

August 3, 2021

Via E-mail

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

Attn.: Ms. Connie Valenti, Secretary

Re: Preliminary Major Site Plan Approval – Technical Review

404 & 410 Springfield Avenue (Block 701, Lot 3)
Stop & Shop – Signage (Application No. SP-2-21)
Applicant: The Stop & Shop Supermarket Company, LLC. (Attn: Roberta Hamer)
Township of Berkeley Heights, Union County, New Jersey
NEA File No.: BERKSPL21.014

Honorable Board Members:

Neglia Engineering Associates (“NEA”) has reviewed the application and plans for the above-referenced development to determine the application fees and required initial escrow deposit. Specifically, we have reviewed the following:

- A completed copy of the Township of Berkeley Heights Planning Board Application for Site Plan Approval for Block 701, Lot 3, prepared by Roberta Hamer, of The Stop & Shop Supermarket Company, LLC., dated May 17, 2021;
- A completed copy of the Township of Berkeley Heights, Planning Board Site Plan Checklist – Site Plan (Block 701, Lot 3), prepared by Christopher Longo, P.E., of Vanasse Hangen Brustlin, Inc. (“VHB”), dated May 13, 2021;
- A copy of the Written Use Plan, Stop & Shop Online Pick-up, dated May 13, 2021;
- A copy of a letter for proposed improvements to the site, addressed to BH’91 LLC (“Landlord”), prepared by Guy Stutz, Vice President of Real Estate, of The Stop & Shop Supermarket Company, LLC., dated July 8, 2020;
- A copy of the Certification of Taxes, prepared by Rachele San Filippo, Tax Collector, dated May 12, 2021;
- A copy of the Union County Development Review Application Form, prepared by Frank Mea, dated July 26, 2021;
- A copy of the resubmittal letter, prepared by Howard D. Geneslaw, Director of Gibbons, dated July 29, 2021;
- A copy of The Stop & Shop Supermarket Company LLC. Corporate Disclosure Statement, dated May 13, 2021; and
- A signed and sealed set of engineering plans, consisting of four (4) Sheets, entitled “Site Plans, Stop & Shop, Delivery & Pickup, 404 & 410 (Rear) Springfield Ave., Berkeley Heights, New Jersey,” prepared by Christopher Longo, P.E., of VHB, dated May 13, 2021.



Project Description

The subject site is identified as Lot 3 in Block 701, located within the ‘DD’ (Downtown Development) Zone, per the Township of Berkeley Heights Zoning Map. The site is further identified as 404 and 410 Springfield Avenue, and is located on the southern side of Springfield Avenue between the intersections of Lone Pine Drive and Snyder Avenue. Springfield Avenue is also identified as Union County Route 512, under the jurisdiction of the County of Union. The property is currently developed with a large multi-unit, one-story retail building and shopping center (approximately 83,000 square feet), as well as two separate one-story retail buildings (approximately 13,000 and 4,000 square feet, respectively). In addition, the site also contains paved parking lots and driveways, landscaped curbed islands, utility infrastructure, and a detention basin. Block 701 Lot 3 is currently owned by Berkeley Development Co., L.P., P.O. Box 62, Berkeley Heights, New Jersey, 07922. The Applicant for the project is The Stop & Shop Supermarket Company, LLC., 1385 Hancock Street, Quincy, Massachusetts, 02169, Attn.: Roberta Hamer, Director, Real Estate Development.

The Applicant is seeking preliminary major site plan approval to install eight (8) single-faced signs designating certain parking spaces for delivery and pickup, and one (1) double-faced wayfinding sign.

The Applicant has indicated that no variances required. NEA defers review of compliance with the Zoning Ordinance, Redevelopment Plan, and associated streetscape standards to the Board Planner.

1. Engineering Comments

- 1.1. 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.
- 1.2. In accordance with Ordinance Appendix A, Article 5.4, only parking signs in accordance with the Manual on Uniform Traffic Control Devices (“MUTCD”) are permitted. The parking signs that the Applicant proposes do not conform with the MUTCD, and therefore, per Ordinance §5.11, the proposed signs are prohibited. The Applicant shall either request a specific design waiver (and provide testimony in support thereof) or revise the signage such that it conforms with the ordinance.
- 1.3. The Applicant indicates that 441 parking spaces are required for the existing Stop & Shop. The Applicant shall provide testimony and/or revise the plans to substantiate the provided parking demand calculations.
- 1.4. The Applicant shall provide testimony regarding the potential impact of the loss of the eight (8) parking spaces. In addition, the Applicant shall provide testimony regarding the potential impact to any off-site parking, and shared parking circulation agreements or easements.
- 1.5. The Applicant shall ensure that all disturbed work areas are stabilized. The Applicant shall restore landscape area, where disturbed.

2. Final Comments

- 2.1. Should the Board look favorably upon this application, a performance bond and inspection escrow will be established in accordance with the Municipal Land Use Law.
- 2.2. 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.



- 2.3. 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.
- 2.4. Revised reports, plans and exhibits, which are to be considered at the hearing, should be submitted ten days prior to the scheduled hearing.
- 2.5. 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.
- 2.6. The Applicant is responsible for the payment of all applicable fees, including but not limited to application, escrow, COAH, tax map revisions, permits, sewer, and the like.

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

Very truly yours,
Neglia Engineering Associates

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

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

Very truly yours,
Neglia Engineering Associates

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

TRS/EMJ/mjg

- cc: William Robertson, Esq. – Planning Board Attorney (via e-mail, wrobertson@newjerseylaw.net)
Keenan Hughes, A.I.C.P., P.P. – Planning Board Planner (via e-mail, khughes@phillipspreiss.com)
Berkeley Development Co., L.P. – Owner (via e-mail, annmariemea@yahoo.com)
Roberta Hamer, (The Stop & Shop Supermarket Company, LLC.) – Applicant (via e-mail, roberta.hamer@stopandshop.com)
Howard D. Geneslaw, Esq. – Applicant's Attorney (via e-mail, hgeneslaw@gibbonslaw.com)
Christopher Longo, P.E. – Applicant's Engineer (via e-mail, clongo@vhb.com)
Christina Moreau – Applicant's Sign Professional (via e-mail, christina@agnolisign.com)

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