
April 30, 2020

Via E-Mail

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

Attn.: Mr. Robert Friedberg – Planning Board Chairman

Re: **Preliminary & Final Site Plan Application 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 document(s), 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, 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;
- 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 Price, Meese, 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. Zoning Review

- 2.1. Below is a summary of the zoning and bulk requirements for the B-3 Zone, and the review for compliance therewith, for the subject property:

Zoning Analysis Table for Block 202, Lot 4 (B-3 Zone)				
Criteria	Required	Existing	Proposed	Complies
Minimum Lot Area (SF)	65,000	<i>315,182</i>	<i>315,182</i>	<i>Yes</i>
Min. Front Yard Setback (ft)	N/A	<i>304.6</i>	<i>304.6</i>	<i>N/A</i>
Min. Side Yard Setback (One, ft)	20	<i>54.6</i>	<i>54.6</i>	<i>Yes</i>
Min. Side Yard Setback (Both, ft)	40	<i>113.9</i>	<i>113.9</i>	<i>Yes</i>
Min. Rear Yard Setback (ft)	40	<i>48</i>	<i>48</i>	<i>Yes</i>
Min. Lot Frontage (ft)	135	<i>577.8</i>	<i>577.8</i>	<i>Yes</i>
Min. Lot Depth (ft)	N/A	<i>567.3</i>	<i>567.3</i>	<i>N/A</i>
Min. Building Setback (ft)	150	<i>304.6</i>	<i>304.6</i>	<i>Yes</i>
Max. Lot Coverage (%)	30%	<i>22.3%</i>	<i>22.3%</i>	<i>Yes</i>
Max. Total Surface Coverage (%)	60%	82.7% [E]	83.4%	No [V]
Max. Building Height (ft)	36	<i>33</i>	<i>35</i>	<i>Yes</i>
Max. Building Height (stories)	2½	<i>1</i>	<i>1</i>	<i>Yes</i>
Notes:				
1. Bold text indicates values provided by NEA; <i>italics</i> text indicates values provided by the Applicant. [V] indicates that a variance is required; [E] indicates an existing non-conformity.				



3. Site Engineering Review

- 3.1. The Applicant's professionals shall provide testimony addressing the design standards identified within the Borough Code as they relate to the proposed improvements.
- 3.2. The Applicant's professionals shall provide testimony in support of all required variance and waiver relief.
- 3.3. The Applicant shall provide testimony confirming that no additional easements, covenants, or deed restrictions exist on this property, beyond that which is shown on the plans.
- 3.4. The Applicant shall revise the plans to indicate that Chestnut Ridge Road is also identified as Bergen County Route No. 73, not No. 109. The Applicant shall also provide proof of submission to the County of Bergen Planning Department for review and approval of the site plan application. Conversely, should approval not be required from the County, the Applicant shall provide a letter from the County indicating the same. The Applicant shall provide copies of all correspondences with the County regarding this application to the Board for review.
- 3.5. The Applicant shall submit the architectural plans referenced within the site plan for review.
- 3.6. The Applicant shall provide a construction detail for the proposed concrete mat.
- 3.7. The Applicant shall revise the site plan to indicate dimensions of the existing parking spaces and drive aisles.
- 3.8. The Applicant proposes loading bays within the southern corner of the building. The Applicant shall provide a vehicle turning and maneuvering plan to demonstrate that the intended design vehicle, as well as a Woodcliff Lake Fire Department apparatus can safely circulate through the site. The Applicant shall submit the same to the Woodcliff Lake Fire Department for review.
- 3.9. The Applicant shall provide testimony regarding any required permitting through the New Jersey Department of Environmental Protection, including, but not limited to, Treatment Works Approval, Water Extension Permit, or any Land Use Permitting.
- 3.10. The Applicant shall revise the plans to indicate that the all disturbed work areas are stabilized. The Applicant shall topsoil, seed, hay, and straw mulch to ensure lawn growth, where appropriate.

4. Grading, Drainage, and Utility Review

- 4.1. The Applicant proposes improvements which will result in an increase of impervious coverage by approximately 2,208 square feet. Similarly, stormwater runoff from the site under proposed conditions will also increase. Because the Applicant is increasing impervious surface coverage by more than 400 square feet, but less than one-quarter acre, the Applicant shall provide stormwater management measures to store or retain a volume of stormwater equivalent to a two (2) inch rainfall over the net increase in impervious area. The Applicant shall revise the plans accordingly and provide supporting calculations to substantiate the design and sizing of the proposed stormwater management measures.
- 4.2. Prior to the construction of any proposed stormwater management measure(s) which relies on groundwater infiltration, percolation/permeability testing shall be performed in the vicinity of each of



the proposed infiltration/recharge systems. The Applicant shall also locate the seasonal high ground water table to ensure a minimum depth of two (2) feet below the bottom of each of the infiltration practices. NEA shall be notified a minimum forty-eight (48) hours in advance of this testing so that a representative of our office may be present for this testing. The engineer-of-record, or a representative thereof, shall be present during percolation/permeability testing. In addition, the engineer-of-record shall submit a signed and sealed certification regarding the results of said testing. These tests may be performed after construction commences, but prior to the installation of the infiltration system(s). However, NEA strongly recommends that the testing is performed as soon as possible to confirm the drainage design (to be provided) is feasible. Additionally, the engineer-of-record shall provide calculations, utilizing the observed permeability rate with a factor of safety of two (2), to demonstrate that the proposed recharge system(s) will completely empty within 72 hours, per State and County requirements. Should on-site testing yield undesirable percolation/permeability rates, the Applicant may be required to provide an alternate design which does not rely on percolation (i.e. detention basin, closed chambers, etc.). The Applicant shall provide drain-down time calculations for the proposed stormwater management measures.

- 4.3. The Applicant shall provide a detail of the proposed connections in relation with the existing trench drain for review.

5. Landscape and Lighting Review

- 5.1. The Applicant shall confirm if the proposed landscape island within the western side of the property line will be seed or sod. Additionally, construction notes and details regarding the same shall be added.
- 5.2. The Applicant proposes to replace all lighting fixtures and to maintain the lighting poles. The Applicant shall confirm if the existing light poles are compatible with the proposed fixtures.
- 5.3. The Applicant proposes to modify landscaping on the subject property. If any tree removal is required, the Applicant shall submit documents to, and obtain the required approval from, the Woodcliff Lake Shade Tree Committee. Testimony regarding the same shall be provided at the hearing.
- 5.4. The Applicant proposes a lighting intensity of less than 1.0 foot-candle within the loading zone. A minimum of 1.0 foot-candle is recommended within all driving areas. Additionally, the eastern portion of the site is not provided with any photometric illumination values to demonstrate compliance. The Applicant shall revise the lighting plan accordingly.

6. Final Comments

- 6.1. The Applicant shall obtain any and all approvals required by outside agencies and internal municipal departments, including but not limited to, NJDOT, NJDEP, Bergen County, Bergen County Soil Conservation District, as well as the Borough of Woodcliff Lake Police Department, Fire Department, Emergency Management 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.
- 6.2. New and revised materials shall be filed with the Board and shall not be sent directly to the Board's professionals. The municipality 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.

- 6.3. Revised reports, plans, and exhibits, which are to be considered at the hearing, shall be submitted ten days prior to the scheduled hearing.
- 6.4. The above comments are based on a review of materials submitted to date. NEA reserves the right to provide new or updated comments as additional information becomes available.

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.
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)
Mark Berninger – Zoning Officer (via e-mail)
Richard Preiss, P.P. – Board Planner (via e-mail)
Brighton Norse Realty – Owner/Applicant (via USPS, *Uri Moche, Brighton Norse Realty, LLC., 2001 Marcus Avenue, Suite 183, Lake Success, N.Y. 11042*)
Jennifer M. Knarich, Esq. – Applicant's Attorney (via e-mail, JKnarich@pricemeese.com)
R. L. Streker, P.E. – Applicant's Engineer (via USPS, *Bohler Engineering, 35 Technology Drive, Warren, N.J. 07059*)

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