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February 22, 2023

VIA HAND DELIVERY

**Honorable Mayor Jones and
Board Chairman Peter Byrne
Borough of Caldwell Municipal Building
1 Provost Square
Caldwell, New Jersey 07006**

Re: The Manor at Caldwell
26-30 Lane Avenue
Block 41, Lot 7
Borough of Caldwell, Essex County
MCBEA File Number 4340

Dear Mayor Jones and Chairman Byrne,

On behalf of our Client regarding the above referenced development project, enclosed please find the following items:

- Eighteen (18) copies of a plan entitled, "Preliminary / Final Site Plan for The Manor at Caldwell, Block 41 – Lot 7, Borough of Caldwell, Essex County, New Jersey", nine (9) sheets, dated November 28, 2022, last revised February 22, 2023.
- Eighteen (18) copies of an Architectural Plan, seven (7) sheets, prepared by Steven Corso, Architect, last revised February 17, 2023.

These documents have been revised in accordance with the most recent letters from the Board Professionals. To each of these letters, we offer the following responses.

Planning Report #1 from T and M, dated February 13, 2023

To the various items in the T and M report that warrant a response, the Applicant offers the following:

- Per page 7 of the report, we clarify that the existing non-conforming accessory structure at the rear of the property will be removed and will not require a variance or waiver.
- A. 6.7.7 – Subdistrict Design Standards:
 - The architectural plan has been updated to provide transparency calculations as shown on sheet A-4.

B. 6.8 A & B – Off-Street Vehicular Parking and Bicycle Parking Requirements:

1. Regarding sections 6.8A and 6.8B, Subdistrict V, we offer the following responses to the parking and bicycle requirements.

- The bulk table on site plan sheets 1 and 3 have been updated to reflect the current number of physical parking spaces to be ninety-five (10) and a credit of ten (10) spaces per the EV requirements.
- The bicycle storage area has been revised to be 20' x 24'. This will allow for four (4) "U" style bike racks, each of which will hold eleven (11) bikes, forty-four (44) total.
- The electric charging station notes on sheet 3 have been updated to reflect ninety-five (95) parking spaces proposed.
- The electric charging station notes on sheet 3 have been updated to indicate that fifteen (15) EV parking spaces will be provided per state law, but that the location of which will be determined at the time of construction permitting as they need to be coordinated with the MEP drawings and the requirements of the Power Company.

2. Regarding Subdistrict V, section 6.8.B.3, we offer the following responses.

- i. The bicycle parking area is protected and secured in a separate room.
- ii. The bicycle parking is proposed on the lower level of the parking area and is secured inside a separate room, away from the motor vehicles.

3. Regarding section 6.8.B.4, we offer the following responses.

- i. All of the bicycle parking area is sheltered and protected in a separate room on the lower parking level.
- ii. The bicycle parking is located on the lower parking level and is accessible to the sidewalk via ramps.

4. Regarding section 6.8.B.5, these comments are not applicable as the project does not proposal bicycle storage outdoors.

C. 6.9 – Loading and Unloading

- 1. A loading and unloading area is provided on the ground level parking area. This area is primarily for visitor parking but can be reserved for tenants that are moving in and out. This loading and unloading area is shown on sheet 3 of the revised site plan.

D. 6.10 – Alleyways

- 1. The project does not proposal any alleyways.

E. 6.11 – Access, Circulation and Traffic Study

- 1. The project traffic engineer will provide testimony regarding this section.

F. 6.12 – Subdistrict-Wide Design Standards

- 1. No 'blank walls' are proposed as can be verified on the submitted architectural plans.
- 2. The project architect will provide testimony as to how section 6.12.A.2, Building Facades, has been met.

3. The project architect will provide testimony as to how section 6.12.A.3, Rooftop Appurtenances, has been met.
4. The project architect will provide testimony as to how section 6.12.A.4, Stepback, has been met.
5. The project architect will provide testimony as to how section 6.12.A.5, Floor to Floor Height, has been met.
6. The project architect will provide testimony to section 6.12.A.7, Awnings / Canopies, that none are proposed.
7. The project architect will provide testimony as to how section 6.12.A.10, Eaves, has been addressed.
8. The project architect will provide testimony regarding the proposed terrace space.
9. Regarding 6.12.C: Signage, no signage is proposed.
10. Regarding 6.12.D: Lighting, we offer the following:
 - i. The lighting plan, site plan sheet 5, has been updated to show the location of the streetlights. A detail of the light fixture has been provided. We did not have sufficient time to obtain a light level analysis, so we continue to indicate that the light levels will be computed and provide to the Borough for approval prior to construction.
 - ii. Corresponding notes have been added to site plan sheet 5 regarding lighting enclosures / shielding, light spillage and dimming capabilities.
 - iii. A note regarding the timing of non-essential lights to be off is included on site plan sheet 5.
 - iv. Regarding safety lighting, all wiring will be laid underground. The project architect can provide additional testimony if needed.
 - v. Cobra style lights are not proposed on this project.
 - vi. Lighting note 5 has been added to site plan sheet 5 stating that the maximum mounting height of exterior lights shall be twelve (12) feet.
 - vii. No flashing, laser, searchlight, strobe, tracing, pulsating or neon exterior lights are proposed for this project.
 - viii. We did not have sufficient time to obtain a light level analysis in time for this submission, so we continue to indicate that the light levels will be computed and provide to the Borough for approval prior to construction. These light levels will confirm to the average horizontal footcandle stated in the redevelopment plan.
11. Regarding 6.12.E.1: Sidewalks, the proposed sidewalk along Lane Avenue is dimensioned and is generally no less than six (6) feet wide. See sheet 3 of the revised site plan.
12. Regarding 6.12.E.2: ADA Compliance, tactile paving stones are proposed at either edge of the proposed driveway. See sheet 3 of the revised site plan.

13. Regarding 6.12.E.3: Street Lights, sheet 5 of the site plan has been revised to stipulate maximum height and minimum spacing of streetscape lighting.
14. Regarding 6.12.E.4: Crosswalk and Pedestrian Crossings, respectfully, we have not added the mid-block cross walk. As Lane Avenue is a County road, we will discuss this matter with the Essex County Planning Department to determine if they have any objection to adding the cross walk.
15. Regarding 6.12.E.7: Bollards, no bollards are proposed for this project.
16. Regarding 6.12.F1 and F2: Trash Receptacles and Outdoor Public Seating, sheet 5 of the site plan has been revised to outdoor public seating and trash receptacles.
17. Regarding 6.12.G.1: Street Trees, general notes have been added to sheet 5 of the revised site plan including as many of these comment as practical. The proposed street trees (Honey Locust and Japanese Zelkova) are considered urban tolerant trees.
18. Regarding 6.12.G2: Landscaping: we offer the following responses to these items:
 - Shrubs are noted to be a minimum of 2.5 feet apart as noted on sheet 5 of the revised site plan.
 - The driveways are lined with tactile paving stones per ADA standards. Landscape buffering would interfere with accessibility to the driveway. However, lawn area is adjacent to the tactile pavers.
 - All parking areas are located inside the building.
19. Regarding 6.12.G.3: Fences and Walls, the fence detail on sheet 7 has been removed.

G. 6.13 – Utilities

1. Regarding 6.13.A.1, the project architect will provide testimony as to the compliance with this item.
2. Regarding 6.13.A.2, all utility lines shall be placed underground.
3. Regarding 6.13.A.3, no easements are proposed at this time.
4. Regarding 6.13.A.4, all existing above ground utilities are incorporated into the underground systems, including electric service, gas service and TV/Internet service.
5. Regarding 6.13.A5: Cost Sharing, the project planner will address this item through testimony.
6. Regarding 6.13.A.6, remote readers will be utilized if reasonably available by the utility company.
7. Regarding 6.13.B & C, water, sewer and storm water management have been addressed by the Board Engineer, see responses later in this letter.
8. Regarding 6.13.D: Refuse, we offer the following responses to these items.
 - The refuse area is not located in the front yard or buffer.
 - The refuse area is not outdoors. These comments are not applicable.
 - The refuse area is not outdoors. These comments are not applicable.

General Planning Comments

1. No response required for this item.
2. The building height is computed to be 37.27 feet. This calculation is provided on sheet 1 of the revised site plan. The location of the spot elevations used to compute this building height are shown on site plan sheet 4.
3. A loading and unloading area is provided on the ground level parking area. This area is primarily for visitor parking but can be reserved for tenants that are moving in and out. This loading and unloading area is shown on sheet 3 of the revised site plan.
4. Since parking is proposed under the building, snow plowing is not required on this site as snow will mostly fall on the roof of the building. Snow removal from the access driveway will be removed by management / building superintendent using hand / power tools. Refuse and recycling removal will be done by private contractor using a pickup truck. Refuse will be prepared and organized by management / building superintendent prior to pick up. Refuse and recycling will be transferred from the refuse room to the pick up truck by the private hauling company and taken off site.
5. Sidewalks are proposed on both sides of the building to allow residents to the patio area.
6. The project architect will provide testimony regarding interior and exterior building materials.
7. The project architect has provided renderings of the building front and sides as part of this submission.
8. Additional landscaping has been provided as shown on sheet 5 of the revised site plan. Tree planting boxes are proposed along the front façade of the building. Trees are also proposed in the front yard.
9. The total number of physical onsite parking spaces is ninety-five (95) as indicated on the revised site plan.
10. The average building setback summary calculation is provided on sheet 2 of the site plan.
11. The project architect will provide testimony regarding whether any portion of the roof is to be used as a deck or recreation area.
12. The electric charging station notes on sheet 3 have been updated to indicate that fifteen (15) EV parking spaces will be provided per state law, but that the location of which will be determined at the time of construction permitting as they need to be coordinated with the MEP drawings and the requirements of the Power Company.
13. The project architect will provide testimony addressing the length of the building.
14. The architectural plans have been updated to provide a summary table of the apartment bedroom breakdown as shown on sheet A-2. Testimony will be provided regarding the affordable housing units.
15. Testimony will be provided regarding the nine (9) affordable housing units.
16. The project planner will provide testimony regarding the income breakdown of the affordable units.
17. The project planner will provide testimony regarding the length of time for the deed restriction.

18. The project planner / project Attorney will provide testimony regarding the Administrative Agent for the affordable units.
19. The project planner will provide the requested additional information regarding the fiscal impact statement.
20. A list of regulatory approvals has been added to sheet 1 of the site plan drawings.
21. No response required for this item.
22. The applicant will address all required borough fees, permits and required approvals.

Engineering Review Letter 2 from Beckmeyer Engineering, P.C., dated February 13, 2023

Area and Bulk Requirements

1. The average setback calculations have been provided on sheet 2 of the site plan.
2. The existing accessory structure at the rear of lot 7 is now indicated to be removed as shown on sheet 2 of the site plan.

Completeness Review (remaining items)

- The grading plan on sheet 4 has been updated to highlight the proposed elevations used in the height calculation.
- Sight triangles have been added to sheet 3 of the site plan.
- Two trash enclosures have been added to the site plan, as shown on sheet 3. One is indicated for trash and one is indicated for recycling. These enclosures are 'rooms' designed by the project architect and are shown on the upper level floor plan on sheet A-1 of the updated architectural plans.
- A note has been added to sheets 1 and 3 confirming that no variances, waivers or exceptions are required on this project.

Additional Completeness Review Comments

- Testimony regarding which units will be designated as the nine (9) affordable housing units will be provided by the project architect at the next Board hearing.
- Site plan sheet 3 has been revised to show the layout of the bike rack. Sheet 7 has been revised to provide additional information regarding the bike rack.
- Sheet 5 has been revised to show the location of the street lights. A note has been added to state that non-essential lights shall be turned off between 11:00 pm and 5:00 am. A note has been added also stating that lighting levels must be submitted and approved prior to the installation of the lighting. Building mounted lighting is not shown on this plan.
- General note 18 has been added to sheets 1, 2 and 3 stating that the site plan shall comply with the Redevelopment Plan Streetscape Requirements.

- A utility connection note has been added to sheet 4 stating that all utility connections shall comply with the section "Utilities General Requirements" as outlined in the Redevelopment Plan.
- Top and bottom of wall elevations are provided for the proposed wall as shown on sheet 4 of the site plan.
- The project surveyor has been contacted to supplement the topography in Lane Avenue to establish the nearest high points / low points. This information will be added to the plan once it is obtained.

General Review

Storm Water Report:

The comments made under the section of Storm Water Report have not been addressed yet due to the limited time available to provide revised documents back to the Borough of Caldwell. The responses below are intended to confirm the Applicant's willingness to comply with the comments from this section, as follows.

- Sheet 9 has been added back to the plan and now contains the details from the current drainage design.
- Sheet 4 has been updated to show the pipe layout of the two (2) detention basins in plan view.
- The storm water report will be updated to illustrate actual times of concentration rather than previously accepted regulatory minimums.
- The change in site conditions due to slope had been considered in the previously submitted drainage calculations. However, they will be updated to be considered as two distinct drainage areas. Drainage area boundaries and time of concentration flow paths will be shown on the plan.
- The runoff from the wooded area behind the building is intended to be collected by the storm water collection system and pass through the detention basin.
- The slope of the proposed grades along both the north facing and south facing wall have been added to sheet 4 of the site plan.
- A trench drain has been added to the driveway, near the right of way line, as shown on sheet 4 of the site plan.
- Calculations and details for the swale on each side of the building will be provided.
- The drainage area calculations will be updated to separate the onsite drainage areas from the offsite drainage areas. We anticipate that the offsite drainage areas are not subject to the typical reductions of peak flow.

Parking Lots:

- Parking aisle widths are labeled on site plan sheet 3.
- The current site plan proposes ninety-five (95) physical parking spaces and obtains credit for ten (10) additional spaces based on the EV requirements.
- Fifteen (15) parking spaces are EV ready per State law as indicated by note on sheet 3 of the site plan.

Office of the Fire Official, dated February 1, 2023

1. A compliant sprinkler system will be fed by the water system in Lane Avenue. A water main extension application will be filed to approve this connection. The compliant sprinkler system will be throughout the building including interior parking areas as noted on sheet 4 of the site plan.
2. A monitored low voltage fire alarm system will include a carbon monoxide level alarm in the parking areas as noted on sheet 4 of the site plan.
3. Standpipes will be provided in stairwells and throughout the interior parking area as required by NFPA 14 as noted on sheet 4 of the site plan.
4. One (1) fire hydrant is proposed on site plan sheet 4, near the main entrance of the new building.
5. A note has been added to sheet 4 of the site plan stating that a keyed knox box is to be mounted in a location agreed upon by the Fire Official.
6. Parapet ladders shall be installed inside roof parapets at locations determined by the Fire Official as indicated by note on sheet 4.

Borough of Caldwell Water Department, dated January 8, 2023:

The comments made by the Water Department were addressed at the time of submission of the water main extension application. Here are the replies that were sent along with those changes:

1. The Applicant will file the required permits with NJDEP for water service. An advisory note has been added to sheet 4 of the revised site plan.
2. Potable water service connection size to be provided as part of the construction drawings should the Borough approve this application. An advisory note has been added to sheet 4 of the revised site plan.
3. Appropriate fire protection service will be provided as part of the construction drawings should the Borough approve this application. An advisory note has been added to sheet 4 of the revised site plan.
4. Applicant shall provide the appropriate water meters to comply with Borough Standards as part of the construction drawings should the Borough approve this application. An advisory note has been added to sheet 4 of the revised site plan.
5. The Applicant is in the process of preparing the requested information for the Caldwell Manor project. Water supply availability will be confirmed at that time and again at the time of the water application for this project.
6. Any additional comments that may be stated during the eventual submission of the water application will be addressed at that time.

Thank you in advance for your continued time and consideration on this matter. Please do not hesitate to contact us should you have any questions.

Very truly yours,
MCB ENGINEERING ASSOCIATES, LLC



Patrick D. McClellan, P.E.
For the firm