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June 8, 2020

Ms. Valerie Nicolosi
Planning Board
Borough of Tenafly
100 Riveredge Road
Tenafly, NJ 07670

Re: Site Plan – Bottle King
95 County Road
Block 1005 - Lots 8
Tenafly, NJ

Dear Ms. Nicolosi:

I have reviewed the following:

- a) “Preliminary and Final Site Plan for 95 Tenafly LLC, Proposed Bottle King”, prepared by Dynamic Engineering, dated August 22, 2019, last revised March 10, 2020, containing 14 pages.
- b) “Proposed New Retail Building for Bottle King, 95 County Road, Tenafly, New Jersey” prepared by SWS Architects, dated August 16, 2019, and last revised March 11, 2020, containing 5 pages.
- c) “Traffic Impact Study for 95 Tenafly, LLC” prepared by Dynamic Traffic, dated August 21, 2019; last revised February 11, 2020.
- d) Cover letter from Dynamic Engineering, dated March 12, 2020.
- e) Soil Moving Application, dated February 14, 2020.
- f) “Cut-Fill Exhibit, 95 Tenafly LLC, Proposed Bottle King”, prepared by Dynamic Engineering, dated May 11, 2020, containing 1page.

The plans have been revised as follows:

- The Site Plan and Architectural Plans have been revised to list a proposed mezzanine area of 2,711 s.f. and a manager’s office of 126 s.f.
- The proposed freestanding sign heights have been reduced to 7’ maximum.
- A Soil Moving Application has been submitted. The application indicates that 265 cubic yards of soil are to be moved.

My comments on the revised plans are as follows:

1. The number of parking spaces for the proposed retail store is required to be calculated on the gross floor area of the building. The floor area is measured to the outer surface of the exterior wall of the floor.

The gross floor area is:

$$13,784 \text{ s.f. footprint} + 2,821 \text{ s.f. mezzanine} + 140 \text{ s.f. second floor office} = 16,745 \text{ s.f.}$$

2. Fifty-five (55) parking spaces are proposed for the retail store. The parking requirement for a retail store is one (1) parking space for every 250 sq. ft. of gross floor area. The parking is calculated to be: $16,745 \text{ s.f.} / 250 \text{ s.f./space} = 67$ spaces are required.

3. The proposed parking spaces are 9.5' x 18' where 10' x 18' retail sized parking spaces are required.

4. The following variances and design waivers are have been identified:

- a. Number of Parking Spaces: Chapter 35-Schedule C
67 spaces required
55 spaces provided
- b. Parking in the Front Yard: Chapter 35-804.4.a.2
Not permitted
5 Parking spaces proposed
- c. Minimum Parking Spaces Size: Chapter 35-723.2.g.
10' x 18' required
9.5' x 18' provided
- d. Dumpster Location: Chapter 35-723.3.a
Not permitted on side of building facing a street
Dumpster on side of building facing street (Piermont Road)
- e. Flagpole Height: Chapter 35-802.20.
25' maximum
50' proposed
- f. Flag Area: Chapter 14-1.9.a.
30 s.f. maximum
240 s.f. proposed
- g. Freestanding Sign: Chapter 14-1.11.b
Not permitted (ordinance does not specify if permitted or not)
2 freestanding signs proposed
- h. Building Mounted Sign Area: Chapter 14-1.11.b.(c).
32 s.f. maximum
150 s.f. proposed

- i. Building Mounted Sign Height: Chapter 14-1.11.b.(c).
 - 3' maximum
 - 4' proposed
 - j. Building Mounted Sign Letter Height: Chapter 14-1.11.b.(f).
 - 15" maximum
 - 48" proposed
5. The proposed signage for the Bottle King includes two freestanding signs, one at the County Road driveway and one at the Piermont Road driveway, and a building mounted signs located on the east facade.
 6. The proposed freestanding signs are 7' high by 7' wide and are 46 s.f. in area. The sign ordinance does not specify if freestanding signs are permitted in the B-2 Zone District. The maximum permitted size of a freestanding sign in the Borough is 32 s.f.
 7. The proposed parking area is accessed from both County Road and Piermont Road by 30' wide traffic aisles, where the minimum aisle width is required is 25'.
 8. The revised traffic report shows the proposed entrance/exit driveway from County Road will function at a Level of Service "C" and the Piermont Road driveway at a Level of Service "B" during peak hours.
 9. The applicant has stipulated that no left turns will be permitted from the site onto County Road. A "No Left Turn" sign has been provided at the exit driveway to County Road.
 10. The Board should requiring a condition that if in the future the Tenafly Police Department found traffic and safety problems arising from the left-hand turns into the site from northbound County Road the applicant would be required to come back before the Planning Board to resolve the turning movements with the Board's approval.
 11. The proposed development will disturb more than on acre and therefore is classified as a major development in accordance with the Stormwater Management Regulations. The proposed development will reduce the impervious coverage for the site by 4,953 s.f. and therefore satisfies the groundwater recharge and water quality requirements.
 12. The drainage calculations need to provide the pipe sizing calculations for the roof drainage pipes and the connection pipes between the seepage pits.
 13. The applicant's engineer indicated that the soil tests have been conducted on the site. The results of the soil tests must be submitted and included with the drainage calculations.

14. The Soil Moving plan shows that 2,055 cubic yards are to be moved for the construction of the proposed building and site improvements. The proposed soil movement consists of 1,784 cubic yards of excavated material and 2,055 cubic yards of fill material of which 271 cubic yards are to be imported to the site. The proposed Soil Moving permit is classified as a Major Soil Moving Permit due to the size of the project.

The Soil Moving application must be revised to indicate the proposed soil movement to be 2,055 cubic yards.

A Soil Movement application fee of \$1,500.00 is required.

A public notice is required for the soil movement application. Testimony must be provided on the proposed soil movement and that the proposed development will meet the general purposes and standards in Chapter 28-12.

15. Approvals are required from but not limited to:
- a. Bergen County Planning Board
 - b. Bergen County Soil Conservation District (approved April 6, 2020)
 - c. Bergen County Utility Authority
 - d. Tenafly Soil Moving

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors



David A. Hals, P.E., L.S., P.P. & C.M.E.
Planning Board Engineer