



BECKMEYER
ENGINEERING, P.C.

**Planning Board
Borough of Caldwell
1 Provost Square
Caldwell, New Jersey 07006
Attn: Ms. Brittany Heun, Planning Board Secretary**

March 6, 2023

**Re: Preliminary & Final Site Plan Approval
26-30 Lane Avenue
Block 41, Lot 7
Caldwell N.J. Review #1**

Dear Ms. Heun,

The applicant filed for a Preliminary and Final Site Plan Application for a located in the Borough of Caldwell's Redevelopment Zone, Subdistrict V- Residential. The applicant is proposing to develop a 44 Unit, Multi-Family Residential Building, located at 26-30 Lane Avenue, Block 41, Lot 7. This application has been reviewed in accordance with the Borough Redevelopment Plan and the Redevelopment Agreement between the applicant and the Borough of Caldwell. **This review is in response to the submittal package received on February 22, 2023.**

General Information:

Applicant/Owner: The Manor at Caldwell, LLC.
57 East Centre St., Bldg. 3, Unit 1
Nutley, N.J. 07110
Phone: (973) 277-2400

Owners of the LLC: Landmark Real Estate Developers II, LLC.
8 Orchard Square
Caldwell, NJ 07006

Applicants Attorney: Thomas P. Scrivo, Esq.
Lawrence S. Cutalo, Esq.
O'Toole Scrivo, LLC
14 Village Park Road,
Cedar Grove, NJ 07009
Phone: (973) 239-5700
Fax: (973) 239-3400
Email: tscrivo@oslaw.com
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P.O. Box 404, East Rutherford, New Jersey 07073
(201) 635-9401 • (201) 635-9404 Fax

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Applicants Engineer: Patrick D. McClellan, P.E.
11 Furler Street
Totowa, NJ 07512
Phone: (973) 812-6680
Fax: (973) 302-3195
Email: pmcclellan@mcbea.com

Applicants Architect: Steven Corso, RA
676 Bloomfield Ave. #1
Bloomfield, N.J. 07003
Phone: (973) 566-6004
Fax: (973) 556-6154
Email: s.corso@comcast.net

Applicants Planning Consultant: Jeffery Stiles, PP
220 Headquarters Plaza
West Tower 2nd Floor
Morristown, NJ 07960
Phone: (201) 602-0865
Fax: (973) 488-7085
Email: jstiles1888@gmail.com

Applicants Traffic Engineer: Joseph Staiger, P.E.
17 Tremont Drive
East Hanover, N.J. 07936
Phone: (973) 585-7102
Fax: (973) 488-7085

Zoning: Redevelopment Plan Overlay Zone- Subdistrict V- Residential

Proposal: The developer proposes to demolish the existing residential building and construct a new four-story multi-family residential building containing forty-four (44) residential units, including nine (9) affordable housing units and interior parking.

Documents Submitted:

The following drawings were submitted and reviewed by this office:

<u>Sheet</u>	<u>Title</u>	<u>Revision</u>	<u>Date</u>
1.	Title Page	Rev. #2	February 22, 2023
2.	Existing Condition Demolition Plan / Steep Slopes Analysis	Rev. #2	February 22, 2023

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3.	Layout Dimensioning Plan- Ground Level & Lower Level	Rev. #2	February 22, 2023
4.	Grading and Utilities Plan- Ground Level & Lower Level	Rev. #2	February 22, 2023
5.	Lighting Plan / Landscaping Plan	Rev. #2	February 22, 2023
6.	Soil Erosion and Sediment Control Plan	Rev. #2	February 22, 2023
7.	Illustrative Construction Details I	Rev. #2	February 22, 2023
8.	Illustrative Construction Details II	Rev. #2	February 22, 2023
9.	Illustrative Construction Details III	Rev. #2	February 22, 2023

The above drawings were prepared by Patrick D. McClellan, P.E., NJ Lic. No. 38571, of MCB Engineering Associates, LLC, located at 11 Furler Street, Totowa, N.J. 07512.

<u>Sheet</u>	<u>Title</u>	<u>Revision</u>	<u>Date</u>
A-1	Ground and Lower Level Plan	Rev. #1	February 17, 2023
A-2	Second and Third Floor Plan	Rev. #1	February 17, 2023
A-3	Fourth Floor and Roof Plan	Rev. #1	February 17, 2023
A-4	Elevations	Rev. #1	February 17, 2023

The above drawings were prepared by Steven Corso, Architect, NJ License No. 21A101217500, of Steven Corso, Architect, LLC., located at 676 Bloomfield Ave., Bloomfield, N.J. 07003.

Topographic Survey, dated August 4, 2022, prepared by Joseph F. Barbieri, Jr., N.J. License No.35350 of Joseph F. Barbieri and Associates, Inc., located at 11 Furler Street, Totowa, N.J. 07512, Phone: (973) 256-6950.

We also reviewed the following information:

- 1) Planning Board Application
- 2) Application Referral, Borough Engineer
- 3) Redevelopment Agreement Draft, dated December 12, 2022
- 4) Caldwell Resolution 12-253, dated December 6, 2022 to approved Redevelopment by Mayor and Council.
- 5) Stormwater Management Plan, dated December 12, 2022.
- 6) Fiscal Impact Statement, dated November 21, 2022.
- 7) Rendering of Development
- 8) Tax Status, dated January 23, 2023.
- 9) **Project Engineer's Response Letter, dated February 22, 2023.**

1. Area and Bulk Requirements:

Description Block 41, Lot 7		Zone Requirement	Existing	Proposed	Status	
Permitted Use: Retail Services or Retail Store and Multifamily Residential		Subdistrict V, Residential	1- Residential Structure	44 Unit- Residential	C	
Min. Lot Requirements	Area (sf.)	15,000 sf.	48,412 sf.	48,412 sf. (1.111 acres)	C	
	Lot Width (ft.)	50 ft.	124.50 ft.	124.50 ft.	C	
	Lot Depth (ft.)	300 ft.	393.33	393.33	C	
Max. Residential Density		Sites < 1.0 acre: 32 du/ac. ≥ 1.0 acre: 40 du/ac.	2 du/ac.	44	C	
Max. Building Coverage		60 %	4.8 %	46.2 %	C	
Principal Building	Front Yard (ft.)	Prevailing Setback	23.3 ft.	25.67 ft.	C(1)	
		22.2 ft.				
	Side Yard Setback(ft.)	10 ft.	22.4 ft.	10 ft.	C	
	Rear Yard Setback	30 ft.	290.3 ft.	138.69 ft.	C	
	Impervious Coverage %	70%	13.7 %	56.2 %	C	
Maximum Building Height	Stories	4 Stories	2 Story	4 Stories	C	
	Feet	50 ft.	30 ft.	37.27 ft.	C(2)	
Accessory Structures	Borough Code IH-2	Feet	5 ft. from Property Lines	U	N/A	C(3)
	Height	Feet	15 ft.	U	N/A	C(3)
Parking Requirements		Residential (Per Unit) 2/3 88 Spaces/132 Spaces	U	95 Spaces	C	
Electric Vehicle		State Regulations 15 % 13/20 Spaces 15% of 88= <u>13.2 Spaces</u> 15% of 132= <u>20 Spaces</u>	N/A	10 Spaces	U(4)*	

Bicycle Parking Residential (Per Unit)	1 space per unit, not to exceed 50 spaces. 44 Spaces	N/A	44 Spaces	C
Ground Floor Transparency Min.	25%	N/A	27%	C
Above Ground Transparency Min.	20%	N/A	23.2%	C
Open Space	75 sf. per unit 3,300 sf.	N/A	3,380 sf.	C

C- Conforms, V- Variance, N – Existing Non-conformance, EN- Expansion of an Existing Non-conformance, U- Unknown and requires additional information or testimony

*U(4)- Information conflicting information from project engineers response letter to details supplied on site plans. (See note #4 below)

1. Front Yard Setback- The Caldwell Redevelopment plan states that the front yard setback shall be the average setback of all properties that are both within 200 feet of the subject property and on the same street. The project engineer shall add the calculations on how the front yard setback was determined to the plans. **Complied.**
2. **The Height on the Zoning Schedule has changed from 4 stories 47.65 on sheet 3 of the site plan to 4 stories 37.27 feet. Height calculations have been provided on site plan sheet #4. All 12 Elevations that were used within average Building Height calculations shall be shown on sheet #4 “Grading and Utilities Plan, Ground Level & Lower Level” and distinguished from all other spot elevations. Engineer shall testify on Height Calculation change.**
3. Accessory Structures- A shed is located in the rear of the property; if the shed is to remain it shall be dimensioned. *If it is to be removed, a note shall be added to the “Existing Conditions and Demolition Plan” sheet #2. A note has been added to site plan sheet # 2, “existing shed to be removed”.*
4. **The Redevelopment plan requires 10% of parking spaces to be EV Make Ready spaces. However, State law requires 15% of parking spaces to be EV Make Ready; with a 10% of the parking requirement credit. The response letter dated 2/22/23 from MCB Engineering stated 15 EV parking spaces will be provided per state law and locations will be provided before construction. However, site plan, sheet #3 “Electric Parking Note” does not reflect this; sheet #3 “Electric Parking Note” shall be revised to reflect the 15 EV parking spaces. Also, the EV Make Ready parking spaces shall be located on the plans.**

Completeness Review:

The application was deemed **Complete** in accordance with Subdistrict V, Residential, Borough of Caldwell Chapter 250 Zoning and the Redevelopment Agreement between the applicant and the Borough of Caldwell. The applicant should provide additional or modified drawings or request waivers for each checklist deficiency. Each waiver requested should be addressed with a reason for each waiver.

- Payment of application fees and escrow fees, if applicable. **All required development fees, bonds and escrows shall be submitted in accordance to the Borough Ordinance and Redevelopment Agreement.**
- Proposed vehicular and pedestrian circulation and utility infrastructure plans, including disposal of sanitary sewage, water management, all other utilities may be shown by footnote. *Sanitary sewage and water management to be reviewed under separate review.*
- **Spot and finished elevations at all building corners. *All proposed property corners (12 are labeled on sheet #1). Height Calculation and elevations shall be distinguished from all other spot elevations. (Suggestion; elevations utilized for height calculations shall be marked in rectangles). All 12 Elevations that were used within average Building Height calculations shall be shown on sheet #4 “Grading and Utilities Plan, Ground Level & Lower Level” and distinguished from all other spot elevations. Engineer shall testify on Height Calculation change. [As a Suggestion; elevations utilized for height calculations shall be marked in rectangles]***
- **Site Triangle shall be added to the plans. *The site triangles shall be dimensioned as per Essex County requirements. Site triangles comply. Testimony shall be given on the type of the proposed trees to be used in the planting areas within the sidewalk located in within the site triangle.***
- **Location and design/details of containers for solid waste, including recyclables shall be added to the plans. Two trash enclosures have been added to site plan sheet #3; labeled proposed recycling room and proposed trash room.**
- Requested or obtained design waivers or exceptions. *A note stating that design Waiver or exceptions are not required on this project. If this is not the case, a list of all shall be placed on sheet #1.*

Additional Completeness Review Comments:

- **The developer committed to nine (9) affordable housing units. The drawings shall provide which units will be designated as affordable housing.**
- **The applicant is required to provide 44 bicycle parking spaces and is providing 44 bicycle spaces. *The applicant is proposing a bicycle room on sheet 3; details of bike racks shall be provided showing bike rack layout. Note on site plan sheet #3 shall be expanded on to state “Four (4) “U” style bike racks, each of which will hold eleven (11) bikes, forty-four (44) total”. Also, bike plan and letter state 11 space bike rack however, on sheet # 7 of the site plan detail note “Cycloops Bicycle Rack Modle No. 2170-7-C (7 Bikes)”.* Please give testimony.**
- **Lighting details shall be added to the plans. A note shall be added to the plans that non-essential lights shall be turned off between the hours of 11:00 pm and 5:00 am. *Location of all exterior lights shall be shown on the Lighting Plan Sheet #8. Complied.***
- **The applicant shall comply with Redevelopment Plan Streetscape requirements. A note has been added to the plans stating such.**

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- All Utility connections shall comply with Redevelopment Plans, “Utilities General Requirements.” A note has been added to the plans stating such.
- Top and bottom elevations of all retaining walls at all ends, corners, and changes of wall height. In addition, “terraced” retaining walls shall also include the distances between both walls front face. *The start and end of all retaining walls shall be clearly labeled and the retaining walls clearly identified. This may require a Variance.* A few more bottom elevations shall be added to the all retaining walls.
- Topography shall be added on Lane Avenue in both directions to either a high point or low point is encountered. This shall be submitted.

I reviewed the Plans under the Borough Ordinances for compliance along with the Caldwell Redevelopment Plan. The following is the list of standards which the Plans are not in compliance with or are provided to high light general information:

General Review:

Stormwater Report:

- The revised stormwater report has not been submitted as of this review. Review will continue upon submission.
- Sheet #9 has been removed from the set of plans. Sheet #9 originally had drainage details that were not moved to any of the remaining sheets. Sheet #9 has been included in the February 28, 2023 submittal.
- The layout of the sub-surface piping with all appurtenances shall be shown on the Drainage Plan.
- All tc’s, both existing and proposed, shall be shown on the site plans with each segment labeled containing length and slope. All tc’s shall be calculated: do not use estimates.
- Since the proposed site plan has a distinct front section (Building Roof) and rear section (Sloped Woods), The proposed runoff shall be considered 2 distinct drainage sub-area (or more) with separate “C” values and not consider the site one large area with a weighted “C”. If this was done, then all sub-area boundaries, with their tc’s and areas shall be put on a plan.
- How and where does the runoff from the remaining wooded area flow?
- The slopes of all proposed grades along the sides of the building shall be labeled.
- A trench drain shall span the driveway at the property line or an additional inlet at the property line be installed on the northern driveway curb.
- Swale section and calculations shall be submitted for both sides of the building.
- The sum of all drawings, drainage sub-areas shall equal the site area. Areas off-site, but flowing through the site, shall be looked at separately.

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Parking Lots:

- All aisle widths shall be labeled.
- **The parking has been changed from Ninety-nine (99) parking spaces and which includes four (4) ADA to Ninety-five (95) parking spaces which includes four (4) ADA spaces. Also, four (4) of the Ninety-five (95) parking spaces have been designated to be visitor/loading spaces.**
- **The Redevelopment plan requires 10% of parking spaces to be EV Make Ready spaces. However, State law requires 15% of parking spaces to be EV Make Ready; with a 10% of the parking requirement credit. The response letter dated 2/22/23 from MCB Engineering stated 15 EV parking spaces will be provided per state law and locations will be provided before construction. However, site plan, sheet #3 "Electric Parking Note" does not reflect this; sheet #3 "Electric Parking Note" shall be revised to reflect the 15 EV parking spaces. Also, the EV Make Ready parking spaces shall be located shall on the plans.**

Additional Review Comments:

1. Lighting note on site plan sheet 5 states lighting level on lot 7 will be calculated and approved by the Borough of Caldwell prior to construction. **The light levels shall be added to the plans.**
2. **The applicant stated there are no signs for this application. All signs for this project shall be approved by the Building Department and follow the Borough Ordinance.**

The Site Plan shall include all requested information and answers for the non-compliance's or is granted waivers and/or variances. It shall also be the intent of the applicant to follow all rules and regulations in accordance with the County of Essex, HEP Soil Conservation District, New Jersey Department of Environmental Protection, Caldwell Water and Sewer Departments, Caldwell Fire and Police Departments and the Health Department.

Should you have any questions, I can be reached through email at gbeckmeyer@caldwell-nj.com.

Yours Truly,

Beckmeyer Engineering, P.C.



Glenn M. Beckmeyer P.E.,P.P.,CME,CFM
Borough Engineer
Borough of Caldwell

Cc: Mayor Garrett Jones
Tom Tucci, Borough Administrator
Kim Conlon, Building Department
The Manor at Caldwell, LLC, Developer
Thomas P. Scrivo, Esq., Developer's Attorney
Patrick D. McClellan, P.E., Developer's