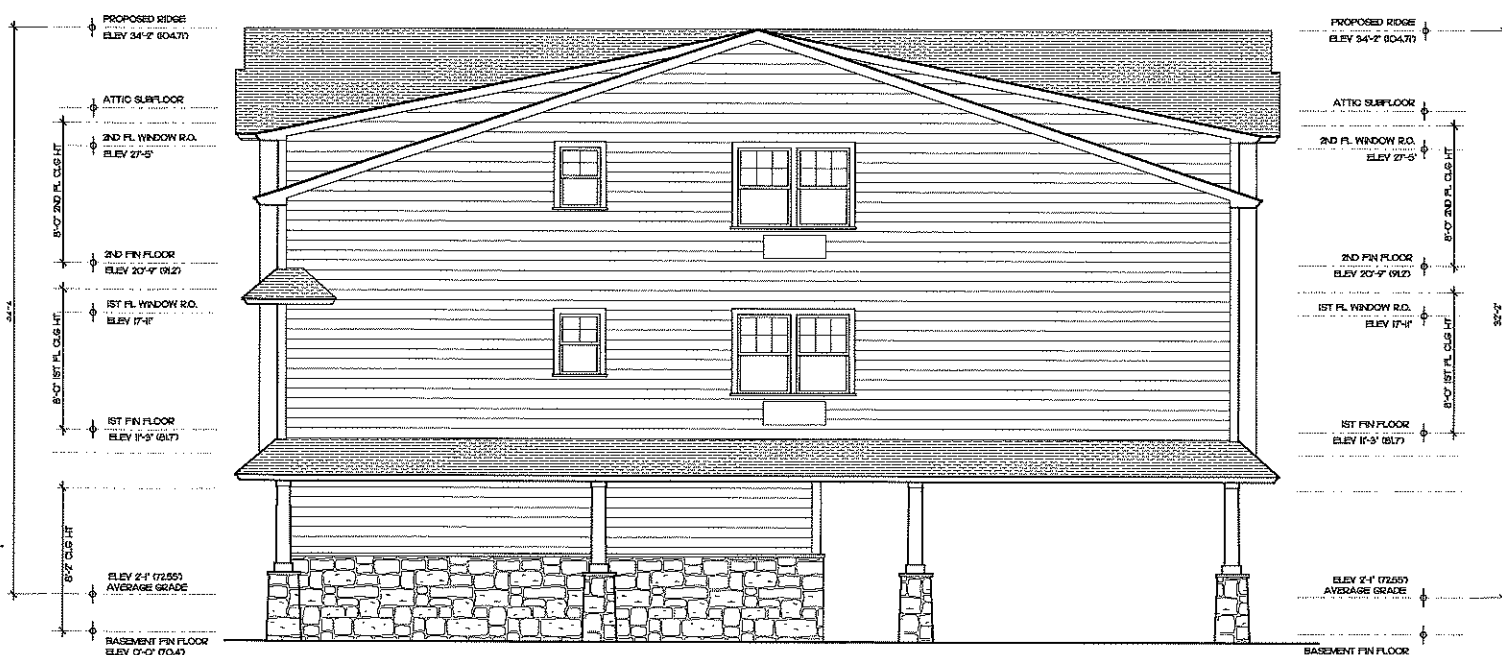
**Indemnification Clause:**  
 The owner shall release, hold harmless, defend and indemnify the Architect with respect to any changes in construction documents by anyone other than the Architect or changes in any aspect of the work. Contractor to be built in accordance with documents.



3 PROPOSED FRONT MAIN STREET ELEVATION  
 3/16" = 1'-0"



4 PROPOSED LEFT SIDE ELEVATION  
 3/16" = 1'-0"



6 PROPOSED RIGHT SIDE ELEVATION  
 3/16" = 1'-0"

#	Date	Revision
1	12-22-20	Reduced to 14

New Construction for:

Multi Family Bu  
 Block: 106 Lot: 6.01, 6  
 145 Main Street  
 Bergenfield, New Jersey

ELEVATIONS

Scale: 3/16" = 1'-0"

Date: MAY 4, 2020

Submission: ZONING AP

Indemnification Clause:  
 The owner shall release, hold harmless, defend and indemnify the Architect with respect to any changes in construction documents by anyone other than the Architect or changes in any aspect of the work, or Contractor to build in accordance with documents.



5 PROPOSED REAR ELEVATION  
 3/16" = 1'-0"

1	12-22-20	Reduced to 1/4"
#	Date	Revision

New Construction for:  
**Multi Family B**  
 Block: 106 Lot: 6.01, 6  
 145 Main Street  
 Bergenfield, New Jersey

ELEVATIONS  
 Scale: 3/16" = 1'-0"  
 Date: MAY 4, 2020

Submission: ZONING AP

Indemnification Clause:  
 The owner shall release, hold harmless, Architects with respect to any change construction documents by anyone of or changes in any aspect of the work. Contractor to build in accordance with documents.





3 PROPOSED FRONT MAIN STREET ELEVATION  
 3/16" = 1'-0"



3 ALTERNATE FRONT MAIN STREET ELEVATION - FLAT ROOF  
 3/16" = 1'-0"

#	Date	Revision
1	12-22-20	Reduced to 14"

New Construction for:

Multi Family Bu  
 Block: 106 Lot: 6.01, 6.02  
 145 Main Street  
 Bergenfield, New Jersey

ALTERNATE ELEVATION

Scale: 3/16" = 1'-0"

Date: MAY 4, 2020

Submission: ZONING APPL

Indemnification Clause:  
 The owner shall release, hold harmless, defend and indemnify the Architect with respect to any changes or omissions in any aspect of the work, or any construction documents by anyone other than the Contractor to build in accordance with the documents.

December 30, 2020

Bergenfield Zoning Board of Adjustment  
Bergenfield Municipal Building  
198 N. Washington Avenue  
Bergenfield, NJ 07621

**Reference: Supplemental Traffic & Parking Assessment  
Multi-Family Residential Development  
145 W Main Street  
Bergenfield, NJ  
Block 106, Lots 6.01, 6.02, 6.03**

Dear Members of the Board:

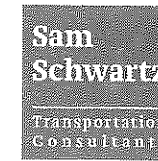
Based on the previous hearings and the revised proposed site plan, we offer the following additional information/analysis:

1. Proposed Vehicle Trips generated
2. Adequacy of onsite parking
3. Use of private trash carter
4. Findings based upon receipt of accident data
5. Revised driveway location

- 1. Proposed Vehicle Trip Generation** – The proposed Site Plan consists of 14 residential units (12 One-Bedroom and 2 Two-Bedroom units). The proposed Multi-Family Residential development would likely include up to 7, 10, and 10 vehicles per hour (vph) during the AM, PM, and Saturday Peak Hours, respectively. The table below depicts the previous 16 proposed units, the current 12 proposed units, and 3 single family homes for reference. Although there would be an increase in traffic volumes during the Peak Hours, the net increase and the overall traffic generated would be very minor

	AM Peak Hour Trips	PM Peak Hour Trips	SAT Peak Hour Trips
16 Units	8	12	11
14 Units	7	10	10
3- SF Homes	7	4	21

- 2. Adequacy of On-Site Parking** – On-site parking provides for 24 parking spaces (including 1 ADA accessible space). The RSIS requires 26 parking spaces (1.8 space for a 1-



**Re: Supplemental Traffic & Parking Assessment  
Multi-Family Residential Development  
145 W Main Street**

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bedroom unit and 2.0 spaces for a 2-bedroom unit). Therefore, a 2-parking space variance is required.

Based on the small square footage of the proposed residential units, and the current Bergenfield vehicle ownership, the proposed 24 parking spaces proposed would be sufficient for the proposed Multi-Family Residential development site.

RSIS requires 1.8 spaces per unit, for a 1-bedroom unit, which is excessive for this site based on the US Census Vehicle ownership data for this tract of Bergenfield (8% do not own a vehicle), and 15% utilize public transportation or other means to get to work.

The 12 proposed 1-Bedroom units would be assigned 1 parking each (12 spaces) and 2 proposed 2-bedroom units would be assigned 2 parking spaces each (4 spaces) for a total of 16 parking spaces. Therefore, 8 spaces would be available for guest and resident parking on-site and existing on-street parking along N Franklin Avenue (which is designated for School Drop-Off) – however, these 15 parking spaces would be available after school hours and on the weekends, but not overnight.

3. **Use of private trash carter** – The proposed site would utilize and schedule a private trash pick-up to eliminate having trash containers along the frontage of the site/Main Street and also not interfering with the driver sight distance exiting the proposed driveway.
4. **Findings based upon receipt of accident data** - We requested copies of all crash reports along the segment of W. Main Street, between N. Franklin Avenue and Haring Street for the past three years (2019, 2018, and 2017). **FIGURE 1** shows a summary of crash data received. There was a total of six crash reports ranging from intersection to animal interactions. These crash reports do not have any correlation to the proposed driveway along W Main Street.
5. **Revised driveway location** – The revised proposed driveway location along W Main Street would be safe and efficient. The proposed driveway could provide pedestrian signal heads across the proposed driveway / sidewalk to increase pedestrian safety and awareness. In addition, there also could be prohibitions on left turns in and out of the proposed driveway. The proposed driveway should not be in conflict with existing driveways across W Main Street as the roadway provides for sufficient width.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis J. Luglio", written over a horizontal line.

Louis J. Luglio, P.E.  
[lluglio@samschwartz.com](mailto:lluglio@samschwartz.com)