

March 16, 2020

Revised April 6, 2020

Via E-Mail

Planning Board
Borough of Woodcliff Lake
188 Pascack Road
Woodcliff Lake, New Jersey 07677

Attn.: Mr. Rob Friedberg – Chairman

Re: Site Plan Application – Planning and Engineering Review

Applicant: Brighton Norse Reality
500 Chestnut Ridge Road (Block 202, Lot 4)
Borough of Woodcliff Lake, Bergen County, New Jersey
NEA File No.: WDLASPL20.017

Dear Chairman Friedberg and Board Members:

Neglia Engineering Associates (“NEA”) has received and reviewed the following documents, submitted in support of the above-referenced application:

- Borough of Woodcliff Lake cover letter, prepared by the Planning Board Secretary, Meg Smith, dated February 20, 2020, received by this office on February 26, 2020;
- Borough of Woodcliff Lake Planning Board Site Plan Checklist, undated;
- Borough of Woodcliff Lake Planning Board of Adjustment Application, dated January 10, 2020;
- Title Research Report, prepared by DeAnna Stancanelli, of National Granite Title Research, Inc., dated August 27, 2019;
- Signed and sealed engineering plan consisting of seven (7) sheets, entitled “Preliminary & Final Site Plan for Proposed Whole Foods Supermarket, 500 Chestnut Ridge Road, Bergen County, Woodcliff Lake, NJ” prepared by R. L. Streker, P.E., of Bohler Engineering, dated January 29, 2020, **last revised March 25, 2020**;
- Signed and sealed survey plan, entitled “ALTA/NSPS Land Title Survey, Lot 1, Block 3301, Borough of Montvale, Lot 4, Block 202, Borough of Woodcliff Lake, 500 Chestnut Ridge Road, Bergen County, State of New Jersey”, prepared by James D. Sens, P.L.S., of Control Point Associates, Inc., dated November 22, 2019, with no revisions;
- Signed and sealed architectural plan, entitled “Retail Property, 500 Chestnut Ridge Road – Woodcliff Lake, New Jersey”, prepared by Rand K. Rosenbaum, R.A., of Rosenbaum Design Group Architecture, dated January 29, 2020;
- **Cover letter, prepared by Jennifer M. Knarich, of Prive, Meesse, Shulman & D’Arminio, P.C., dated March 30, 2020; and**
- **Response letter, prepared by Robert L. Streker, P.E., of Bohler Engineering, dated March 26, 2020.**

1. Property Description

The subject property is a single lot identified as Block 202, Lot 4, per the Borough of Woodcliff Lake Tax Map Sheet No. 2. The subject property is further identified as 500 Chestnut Ridge Road, and is located on the eastern side of Chestnut Ridge Road, northeast of the Tice Boulevard and Chestnut Ridge Road intersection. The subject property has frontage on Chestnut Ridge Road, which is also known as Bergen



County Route No. 73, under the jurisdiction of the County of Bergen. The property consists of approximately 315,182 square feet, or 7.235 acres, and is located within the B-3 (Retail District) Zone, per the Borough of Woodcliff Lake Zoning Map.

The existing site is currently developed with a one (1) story multi-tenant shopping center building, consisting of a vacant retail area (formerly occupied by an Acme supermarket) and five (5) smaller retail spaces. Additionally, the subject property consists of an asphalt parking lot with its associated concrete curbing, traffic striping, drainage structures, landscaping, lighting, and streetscape improvements.

The Applicant proposes to occupy the existing vacant retail store and convert the same into a new Whole Foods Market. Additional site improvements consist of the construction of a loading zone at the northern side of the property and additional parking spaces at the southeastern side of the property.

2. Completeness Review

According Based on the submitted Site Plan information as it relates to completeness established under the submitted Borough of Woodcliff Lake Planning Board Site Plan Checklist, the following is missing from the application;

- 2.1. Item 1.2 – *Place for the signatures of the Chairman and of the Secretary of the Planning Board.* The Applicant indicates this item as complete, however, the Applicant has not submitted a place for the Secretary of the Planning Board. The Applicant shall revise the plans accordingly to include the prescribed signature blocks on the submitted plans. **This item has been addressed. No further action is required.**
- 2.2. Item 1.9 – *The property lines of all abutting properties, and properties within a distance of three hundred (300) feet, together with the names and addresses of the owners as disclosed on the latest Tax Maps of the Borough of Woodcliff Lake as of the date of the site plan applications.* The Applicant indicates on the submitted checklist that this item is complete. However, the Applicant has not provided the required information within a distance of only two hundred (200) feet of the subject site. In accordance with Borough of Woodcliff Lake Ordinance §292-23 - B(6) requirements, the Applicant is required to provide this information, or request a waiver therefrom. The Applicant shall revise the plansI accordingly, or request a waiver therefrom. **This item has been addressed. No further action is required.**
- 2.3. Item 1.10 – *A site data box showing total building area, total area for driveways, roads and walkways, total landscaped area in square feet or acres whichever is appropriate.* The Applicant proposes modifications to the existing site layout, affecting the areas of building, driveways, roads, walkways, and landscaped areas. As such, the Applicant shall provide the requested information to demonstrate the impact thereto. **This item has been addressed. No further action is required.**
- 2.4. Item 3.2 – *The existing and proposed principal building and all accessory structures, if any, with dimensions showing present and finished grade elevations at all corners and entrances of said structures, and the floor plans thereof, including the number of square feet to be occupied by the existing and proposed buildings.* The Applicant indicates that this item is complete. However, the Applicant has not provided finished grade elevations at all corners and entrances of the existing retail building. The Applicant shall provide the requested information, or request a waiver therefrom. **The Applicant has requested a waiver from this requirement. NEA has no objection to the issuance of this waiver at this time. However, the Applicant shall provide detailed drawings of all grading and drainage improvements, including, but not limited to, spot elevations, contours, conveyance system info (i.e. inverts, grate/rim elevations, slopes) and supporting calculations, prior to construction.**
- 2.5. Item 4.2 – *All existing and proposed signs, lighting standards and utility pole, and their size, type of construction and location on the site. Information relating to the radius of light and intensity in foot candles.* The Applicant indicates that this item is complete. However, the Applicant has not provided any signage



information. Due to the nature of this application, the Applicant shall provide the prescribed information for all existing signage to remain, as well as all new or otherwise modified signage. Said information shall include, but not be limited to, location (on-site or building-mounted), dimensions, construction materials, lighting, etc., to the Board for review. **The Applicant has indicated in the response letter that no signage is proposed. The Applicant shall provide testimony regarding any existing signage to remain, or the intention of future signage under a separate application.**

The Applicant has provided the required checklist items, except as noted above. Given the nature of the application, NEA finds the application to be **substantially complete**, and therefore takes no exception to the application being heard by the board at this time.

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

Very truly yours,
Neglia Engineering Associates

Evan M. Jacobs, P.E., P.P., C.F.M.
For the Borough / Board Engineer
Borough of Woodcliff Lake

EMJ/kt

Cc: Meg Smith – Board Secretary (via e-mail)
Brian E. Eyerman, Esq., LL.M. – Board Attorney (via e-mail)
Richard Preiss, P.P. – Board Planner (via e-mail)
Brighton Norse Realty – Owner/Applicant (via USPS, *c/o Jennifer M. Knarich, Esq., Price, Meese, Shulman, & D'Arminio, P.C., 50 Tice Boulevard, Woodcliff Lake, N.J. 07677*)
R. L. Streker, P.E. – Applicant's Engineer (via USPS, *Bohler Engineering, 35 Technology Drive, Warren, N.J. 07059*)

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