



March 16, 2022

VIA EMAIL ONLY

Members of the Bogota Planning Board
Borough of Bogota
375 Larch Avenue
Bogota, New Jersey 07603

**RE: Queen Anne Road Realty, LLC
Block 95, Lots 1.01 and 1.02
240 Leonia Avenue
Borough of Bogota
Bergen County, New Jersey**

Dear Board Members:

Our office has reviewed the preliminary and final site plan for a proposed Multi-Family Apartment Building located off of Queen Anne Road just North of Route 80. Presently the site is occupied by a service station with an existing masonry building mid lot and gas station canopy close to Queen Anne Road. The site borders the Township of Teaneck to the east where an existing Multi-Family Apartment Building is present, a convenient store to the north, retail space and apartment to the west and Route 80 to the south. The applicant is proposing to demolish the existing structures on the site and construct a new four story Multi-Family Apartment Building along with new drainage, macadam parking lot underneath and various other site improvements. The applicant is also proposing to improve the existing 25' easement along the northern portion of the site. The site is located within the B-1 Business Retail District where Multi-Family Apartments are not permitted. The proposed development is also non-conforming to various other zoning requirements including Building Height and off street parking. Please see a more detailed breakdown in the table below.

MATERIALS REVIEWED:

We have reviewed the following plans regarding the above referenced application:

1. Preliminary and Final Site Plan prepared by Bertin Engineering, 66 Glen Avenue, Glen Rock, New Jersey 07452.
 - ***“Cover Sheet – Mutli-Family Apt. Building”*** sheet C1.1, dated December 14, 2021, Revised March 10, 2022.
 - ***“Demolition & Soil Erosion Control Plan – Mutli-Family Apt. Building”*** sheet C2.1, dated December 14, 2021, Revised March 10, 2022.
 - ***“Site Plan – Mutli-Family Apt. Building”*** sheet C2.2, dated December 14, 2021, Revised March 10, 2022.
 - ***“Grading Utility & Soil Erosion Control Plan – Mutli-Family Apt. Building”*** sheet C2.3, dated December 14, 2021, Revised March 10, 2022.
 - ***“Lighting & Landscape Plan – Mutli-Family Apt. Building”*** sheet C2.4, dated December 14, 2021, Revised March 10, 2022.

- ***“Vehicular Circulation Plans”*** sheet C2.5, dated December 14, 2021, Revised March 10, 2022.
 - ***“Site Details – Mutli-Family Apt. Building”*** sheet C3.1, dated December 14, 2021, Revised March 10, 2022.
 - ***“Drainage and Utility Details – Mutli-Family Apt. Building”*** sheet C3.2, dated December 14, 2021, Revised March 10, 2022.
 - ***“Landscape Details – Mutli-Family Apt. Building”*** sheet C3.3, dated December 14, 2021, Revised March 10, 2022.
2. Architectural Plans prepared by Bertin Design Studio, 66 Glen Avenue, Glen Rock, New Jersey 07452.
- ***“Preliminary Exterior Elevations 1 – Mutli-Family Apt. Building”*** sheet C-4.1, dated December 14, 2021, Revised March 10, 2022.
 - ***“Preliminary Exterior Elevations 2 – Mutli-Family Apt. Building”*** sheet C-4.2, dated December 14, 2021, Revised March 10, 2022.
 - ***“Preliminary First Floor Plan – Mutli-Family Apt. Building”*** sheet C-4.3, dated December 14, 2021, Revised March 10, 2022.
 - ***“Preliminary Second Floor Plan – Mutli-Family Apt. Building”*** sheet C-4.4, dated December 14, 2021.
 - ***“Preliminary Typical Floor Plan [3rd & 4th] – Mutli-Family Apt. Building”*** sheet C-4.5, dated December 14, 2021.
3. Location and Topographic Survey prepared by Bertin Engineering, 66 Glen Avenue, Glen Rock, New Jersey 07452
- ***“Location and Topographic Survey”*** sheet SV-1, dated September 23, 2021.
4. Borough of Bogota Application for Development and/or Appeal.
5. Response letter from Bertin Engineering dated March 10, 2022.
6. Stormwater Drainage Calculations prepared by Shan-Pei Fanchiang, P.E. dated December 14, 2021.
7. Traffic Assessment Letter prepared by Eric M. Hough P.E. dated March 10, 2022.

Zoning Overview:

ZONING REQUIREMENTS ZONE B-1 BUSINESS RETAIL			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area	4,000 SF	25,535 SF	28,641 SF **
Minimum Lot Width	40 Ft.	188.8 Ft.	188.8 Ft.
Minimum Lot Depth	100 Ft.	150 Ft.	150 Ft.
Minimum Front Yard Setback (Queen Anne Road)	0 Ft.	0.6 Ft.	7 Ft.
Minimum Front Yard Setback (Route 80)	0 Ft.	67 Ft.	2.4 Ft.
Minimum Side Yard Setback	0 Ft.	49.2 Ft.	25 Ft.
Minimum Rear Yard Setback	15 Ft.	39.8 Ft.	15 Ft.
Max. Building Height	3 Stories / 35 Ft.	1 Story / <35 Ft.	4 Stories / 55 Ft. (V)
Max. Building Coverage	75%	18%	60%
Max. Impervious Coverage %	90%	<90%	90%
Max. Balcony Projection	2 Ft.	N/A	5 Ft. (V)

(V) – Variance Required

** Consolidation of lots 1.01 and 1.02 is proposed with the new lot area being 28,641 SF not 25,535 SF as shown on the plans

OFF-STREET PARKING REQUIREMENTS ZONE B-1 BUSINESS RETAIL		
DESCRIPTION	REQUIRED	REQUIRED PROPOSED
Dwelling Units	2 PS/DU = 2 PS * 35 DU = 70 PS (The applicant has stated on the plans that there is a reduction of seven spaces in the required parking due to a 10% PS reduction when providing EV charging stations) After this reduction a total of 70-7 = 63 PS are required	50 PS (V)
Off-Street Parking Setback	5 Ft. from Front Yard Line	Complies
Off-Street Parking Space Dimensions	9 Ft. X 18 Ft.	Complies

PS = Parking Space

GENERAL COMMENTS:

- A Lukoil gas station currently occupies the site. There is no mention of the removal of the oil tank underneath the gas pumps. The applicant should discuss what precautions will be taken to safely remove the oil tank and must confirm the soil is not contaminated with due to leakage from the tank. Environmental precautions must be discussed and any/all NJDEP requirements as needed. **Not Addressed.**

CONCERNS:

Sanitary Sewer, Water Services & Other Utilities: The applicant should address the adequacy of the proposed utilities including water, gas, sewer and underground electric.

- Sanitary sewer calculations should be provided on the plans. **Addressed**
- The sanitary sewer should be TV inspected before and after construction. A copy should be provided to this office. **A note has been added on Sheet C2.3. This comment shall remain until a copy of received.**
- The existing utilities are not shown on the plans. Approximate locations should be shown. **Addressed.**



- Approximate location of existing sewer main on Queen Anne Road should be shown as well as the direction of flow. Inverts should also be provided. **Not Addressed.**
- A manhole should be considered instead of a saddle connection if the existing sewer main. **Addressed.**

Stormwater Management & Drainage Plan: The applicant has provided a Stormwater plan on sheet C2.3. The applicant should testify regarding Stormwater management on site.

- A proposed infiltration basin is proposed consisting of 10 Cultec Recharger 330XLHD Chambers. This system appears to be undersized based on the roof area of the proposed building $(17184 \text{ SF}) \times (2 \text{ in} / 12 \text{ in}) = 2864 \text{ CF}$ or 21,422 gallons of storage is required. The proposed infiltration system will only be able to hold 792.6 CF of Stormwater based on 6" of stone underneath the Cultec 330XLHD chambers as shown. Stormwater calculations should be provided for this proposed system and testimony should be given. **Calculations have been provided. The infiltration basin has only been designed to account for the increase in impervious. The applicant should testify regarding this.**
- Testimony should be provided regarding the adequacy of the existing Stormwater system on Queen Anne Road in regards to the overflow from the infiltration system.
- Maintenance schedule should be provided for the proposed system. **Addressed. A comment has been added to Sheet C2.3.**
- A Soil Evaluation Report shall be prepared and submitted by a licensed Professional Engineer in the State of New Jersey, prior to any construction. The following should be included: **A note has been to sheet C2.3. This comment shall remain until the below items have been received.**
 - o Soil boring or test pit logs and location map;
 - o Identification of seasonal ground water elevation and rock elevation;
 - o A statement of certification signed and sealed by an appropriate professional attesting that the field conditions observed are either suitable or unsuitable for the proposed design. If field conditions encountered are unsuitable a revised plan should be submitted for review and approval.
 - o Notification shall be provided to this office 48 hours in advance of any testing so a representative from our office may be present.

Lighting & Landscaping: The applicant has provided a lighting and landscaping plan on Sheet C2.4. The applicant should testify regarding the proposed landscaping on site. We defer to the Board as to whether or not the proposed landscaping is acceptable.

- All lighting shall conform to Borough ordinance and shall be shielded to prevent glare onto adjacent properties. **Addressed**

Traffic: The applicant should testify regarding the traffic circulation throughout the site.

- Turning templated should be added for garbage trucks, emergency vehicles and standard automobiles. **Turning template plan has been included on sheet C2.5.**
- The applicant should discuss garbage pick-up. **Addressed.**
- Sight triangles should be added at the driveway to ensure the proposed landscaping will not block drivers sight. **Addressed.**

Grading: The applicant has provided a grading plan on sheet C2.3. This should be testified at length by the applicant's engineer.

- The proposed ADA ramp at the northwest corner of the site should be shown on a 1:5 scale drawing with proposed grading to ensure compliance. **Addressed**

Miscellaneous Comments: The applicant should address the following:

- All concrete shall be 4500 Psi with polypropylene fiber and sealed with Sikaguard 701 or approved equal. Details should be revised to reflect this. **Addressed**
- Concrete sidewalk shall be 5" thick with 5" of ¾" clean stone underneath. **Addressed**
- Masonry wall and fence details should be provided. **Addressed**
- The applicant should improve the driveway accessing the drainage easement as it appears it will be utilized for ingress/egress into the site. **Addressed**
- The inlet where the existing ADA ramp is located should be replaced. **Addressed**
- Location of county monument should be down on the plans, if proposed. **Not Addressed**
- Adjoining districts shall be down on the key map and site plan. **Addressed**
- Testimony should be provided regarding the proposed god run and kids play area. **Addressed**
- The Applicant shall ensure that all disturbed work areas are stabilized with topsoil seed, hay, and stray mulch to ensure lawn growth. **Addressed**
- The Applicant shall be responsible for the repair and reconstruction of pavement, curb, sidewalk, or other public property damaged during construction. A note stating the same shall be added to the Site Plan. **Addressed**
- The Applicant shall ensure that the operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any streets, sidewalk, public place or any other private property. A not stating the same shall be added to the Site Plan. **Addressed**
- The Applicant shall be responsible for ensuring that any and all soils imported to the site are certified clean soils in accordance with current NJDEP Standards, with a copy of the said certification provided to the Borough of Bogota and this office prior to the import of any material by a professional. Recycled materials or demolished materials are not permitted for the purposes of backfilling a vacated excavation area. A not stating the same shall be provided on the Site Plan. **Addressed**

APPROVALS REQUIRED

- **Soil Moving Permit (Required)**
- **Bergen County Soil Conservation District (Required)**
- **Treatment Work Approval (Required)**
- **Bergen County Planning Board (Required)**

GENERAL COMMENTS AND REQUIREMENTS:

1. The Developer must enter into a Developer's Agreement which will include a performance bond if required by Planning Board Resolution.
2. Escrow fees must be posted to cover engineering review and inspection, legal expenses and DPW review and inspection.
3. Zoning requirements should be reviewed by the Zoning Official.
4. Specifications for curb, driveway and sidewalk construction must be followed per Resolution.
5. As-built drawings for the on and off-site sanitary sewers, storm drains, roadways must be furnished to the Building Department, Department of Public Works and City Engineer, prior to the release of any certificate of occupancy.
6. Sanitary sewer connections must be approved and inspected by the City Engineer, Department of Public Works and Building Department.
7. Construction activities may only be conducted during hours stipulated by City Ordinance.
8. Any adjacent structure, retaining wall, landscaping, curb, piping, pavement, fencing, etc. damaged during construction must be required or replaced

9. The applicant's plans should indicate an appropriate notation and reference that all construction work for the project must be performed in accordance with all applicable rules and regulations of the Occupational safety and Health Administration (OSHA), the New Jersey Uniform Code, and good construction and engineering practice as it pertains to safety.
10. Two full sets of plans showing all site work including lighting and landscaping signed by the chairman and secretary of the land use board must be submitted to this office, construction code official, City clerk, DPW director prior to the start of any work.
11. A pre-construction meeting must be held with representatives of this office, building department, and director of the DPW prior to the commencement of work on this site.
12. The applicant must provide a minimum of forty-eight (48) hours notice of any inspections.
13. Full-Time Inspection by a Geotechnical Engineer is required of all soil moving onsite and proper compaction, if necessary.

We reserve the right to perform additional reviews and provide comments on this application pursuant to the testimony presented at the public hearing and/or the submittal of revised plans.

Should you require additional information or have any further questions please do not hesitate to contact our office at (201) 487-0015.

Very truly yours,

COSTA ENGINEERING CORPORATION



Robert L. Costa, P.E., P.P. & C.M.E.
Borough of Bogota Planning Board Engineer

cc: Members of the Bogota Planning Board
Kevin Kelly – Planning Board Attorney
Paul Grygiel – Board Planner
Patricia Morrone – Planning Board Secretary
Brian Chewcaskie, Esq., Cleary Jacobbe Alfieri Jacobs LLC (Applicants Attorney)