
January 16, 2023

Planning Board
Township of Berkeley Heights
29 Park Avenue
Berkeley Heights, New Jersey 07922

Attn.: Connie Valenti, Planning Board Secretary (via e-mail: cvalenti@bhtwp.com)

Re: Engineering Review Letter

550 Springfield Avenue (Enginuity, LLC) – Block 609, Lot 10 and Block 612, Lot 1
Owner/Applicant: Enginuity, LLC.
Township of Berkeley Heights, Union County, New Jersey
NEA File No.: BERKSPL22.021

Honorable Board Members:

Neglia Engineering Associates (“NEA”) has reviewed the application and plans for the above-referenced development to determine the application fees and required initial escrow deposit. Specifically, we have reviewed the following:

- A completed copy of the Township of Berkeley Heights Planning Board Application for A Minor Subdivision Approval for Block 609, Lot 10 and 612, Lot 1, prepared by Cary Heller, Owner/Applicant, dated September 29, 2022;
- A completed copy of the Township of Berkeley Heights Planning Board Check List – Site Plan for Block 609 and 612, Lot 1, prepared by SESI Engineering, dated September 29, 2022;
- A copy of the Township of Berkeley Heights Resolution Approving Application for Application No.: SP-10-19, prepared by Connie Valenti, Planning Board Secretary of the Township of Berkeley Heights, dated March 4, 2020; and
- A signed and sealed set of engineering plans, consisting of one (1) sheet, entitled “Proposed Redevelopment Lot 1, Block 612 & Lot 10, Block 609, Township of Berkeley Heights, Union County, N.J.,” prepared by Anthony Castillo, P.E., of SESI Consulting Engineers, dated August 9, 2021, last revised November 18, 2022.

Project Description

The subject site is located on Lot 10 and Lot 1 in Blocks 609 and 612, located within the ‘HB-3’ (Housing Business) Zone, per the Township of Berkeley Heights Zoning Map. The site is located at 550 Springfield Avenue between Sherman Avenue to the south and Springfield Avenue (County Route 512) to the north, intersected by Station Street in between Block 609 and 612. The property is presently developed with a large multi-unit, one story retail building (34,700 square feet), a mulch play yard (approximately 3,528 square feet), as well as a one story masonry building café (approximately 910 square feet). In addition, the site also contains paved parking lots and driveways, landscaped curbed islands, and utility infrastructure. Blocks 609 and 612, Lot 10 and Lot 1 is currently owned by Enginuity, LLC. C/O C. Heller 76 SO. Orange Avenue., STE102 South Orange NJ 07079. The Applicant for the project is the owner of the property.

LYNDHURST

34 Park Avenue
PO Box 426
Lyndhurst, NJ 07071
p. 201.939.8805 f. 201.939.0846

MOUNTAINSIDE

200 Central Avenue
Suite 102
Mountainside, NJ 07092
p. 201.939.8805 f. 732.943.7249

The Applicant is proposing to re-strip the parking lot on Lot 10 and add a total of 8 parking spaces, 4 in the parking lot on Lot 10, and 4 tandem parking spots on Lot 1. NEA defers to the Board's Planner regarding zoning reviews for variances and waivers.

1. Site Engineering Comments

- 1.1 At such time as a hearing is scheduled regarding this matter, a representative or owner of the project site shall be present to address questions from the Board.
- 1.2 The Applicant shall provide testimony on the discrepancy between the location of the parking spaces on the previously approved site plan from 1995 and the existing/proposed location of the parking spaces on the present-day site plan.
- 1.3 The Applicant shall be aware the existing/proposed encroachment into the Township Right-of-Way will require approval from Mayor and Council and or other legal means required.
- 1.4 The Applicant shall provide testimony on the ownership of the three (3) street parking spaces the Applicant is taking ownership of.
- 1.5 It appears the Applicant does not propose to pave on Lot 1 to construct the four (4) spaces as well as not repaving the parking lot on Lot 10. The Applicant shall provide testimony on the same. If paving is proposed, a detail of the proposed pavement section shall be provided of which shall match municipal standards.
- 1.6 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 provided on the Site Plan.
- 1.7 The Applicant shall submit plans to the Township of Berkeley Heights Fire Official and Police Department for review. The Applicant shall incorporate any requirements provided into the plans.

2. Grading, Drainage, and Utility Comments

- 2.1 The Applicant shall ensure that stormwater runoff does not negatively affect neighboring properties. Any damages caused by an increase in runoff or improper drainage shall be repaired by the Applicant. Notation stating the same is provided on the plan.

3. Traffic, Landscaping, and Lighting Comments

- 3.1 The Applicant shall provide testimony addressing the vehicular circulation for deliveries, trash/recycling procedures, circulation, drop-off/pick up areas, fire apparatus, and any other operational issues as may be deemed relevant to the application.
- 3.2 The Applicant depicts parking stalls with a width of 8.5 feet and length of 16 feet on Block 609, Lot 10. The Applicant shall provide testimony in compliance with §11.1.3.B. (Parking Area Design Standards, Parking Space Size and Layout) of the Township Code, 9 feet by 18 feet.
- 3.3 The Applicant depicts parallel parking stalls with a width of 8 feet on Block 609, Lot 10. The Applicant shall revise plans and provide testimony in compliance with §11.1.3.B. (Parking Area Design Standards, Parking Space Size and Layout) of the Township Code, 10 feet by 24 feet.
- 3.4 The Applicant proposes stack parking on Block 612, Lot 1 on the westside of the 1 story masonry building. The Applicant shall provide testimony on the size of the stalls and daily function of these spaces as per §11.1.3 (Parking Area Design Standards) of the Township Code.

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- 3.5 The Applicant depicts an aisle width of 22 feet on Block 609, Lot 10. The Applicant shall provide testimony as per §11.1.3.B. (Parking Area Design Standards) of the Township Code and revise plans, 23 feet.
 - 3.6 The Applicant does not depict a cross walk to access the property on Block 612, Lot 1 from Block 609, Lot 10. The Applicant must provide testimony and provide ADA accessible crosswalks to access both properties on Station Street as per §11.1.3 (Parking Area Design Standards) of the Township Code, pedestrians must cross service roads or access roads to reach parking areas, crosswalks should be clearly designated by pavement markings and/or signs.
 - 3.7 The Applicant shall provide an exhibit illustrating vehicle turning maneuvers entering and exiting the proposed parking lot. These shall address the largest anticipated truck, emergency, and waste disposal vehicles expected to access the site.
 - 3.8 The Applicant shall revise the plans to provide sight distance triangles at the site driveway.
 - 3.9 The Applicant does not depict a handicap parking space or route on Block 609, Lot 10. The Applicant shall revise the plans in compliance with §11.1.3 (Parking Area Design and Standards) of the Township Code, at least 12 feet by 18 feet.
 - 3.10 The Applicant shall provide testimony on the number of proposed parking spaces as it relates to applicable standards (i.e., RSIS, Township of Berkeley Heights, etc.), and if any variances will be requested as a result.
 - 3.11 The Applicant shall provide testimony on compliance with §11.1.4 (Landscaping, General Regulations) of the Township Code and revise the plans to show the same, as required.
 - 3.12 The Applicant shall provide testimony on how many seats and employees are produced by the café. The Applicant shall provide calculations for the parking spaces required.
 - 3.13 The Applicant shall ensure that all disturbed work areas are stabilized. The Applicant shall topsoil, seed, hay, and straw mulch to ensure lawn growth, where appropriate.
 - 3.14 The Applicant shall provide testimony whether there will be proposed lighting and/or landscaping as part of this project. The Applicant shall revise the plans to reflect the same.
 - 3.15 The Applicant shall provide details and specify what materials will be used including the paving, stripping, and handicap parking access.
 - 3.16 The Applicant shall provide details for proposed signs, symbols, etc.
 - 3.17 The Applicant shall provide clarification for the existing concrete pad on Block 609, Lot 10, and access to same as needed.
 - 3.18 All parking areas, aisles, and driveways serving business, research or industrial uses shall be illuminated between dusk and dawn when the use is in operation. Minimum and maximum average illuminations in footcandles, measured at ground level, shall be respectively, 1 and 4 for retail uses; 1 and 2 for commercial and office uses; and 0.5 and 1 for industrial uses. Additionally, the Applicant shall provide testimony on compliance of existing lighting with ordinance §11.1.5 (Lighting, General Regulations).
- 4. Final Comments**
- 4.1 Should the Board look favorably upon this application, a performance bond and inspection escrow will be required for any site improvements. The Board Engineer will prepare this estimate to address the cost of all site improvements in accordance with the Municipal Land Use Law.
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- 4.2 The Applicant shall obtain all approvals required by outside agencies, including but not limited to NJDOT, NJDEP, Union County, and Somerset-Union Soil Conservation District, as well as the Berkeley Height Police Department, Fire Department, Emergency Services 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.
- 4.3 Any new or revised materials shall be filed with the Township and shall not be sent directly to the Board's professionals. The Township 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.
- 4.4 Revised reports, plans and exhibits, which are to be considered at the hearing, should be submitted ten days prior to the scheduled hearing.
- 4.5 The above comments are based on a review of materials submitted and/or testimony provided to date. NEA reserves the right to provided new or updated comments as additional information becomes available.

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

Very truly yours,
Neglia Engineering Associates



Thomas R. Solfaro, P.E., C.M.E., C.P.W.M.
Township and Board Engineer
Township of Berkeley Heights

TRS/ams/mjg

cc:

- William Robertson, Esq. – Planning Board Attorney (via e-mail, wrobertson@newjerseylaw.net)
- Keenan Hughes, A.I.C.P., P.P. – Planning Board Planner (via e-mail, khughes@phillipspreiss.com)
- Cary Heller (Engenuity LLC.) – Owner/Applicant – Lot 1 (via e-mail, cary@symhellerdev.com)
- Scott Heller – Applicant's Attorney – Lot 1 (via e-mail, scottDheller1@gmail.com)
- Anthony Castillo, P.E. – Applicant's Engineer (via mail, 959 Route 46E, 3rd Floor, Parsippany, N.J. 07054)

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