

Planning & Real Estate Consultants

January 13, 2023

Planning Board
Township of Berkeley Heights
29 Park Avenue
Berkeley Heights, NJ 07922

**Re: Planning Review
Site Plan w/ Variances
Block 609, Lot 10 and Block 612, Lot 1
Enginuity, LLC**

Dear Chair Johnson and Board Members:

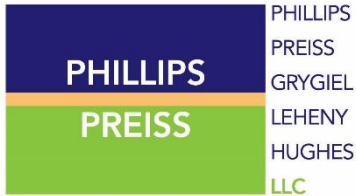
Our office is in receipt of the above referenced application, including the following documents submitted by Enginuity, LLC (“Applicant”):

- Application for Site Plan Approval, dated September 29, 2022
- Conceptual Parking Layout prepared by SESI Consulting Engineers, dated August 9, 2021

Block 609, Lot 10 is a 15,000 square foot lot located at the intersection of Sherman Avenue and Station Street. It is improved with a one-story building utilized by Patria Station Café as well as 42 surface parking spaces. Block 612, Lot 1 is a 34,700 square-foot lot that contains an existing one-story building and 8 parking spaces. In 2020, the applicant obtained approval from the Planning Board to allow Bierman, an autism therapy center, to occupy 11,303 square feet of the existing 23,590 square-foot building.¹ The 2020 Resolution of Approval required the applicant to return to the Planning Board to request a parking variance for the occupancy of the remainder of the building.

For Block 612, Lot 1, the Applicant proposes to expand the Bierman space to 14,445 square feet. In addition, it seeks approval for occupancy of 4,450 square feet by a “senior day care” use. A vacant 4,270 square-foot area of the building would be allocated for a potential future office use. The Applicant is also seeking approval to

¹ Berkeley Heights Planning Board Resolution of Approval, Application SP-10-19, dated April 1, 2020.



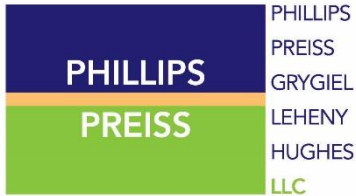
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stripe and utilize a total of 7 parking spaces along the Sherman Avenue frontage of the property. Four spaces would be configured in a tandem arrangement in a space previously occupied by a trash enclosure. Three spaces would be striped along the building and partially within the Sherman Avenue ROW. On Block 609, Lot 10, the Applicant proposes to reconfigure the existing parking area to increase the parking supply from 42 spaces to 46 spaces.

Zoning Compliance

The subject property is located in the HB-3 zone. The Applicant is requesting site plan approval and a parking variance. The following relief is required:

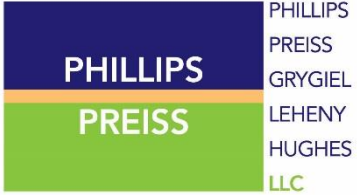
1. “c” variance for required number of parking spaces [§11.1.2] – per below comments, additional information/testimony is requested to calculate the total parking requirement and confirm whether such relief is needed.
2. Design exception for dimension of parallel parking spaces [§11.1.3.B(1)] – 10 feet in width and 24 feet in length required, whereas 22 feet in length is proposed.
3. Design exception for dimension of 90 degree angle parking [§11.1.3.B(2)] – 9 feet in width and 18 feet in length required for non-compact spaces, whereas a width of 8.5 feet is proposed.
4. Design exception for required planting diamonds between parking rows [§11.1.3.B(2)] – a seven foot planting diamond must be provided for each five front abutting parking stalls. No landscaped islands are proposed.
5. Design exception for parking aisle width [§11.1.3.C] – for 90-degree spaces the minimum aisle width is 23 feet, whereas 22 feet is proposed.
6. Design exception for parking lot landscaping [§11.1.4.A(1)] – a minimum of 8 percent of the interior area of the parking lot shall be landscaped with a minimum of one deciduous tree with a minimum caliper of 2.5 inches, planted for every 6 parking spaces. No trees are proposed.
7. Design exception for screening of perimeter of parking lot [§11.1.4.A(2)] – landscaping required around perimeter of parking lot, whereas no screening is proposed.
8. Design exception for parking lot lighting [§11.1.5] – no lighting is proposed.



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Planning Comments

1. As established in the 2020 Resolution of Approval, the Board shall apply a parking requirement of 1 space per employee to Bierman. The Applicant should provide testimony regarding the number of employees that will be on site during the peak shift (based on expanded floor area allocated to Bierman) in order to determine the applicable parking requirement.
2. The 2020 Resolution of Approval established the hours of operation for Bierman, as follows: 8:30AM to 4:30PM on Monday through Friday. The facility is closed during weekend days. The applicant should confirm if there are any proposed changes to the hours of operations.
3. The 3 on-street parking spaces within the Station Street ROW cannot be counted in the applicant's parking supply unless evidence is provided that applicant has exclusive rights to those spaces.
4. Testimony should be provided regarding the number of parking spaces allocated/reserved for Patria Station Café. The parking requirement for a restaurant is one space for every three seats plus one space per employee. The application should reflect an accurate parking calculation for this use based on number of seats and employees.
5. The application does not provide any information regarding the proposed senior daycare use. Similar to the Bierman facility, the parking requirement shall be based on the number of employees (testimony should be provided). In addition, how will participants be transported to the facility? Are there any vans or other vehicles that need to be stored on site?
6. The parking requirement for professional office space is 1 space per 200 square feet. Thus, the requirement for 4,270 square feet is 21 parking spaces. What is the basis for the 10-space requirement shown on the Conceptual Site Plan?
7. The utilization of any portion of the Township ROW for private parking spaces should be conditioned upon the review and approval of the Township. We defer to the Board Attorney as to the appropriate legal mechanism to authorize the use of these areas.



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8. Testimony should be provided regarding trash storage and management on both properties and how the proposed modifications to the site will impact same.
9. We defer to the Township Engineer regarding the parking lot modifications in terms of safety, adequate circulation and related issues.

We trust that the above information is responsive to your needs.

Respectfully submitted,

Keenan Hughes, AICP, PP