

December 24, 2020

Via E-mail

Planning Board
Township of Berkeley Heights
29 Park Avenue
Berkeley Heights, New Jersey 07922

Attn.: Connie Valenti, Planning Board Secretary

Re: **Amended Preliminary & Final Site Plan Review**
663 & 655 Springfield Avenue, 88 River Road, and 123 Passaic Avenue
Block 502, Lots 1, 2, 3, 4, and 5 (Berkeley Crossing)
Applicant: Berkeley Crossing Urban Renewal, LLC.
Township of Berkeley Heights, Union County, New Jersey
NEA File No.: BERKSPL20.025

Honorable Board Members:

Neglia Engineering Associates (“NEA”) has reviewed the application and supporting documents for the above-referenced development. Specifically, we have reviewed the following:

- A completed copy of the Township of Berkeley Heights Planning Board Application for Site Plan Approval (No. SP-10-20), prepared by W. Leland Titus, P.E., dated November 16, 2020;
- A completed copy of the Township of Berkeley Heights, Planning Board Site Plan Checklist, prepared by W. Leland Titus, P.E. of Titus Surveying & Engineering, P.C., dated November 13, 2020;
- A completed copy of the Township of Berkeley Heights Planning Board/Zoning Board of Adjustment Check List for Design Standards, prepared by W. Leland Titus, P.E. of Titus Surveying & Engineering, P.C.;
- Calculation of Fees and Escrow for Berkeley Crossing (SP-10-20);
- A signed and sealed set of engineering plans, consisting of twelve (12) sheets, entitled “Berkeley Crossing, Lots 1, 2, 3, 4, and 5, Block 502 in the Township of Berkeley Heights, Union County, New Jersey,” prepared by W. Leland Titus, P.E. of Titus Surveying & Engineering, P.C., dated June 24, 2020, with the exception of the following:
 - Sheet 12 of 12, “Survey,” prepared by Richard G. Titus, P.L.S., of Titus Surveying & Engineering, P.C., dated August 3, 2020;
- A signed and sealed set of architectural plans, consisting of six (6) sheets, entitled “Berkeley Crossing, Springfield Ave., Berkeley Heights, N.J., Block 502, Lot 2, 4, 5,” prepared by John Saracco, R.A., of John Saracco Architect, LLC., dated December 16, 2020; and
- A signed and sealed engineering report, entitled “Traffic Impact Study for Berkeley Crossing Proposed Mixed-Use Development, property located at: Springfield Avenue (CR 502), Block 502 – Lots 1-5, Township of Berkeley Heights, Union County, NJ,” prepared by Joseph J. Staigar, P.E., P.P., and Corey M. Chase, P.E., both of Dynamic Traffic, LLC., dated November 9, 2020.



Project Description

The properties in question are identified as Lots 1, 2, 3, 4 and 5 in Block 502, per the Township of Berkeley Heights Tax Map. The site is further identified as 663 and 655 Springfield Avenue, 88 River Road and 123 Passaic Avenue, all located within the ‘HB-3’ (Housing Business) Zone District, and the Berkeley Crossing Redevelopment Area, per the Township of Berkeley Heights Zoning Map. The subject properties front on Springfield Avenue, Passaic Avenue, Washington Street, and River Road. The site encompasses approximately 86,292 square feet (1.97 acres) and contains existing single-family homes on Lots 1 and 3, with Lots 2, 4, and 5 being undeveloped, and largely vacant land.

The Owner/Applicant for the project is Berkeley Crossing Urban Renewal, LLC., with an address of P.O. Box 4449, Warren, N.J. 07059. The Applicant is seeking amended preliminary and final site plan approval to construct a multi-family residential building and associated site improvements. The proposed building usage breakdown is as follows:

Stories	Retail	1-BR	2-BR	3-BR	Total
3	4,800 SF	12	38	3	53*
*Of the 53 total residential units, 10 units will be Affordable					

The proposed building will be a three (3) story structure, with parking and retail on the ground floor and fifty-three (53) residential units on the floors above. The proposed building will have seventy-eight (78) parking spaces under the building, and twenty (20) at-grade parking spaces will be constructed outside for a total of ninety-eight (98) parking spaces, of which four (4) are ADA-accessible spaces. The Applicant also proposes to “bank” thirty (30) additional reserved parking spaces for future construction. Associated site improvements include sidewalks, granite block curbs, ADA curb ramps, parking, striping, retaining walls, landscaping, lighting, grading, drainage, and utility improvements. Furthermore, the Applicant proposes to reconstruct concrete curb, sidewalk, and driveway along the property frontage, as well as other improvements within the Township’s rights-of-way.

NEA defers to the Board’s Planner regarding zoning reviews for variances, waivers and conformance with the applicable Redevelopment Plan.

1. Site Engineering Comments

- 1.1 The Applicant shall submit plans to the Township of Berkeley Heights Fire Official for review. The Applicant shall incorporate any requirements provided by the Fire Official into the plans, including, but not limited to, fire lanes, restricted parking areas, hydrant locations, and fire apparatus access and circulation.
- 1.2 At such time as a hearing is scheduled regarding this matter, a representative or owner of the project site shall be present to address questions from the Board.
- 1.3 The subject application fronts on Springfield Avenue, which is also known as Union County Route No. 512, under the jurisdiction of the County of Union. As such, the Applicant shall submit to the County of Union for review. The Applicant shall provide copies of all correspondences with the County to the Board for review.
- 1.4 The Applicant shall provide testimony regarding the daily operations of the proposed site development, including, but not limited to, refuse and recycling collection, loading and unloading for delivery and move-in vehicles, number of employees, hours of operation, parking required for employees, etc. Additionally, the Applicant shall provide testimony regarding the proposed on-site parking operations (i.e. assigned parking, unassigned parking, and visitor/guest parking).



- 1.5 The Applicant shall provide testimony, and indicate on the plans, the minimum clearance height within the proposed parking garage. Additionally, the Applicant proposes two (2) truck loading spaces within the at-grade lot within the garage. The Applicant shall confirm that the garage, including clearance height has been designed to accommodate truck traffic.
- 1.6 The Applicant shall provide stop bars and “Stop” text, as well as stop signs at the ends of all parking aisles, and as necessary at driveway intersections within the at-grade parking lot on-site.
- 1.7 The Applicant shall confirm that the proposed access doors and sidewalk clearance comply with current ADA requirements. Testimony addressing the same shall be provided.
- 1.8 The Applicant shall indicate on the General Site Plan the location of any proposed HVAC units, generators or transformers and their associated concrete pads. The Applicant shall ensure that the HVAC units and the like are adequately screened, and shall provide construction details for the proposed method of screening (i.e. landscaping, fencing, etc.).
- 1.9 The Applicant shall provide an adequate trash enclosure(s) for the proposed retail space and housing units. The Applicant shall indicate on the plans the location(s) of the trash enclosures, access route for trash pick-up and details of the proposed trash enclosure(s). Should the Applicant require a dumpster(s), the Applicant shall ensure the enclosure detail provides a screened height sufficient to shield the same from any view of surrounding properties. The Applicant shall provide testimony addressing the same.
- 1.10 The Applicant indicates that a total of four (4) ADA-compliant parking stalls will be provided as part of the total of ninety-eight (98) parking stalls proposed. The Applicant shall indicate the ADA travel routes from the ADA-compliant access aisle to the residential and retail building entrances. Additionally, the Applicant shall revise the plan such that ADA-compliant parking spaces provided for vans shall be designated as such, using ADA-compliant blue pavement markings including the word “VAN”. Additionally, the Applicant shall revise the plans to provide the required ADA parking space markings at all proposed ADA parking stalls, including beneath the proposed building.
- 1.11 The Applicant shall provide a construction detail for the parking striping, crosswalk and handicap symbol.
- 1.12 The Applicant shall revise the construction details for all concrete structures to indicate that the minimum 28-day compressive strength for all concrete shall be 4,000 psi, and shall be designed to withstand H-20 loading (if located within pavement or traffic areas), and in accordance with NJDOT standards.
- 1.13 The Applicant shall provide the required streetscape improvements along the entire property frontage with Passaic Avenue, Washington Street, and Springfield Avenue, per §19.5.5.C.1 of the Redevelopment Plan. Construction details of the same shall be submitted for review.
- 1.14 The Applicant shall provide testimony that the proposed architectural design complies with §19.4.4 as well as §19.4.5 of the Redevelopment Plan. The façade materials and colors shall comply with §19.5.7 of the Redevelopment Plan.
- 1.15 The Applicant shall indicate on the plans if any signage is being proposed as part of the development. Any proposed signage shall comply with §19.5.6 of the Redevelopment Plan, and details of the same shall be provided. The Applicant shall ensure that all proposed signage conforms to §5.4.2 of the Township Ordinance and Redevelopment Plan requirements, or request specific variance relief and provide supporting testimony.



- 1.16 The Applicant shall ensure that all disturbed work areas are stabilized. The Applicant shall topsoil, seed, hay, and straw mulch to ensure lawn growth, where appropriate.
- 1.17 The Applicant shall be responsible for the repair and reconstruction of pavement, curb, sidewalk, or other public property damaged during construction. A note stating the same shall be provided on the Site Plan.
- 1.18 The Applicant shall revise the architectural plans to identify the correct tax block and lots, as indicated on the engineering plans and submitted application documents.
- 1.19 The Applicant shall revise the plans to indicate existing conditions and associate text and dimensions in gray, or otherwise screened, to clarify what is existing versus what is proposed.
- 1.20 The Applicant shall revise the plans to graphically indicate all existing trees to be removed, including those to be removed for the construction of the proposed streetscape improvements. The number of trees to be removed shall be updated on the plans accordingly. All existing trees to remain shall be provided with tree protection fencing. The Applicant shall revise the plans to indicate the required tree protection fencing, and to include a construction detail of the same.
- 1.21 The Applicant shall provide temporary construction fencing around the project site. The Applicant shall provide a construction detail of the same.
- 1.22 The Applicant shall revise the plans to graphically indicate those items that are located within the limit of disturbance but are to remain.
- 1.23 The Applicant proposes significant improvements within the Township's rights-of-way along Washington Street and River Road, including, but not limited to, new driveway construction, grading, drainage and other improvements. The Applicant shall verify if additional approval from the Mayor and Council is required to construct any of the proposed improvements. NEA defers to the Board Attorney for confirmation of this item.
- 1.24 In accordance with the Redevelopment Plan §3.2.A.4, "A Traffic Circulation Plan, depicting the turning radius of emergency vehicle routes through the site. No truck circulation routes shall interfere with any permitted on street parking spaces or driveways." No such circulation plan has been submitted. The Applicant shall coordinate with the Township of Berkeley Heights Fire Department regarding the dimensions of the largest vehicle which may respond to an emergency at the subject site. The Applicant shall graphically depict the vehicle circulation and turning maneuvers for the Township fire apparatus through the subject site. Said graphical depiction, as well as a copy of the submitted site plans shall be submitted to the Fire Department for review.

2. Grading, Drainage, and Utility Comments

- 2.1 Testimony shall be provided regarding conformance of the proposed development with current ADA requirements. ADA ramp construction shall be certified by the Applicant to the Township as meeting ADA standards, including, but not limited to, dimensions, slopes, orientation, etc.
- 2.2 The Applicant proposes improvements which appear to be classified as a "major development" in accordance with N.J.A.C. 7:8 (Stormwater Management) as well as Township Ordinance §13.17 (Stormwater Control). As such, the Applicant shall demonstrate compliance with applicable regulations pertaining to stormwater quality control, stormwater quality treatment, and groundwater recharge. The Applicant shall provide calculations and supporting documents to satisfactorily demonstrate compliance. Additionally, the Applicant shall submit a stormwater maintenance manual in accordance with N.J.A.C. 7:8-5.8(a).



- 2.3 The Applicant shall provide stormwater conveyance calculations to demonstrate that the proposed conveyance systems can safely convey the 25-year design storm. These calculations shall include, but not be limited to, an inlet drainage area map, hydraulic grade line computations, pipe capacity and actual pipe flow. The Applicant shall demonstrate compliance with applicable sections of N.J.A.C. 5:21 (residential site improvement standards), relating to stormwater management and conveyance.
- 2.4 The Applicant proposes a drainage swale along the northeast boundary line with no indicated drainage connection or relief point. The Applicant shall revise the plans to indicate the drainage outlet from this swale, including, but not limited to, structure type (i.e. inlet, headwall, etc.), invert, pipe diameter, lengths, slopes, etc. Additionally, the Applicant shall demonstrate that this proposed swale has adequate conveyance and/or storage capacity to accommodate the contributory drainage area.
- 2.5 The Applicant proposes to eliminate an existing flared end section and influent pipe to an existing concrete chamber on the existing 30-inch by 48-inch horizontal elliptical reinforced concrete pipe (“HERCP”). The Applicant shall provide additional information and a corresponding construction detail as to how this structure will be modified to eliminate the existing influent pipe.
- 2.6 The Applicant proposes to construct a subsurface detention basin beneath the outdoor parking lot area. NEA has concerns regarding the Applicant’s ability to access or maintain and/or repair this basin while located beneath the paved parking area. The Applicant shall provide testimony regarding the intended means of inspection, maintenance, and repairs (if necessary), accounting for the clear height of the parking garage. Additionally, the Applicant shall verify that the footings or foundation for the proposed building will not adversely impact the proposed basin and associated appurtenances, and vice versa. In addition, the Applicant shall verify that the introduction of groundwater under the parking area will not adversely impact the pavement, curbs, or any associated appurtenances.
- 2.7 The Applicant proposes to construct a subsurface detention basin which will have an open bottom, and a permeable geotextile fabric around it. As such, the Applicant shall perform the required soil testing as well as identifying the seasonal high groundwater table, in accordance with Appendix E of the NJDEP Best Management Practices Manual.
- 2.8 The Applicant proposes to modify and reuse portions of the existing 30-inch by 48-inch HERCP. As such, the Applicant shall clean and televise the existing HERCP within the limit of disturbance, before and after construction. Should the pre-construction television inspection indicate deficiencies or issues with this pipe, the Applicant shall be required to address such (i.e. repair, replace, or rehabilitate), to the satisfaction of the Board and Department of Public Works, prior to the reuse or modification of such. Two (2) copies of the pre- and post-construction television inspection video footage and associated report shall be furnished to the Township, upon receipt, for review.
- 2.9 The Applicant shall revise the submitted plans to include detailed grading and drainage information beneath the proposed building, including, but not limited to, proposed spot elevations and contours, roof drainage connection(s), surface drainage within the parking area, etc.
- 2.10 The Applicant shall revise the plans to provide additional topographic data at the following locations: all building corners, top and bottom of walls, top and bottom of stairs, as well as all high and low points, and grade breaks throughout the site.
- 2.11 The Applicant shall revise the plans to indicate the proposed sanitary lateral inverts, as well as existing inverts at connection points, for all sanitary sewer lines.
- 2.12 The Applicant shall revise the Soil Erosion and Sediment Control Plan to include and identify the limit of disturbance, and the associated area in square feet and acres.



- 2.13 The Applicant shall revise the grading plan to indicate proposed grading (i.e. contours and spot elevations) for all proposed improvements within the Township right-of-way, including, but not limited to, sidewalks, ADA curb ramps, driveway aprons, etc.
- 2.14 Prior to construction, the Applicant shall prepare a Demolition Plan to clearly define what is to be removed, and what is to remain.
- 2.15 The Applicant shall provide testimony regarding the status of existing utilities on the site and whether they are adequate for the proposed use. Any existing utilities proposed for reuse shall be verified for capacity, condition, and shall be televised, if appropriate.
- 2.16 The Applicant shall provide “will-serve” letters demonstrating that applicable utility providers (including, but not limited to sanitary sewer, water, electric, and natural gas service) are capable of serving the site with adequate capacity.
- 2.17 The Applicant proposes a significant increase in the amount of sanitary sewage to be generated by the proposed development. The Applicant shall verify if a Treatment Works Approval (“TWA”) permit is required from the New Jersey Department of Environmental Protection. The Applicant shall provide copies of all correspondences to and from the NJDEP regarding this matter to the Board for review.
- 2.18 The Applicant proposes a significant increase in the amount of potable water demand by the proposed development. The Applicant shall verify if a Water Main Extension permit is required from the New Jersey Department of Environmental Protection. The Applicant shall provide copies of all correspondences to and from the NJDEP regarding this matter to the Board for review.

3. Landscaping and Lighting Comments

- 3.1 Based on current aerial imagery, the existing site appears to consist of multiple mature trees. Though not indicated, it appears as though many of the trees on the development lots will be removed to construct the new development. The Applicant shall revise the plans to indicate which trees are to be removed. Additionally, the Applicant shall revise the plans to indicate which trees are to remain either within or in close proximity to the limit of disturbance (see comment No. 2.14), and shall depict tree protection fencing, and provide an associated construction detail. Finally, the Applicant shall revise the plans to demonstrate compliance with the requirements cited in Township Ordinance §12.16.050, related to tree removals, replacements, and potential Tree Fund contributions.
- 3.2 The Applicant shall provide a Landscape Plan which shall be prepared by a Landscape Architect, licensed in the State of New Jersey. The Applicant shall provide landscape details for all plantings, including but not limited to, tree pits, bushes, shrubs, perennials, etc.
- 3.3 The Applicant shall revise the provided Landscaping Plan in accordance with §10.6.3.F2 of the Township of Berkeley Heights Ordinance. Additionally, the Applicant shall refer to the Townships Preferred Tree Species list and incorporate the same to the maximum extent practical.
- 3.4 The Applicant shall revise Landscape Plan to include Planting / Landscape Notes.
- 3.5 NEA recommends that the Applicant provide an irrigation system to ensure that all proposed landscaping thrives. Conversely, if such is not provided, the Applicant shall provide adequate means of ensuring adequate watering for the proposed landscaping, including, but not limited to, tree watering bags, and regular watering schedules. The Applicant shall provide testimony regarding such.
- 3.6 The Applicant proposes landscaping and other improvements within an existing storm drain easement on the subject site. The Applicant shall provide documentation authorizing such improvements within the easement.



- 3.7 The Applicant shall provide a site lighting design such that a minimum and maximum average of 1.0 to 4.0 foot-candles, respectively, is provided for retail uses, per §11.1.5.B of the Township Code. The Applicant shall provide testimony regarding the operating hours of the proposed lighting, including, but not limited to, hours of full site lighting, hours of security lighting, etc.
- 3.8 The Applicant shall revise the plans to include a construction detail of the proposed lighting fixtures.
- 3.9 The location, intensity and direction of all outdoor lighting shall not produce glare or other adverse effect on the existing or future use of nearby properties. Additionally, lighting shall not be more than twenty-five feet in height (§10.6.1D.).
- 3.10 The Applicant shall indicate the illumination levels in foot-candles to demonstrate compliance with §11.1.5 of the Township of Berkeley Heights Municipal Code.

4. Traffic Engineering Comments

- 4.1 Below is a summary of the findings of the submitted Traffic Impact Study, provided by the Applicant:
 - a. The project is situated on the northbound side of Springfield Avenue (County Route No. 512), between its intersection with River Road and Passaic Avenue. Springfield Avenue provides one travel lane in each direction (east and west), with permitted street parking along both sides of the road. River Road provides one travel lane for each direction that travels north and south bound, also with parking along both sides.
 - b. The manual turning movement counts were conducted at the intersection of Springfield Avenue and River Road on Thursday, January 17, 2019 (between 7:00 – 9:00 a.m. and 4:30-6:30 p.m.).
 - c. NJDOT provides Trip Generation Rates in its Highway Access Permit System (“HAPS”) to determine trip generation projections. The projections for the retail were based on Institute of Transportation Engineers (“ITE”) Land Use Code 820 “Shopping Center” with 4,800 square feet. The current iteration would generate a maximum peak hour of 31 trips between 8:00 a.m. and 9:00 a.m. and a total of 52 trips between 4:30 p.m. and 5:30 p.m. for Retail space and 53 residential units.
 - d. The Amended and Restated Berkeley Crossing Redevelopment Plan sets forth a parking requirement of two (2) spaces per residential unit and one (1) parking space per 300 square feet of retail. The proposed development of twelve (12) 1-bedroom units, thirty-eight (38) 2-bedroom units, three (3) 3-bedroom units, and 4,800 square feet of retail requires a total of one hundred and twenty-two (122) parking spaces. The site, as proposed, provides ninety-eight (98) spaces with thirty (30) “banked” (future) spaces, providing a grand total of 128 total spaces, thereby satisfying the minimum parking requirement. The Applicant’s Traffic Engineer indicates that though not conforming, the 98 spaces would be sufficient for the proposed mixed-use. NEA strongly recommends that one (1) year after full occupancy of the residences and retail space, the Applicant shall perform a follow-up parking utilization study to determine adequacy of the 98 spaces. Should such reveal the 98 spaces are inadequate, or if the Building and/or Police Department determine site conditions warrant, the Property Owner shall construct the 30 banked spaces.
- 4.2 The Applicant shall provide testimony addressing vehicular circulation for deliveries, loading/unloading, drop-off, pick up areas, trash/recycling, and other operational issues as may be deemed relevant to the application. This shall include moving truck access and circulation including anticipated sizes and types of moving van that would access the site.



5. Final Comments

- 5.1 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 in accordance with the Municipal Land Use Law.
- 5.2 The Applicant shall obtain all approvals required by outside agencies, including but not limited to NJDOT, NJDEP, Union County, and Somerset-Union Soil Conservation District, as well as the Berkeley Height 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.
- 5.3 Any new or revised materials shall be filed with the Township and shall not be sent directly to the Board's professionals. The Township will forward the application and related materials to the Board's professionals when they are finished with their review. Materials submitted directly to NEA will not be reviewed.
- 5.4 Revised reports, plans and exhibits, which are to be considered at the hearing, should be submitted ten days prior to the scheduled hearing.
- 5.5 The above comments are based on a review of materials submitted and/or testimony provided to date. NEA reserves the right to provided new or updated comments as additional information becomes available.

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

Very truly yours,
Neglia Engineering Associates

Very truly yours,
Neglia Engineering Associates

A handwritten signature in black ink, appearing to read 'T. Solfaro', is written over a horizontal line.

Thomas R. Solfaro, P.E., C.M.E., C.P.W.M.
Township and Board Engineer
Township of Berkeley Heights

Evan M. Jacobs, P.E., P.P., C.F.M.
For the Township and Board Engineer
Township of Berkeley Heights

TRS/EMJ/ko

- cc: Bill Robertson, Esq. – Planning Board Attorney (via e-mail)
Keenan Hughes, A.I.C.P., P.P. – Planning Board Planner (via e-mail, khughes@phillipspreiss.com)
David Cecchio – Applicant/Owner (via e-mail, davidc@elitep.com)
Berkeley Crossing Urban Renewal, LLC. – Owner/Applicant (via USPS, Berkeley Crossing Urban Renewal, LLC., P.O. Box 4449, Warren, New Jersey 07059)
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