

# STONEFIELD

May 13, 2020

Antonette Deblasio  
Technical Assistant  
Code Enforcement Department  
Township of Nutley  
1 Kennedy Drive  
Nutley, New Jersey 07110

**RE: Franklin Ave Realty Group, LLC  
Parking Lot and Associated Site Improvements  
Block 4602, Lots 20 & 24  
371 North Franklin Avenue & 272 Chestnut Street  
Township of Nutley, Essex County, New Jersey  
ZBA-19-0065**

Antonette:

On behalf of the Applicant, Renova Equities, our office is pleased to submit revised documents to address the comments contained within the Township's professionals Review Letters. Please find the following items enclosed for review:

<i>ITEM DESCRIPTION</i>	<i>DATED</i>	<i>COPIES</i>	<i>PREPARED BY</i>
Preliminary & Final Site Plans (S&S)	05-08-2020	22	Stonefield Engineering & Design
ALTA/NSPS Land Title Survey (S&S)	12-23-2019	22	Stonefield Engineering & Design
Traffic Impact Study	05-08-2020	22	Stonefield Engineering & Design
Stormwater Management Report	05-08-2020	22	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the Pennoni Associates Engineering Review Letter dated February 5<sup>th</sup>, 2020. Any comments that have been previously addressed or are only statements of fact have been excluded from this response for brevity.

## GENERAL

1. A signed/sealed boundary and topographic survey of the properties shall be provided.

**A signed and sealed ALTA/NSPS Land Title Survey has been provided as a part of this resubmission.**

2. The lot/block numbers of the properties within 200' from the property of Block 4602, Lot 20 shall be added to the tax/zoning map on Sheet C-1. The property used for the offsite parking lot shall be included and shown on the tax/zoning map on Sheet C-1.

**The Cover Sheet (Sheet C-1) has been revised to depict Block 4602 Lots 20 and 24 along with an updated 200' property owners list. The 200' property owners list was provided by the Township Tax Assessor on March 2, 2020.**

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92 PARK AVENUE, RUTHERFORD, NJ 07070 201.340.4468 T. 201.340.4472 F.

3. The lot and block numbers of the property used for offsite parking shown in the inset on Sheet C-3 are not consistent and shall be revised as required. The street name and the lot/block numbers of the adjacent properties shall be indicated on the inset.

**The Existing Conditions Plan (Sheet C-2), Demolition Plan (Sheet C-3), and Site Plan (Sheet C-4) have been updated to reflect the correct lot and block numbers and street name on the inset.**

4. Limit of disturbance in square footage and acreage shall be identified on Sheet C-3.

**The Demolition Plan (Sheet C-3) has been updated to reflect the limit of disturbance.**

5. The existing information including the street/site features and utilities shall be made legible and unblocked by proposed information.

**The Demolition Plan (Sheet C-3), and Site Plan (Sheet C-4) plans have been updated to the clarify the existing features and utilities.**

6. A note stating "Proposed Sign" at the south east corner of the property shall be addressed on Sheet C-4. A "Do Not Enter/Stop" double face sign shall be installed at the egress driveway.

**The Site Plan (Sheet C-4) has been updated to depict a proposed 'Stop' / 'Do Not Enter' sign with a stop bar.**

7. The proposed monument sign detail shown on the architectural plan shall be revised to include the sign materials, foundation design and specifications.

**The revised architectural plans will be submitted under separate cover.**

8. Sight triangles in compliance with the County's requirements shall be plotted at the driveway egress on Sheets C-4 and C-5. The monument sign shall not impede the sight line.

**County specific sight triangle have been added to the Grading Plan (Sheet C-5). Based on the extent of the sight triangle, the monument sign does not impede sight visibility.**

9. The driveway widths and the lengths of the depressed curbs at ingress and egress driveways shall be indicated on Sheet C-4.

**The Site Plan (Sheet C-4) has been updated to depict the dimensions of the depressed curbs at the ingress and egress driveways.**

10. The proposed curbed island for the monument sign shall be redesigned to eliminate the gap between the proposed curb and the existing curb on Lot 21 alongside the existing trench drain. In addition, the proposed island shall be shortened to match the extent of the existing curb island.

**The proposed curbed island has been revised to connect to the existing curb. Reference Site Plan (Sheet C-4) and Grading Plan (Sheet C-5).**

11. Correct the property address indicated on the title sheet of the architectural plan.

**The revised architectural plans will be submitted under separate cover.**

## TRAFFIC COMMENTS:

7. We recommend that the applicant provide a stacking analysis for the proposed restaurant drive through lane.

**The Site Plan (Sheet C-4) reflects the anticipated queue for the proposed coffee shop. Additional testimony will be provided by the tenant representative and the Applicant's Traffic Engineer.**

8. We recommend testimony be provided by the traffic expert to discuss safety measures to address any potential blind spots, and precautions to be taken to protect pedestrians along the frontage of the site.

**The egress driveway throat has been reduced to 24 FT, along with a proposed 'STOP' sign and Stop Bar. Reference Site Plan (Sheet C-4). Testimony will be provided by the Applicant's Traffic Engineer.**

## STORMWATER MANAGEMENT

1. The existing on site and street drainage system including inlets, trench drains and connecting pipes with all invert information shall be shown on Sheets C-2, C-3 and C-6.

**The existing on site and street drainage systems have been provided and depicted on the Existing Conditions Plan (Sheet C-2), Demolition Plan (Sheet C-3), and Drainage & Utility Plan (Sheet C-6).**

2. A drainage narrative and conveyance capacity design calculations for the proposed trench drain shall be submitted for review.

**The Drainage & Utility Plan (Sheet C-6) has been revised to replace the trench drain previously proposed with a Type 'A' Storm Inlet. A Stormwater Management Statement including system conveyance calculations (Appendix C) have been provided as a part of this resubmission.**

## MISCELLANEOUS

1. Since Franklin Avenue is a County road, a road opening permit shall be obtained from Essex County and shall be submitted to the Township prior to disturbing or constructing any improvements within the County's Right-of-Way.

**Acknowledged, the Applicant will submit to Essex County under a separate cover.**

2. The applicant shall provide calculations for the proposed sanitary sewage flow and required water demand for the proposed development. The sanitary flow discharge and water supply connection shall be addressed and shown on the plan.

**The project proposed sanitary sewer and water demands are outlined on the Drainage & Utility Plan (Sheet C-7).**

3. The applicant shall obtain and provide utility will serve letters from the applicable utilities serving the subject site development.

**All existing utilities serving the existing development will be utilized.**

4. Any municipal approvals shall be made contingent on receipt of all outside agency approvals.

**Acknowledged.**

## PERMITS

1. Essex County Planning Board and Right-of Way Access – Franklin Avenue is a County Road. If not previously provided, the applicant shall provide the Township with a copy of the County Planning Board approval.

**Acknowledged.**

2. Soil Erosion and Sediment Control Permit – Since the project will disturb more than 5,000 Sf of land, a soil erosion and sediment control certificate from the Hudson-Essex-Passaic Soil Conservation District and shall be obtained.

**Acknowledged.**

3. Nutley Department of Public Works - The Applicant is required to comply with all DPW requirements pertaining to sewer, water and storm sewer.

**Acknowledged.**

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### **The following is an itemized response to the comments contained within the Township of Nutley Planner's Letter by Ricci Planning:**

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a. Zoning

1. We defer to the report from David Berry regarding a full listing of the required variances.

b. General

1. Section 700-39 specifically prohibits fast food restaurants and drive-in restaurants throughout the entire Township. It is my opinion that the intent of the drive-through prohibition for restaurants is to prohibit fast-food style restaurants that are traditionally found on regional highways, to minimize conflicts with pedestrians in a downtown environment and to retain a traditional downtown character. The Master Plan discusses this “mom and pop” character on page 3-19. Planning testimony should focus on these aspects. Can a restaurant with a drive-through be provided that does not negatively impact the Township in this regard?

**Testimony will be provided by the Applicant's Professional Planner.**

2. There is concern that a particular use may potentially be more appropriate than other uses in its ability to harmoniously be integrated into such a downtown setting. Without understanding the full nature of any such use and its operations, it is our opinion, that the burden of proof is more difficult to satisfy.

**Testimony will be provided by the Applicant's Professional Planner.**

3. The traffic engineer should explain the frequency of trips associated with a fast-food restaurant and a bank with a drive-through. Will there be a significant increase in intensity?

**The Site Plan (Sheet C-4) reflects the anticipated queue for the proposed coffee shop and bank drive-thru. Testimony will be provided by the Applicant's Traffic Engineer.**

4. The traffic engineer should discuss the ability of vehicles to adequately queue on-site.

**The Site Plan (Sheet C-4) reflects the anticipated queue. Testimony will be provided by the Applicant's Traffic Engineer.**

5. The site/traffic engineer should explain wayfinding between the drive/through uses. How are patrons adequately directed to the appropriate drive-through lane. I experienced confusion at a similar type operation in Wayne, NJ on Hamburg Turnpike.

**The Site Plan (Sheet C-4) has been updated to depict directional arrows and directional signage to adequately direct vehicles to the proper drive-thru lanes. Testimony will be provided by the Applicant's Traffic Engineer.**

6. The applicant should provide operational testimony as to the hours of operation, the total number of employees as well as the ability for the site to safely accommodate, car, truck and truck delivery vehicles.

**Testimony will be provided by the tenant representative and Applicant's Traffic Engineer.**

7. The applicant should provide testimony as to the visibility and noise from the proposed menu boards to adjoining properties.

**Testimony will be provided by the tenant representative and Applicant's Architect.**

8. The applicant should discuss changes to the landscape plan for the site. It appears that landscaping is being removed in the front of the building. The site already operates with a nonconforming buffer in the rear to residential properties. Additional traffic, new menu boards with noise producing elements, further exacerbates this nonconformity. The applicant should discuss the ability to provide more green space and better buffering on-site.

**The Site Plan (Sheet C-4) and Landscaping Plan (Sheet C-10) have been revised to dedicate a landscaped area in the front of the building and propose a total of 4 trees. Additionally, landscaping has been proposed around the drive-thru to reduce the impact of the proposed menu boards.**

9. The applicant should discuss the off-tract parking on Block 4602, Lot 24. How do patrons arrive on-site? Will any new conflicts be created as a result of increased traffic? It is our understanding that conditions of approval exist for the above- referenced lot. Any existing requirements should be discussed with the Board.

**The Applicant is not proposing any improvements to the off-tract parking on Block 4602, Lot 24. The Lot will continue to be utilized as an employee parking and employees shall walk along Right-of-Way to reach Block 4602, Lot 20.**

10. We are not prepared at this time to comment on the proposed sign package. The applicant should clarify all existing and proposed site signage.

**The revised architectural plans will be submitted under separate cover. The Applicant's Architect will provide testimony with respect to existing and proposed site signage.**

11. The applicant should clarify all building improvements to the exterior and interior of the building.

**Testimony will be provided by the Applicant's Architect.**

12. We reserve the right to provide additional comments as we become more familiar with this application.

**Acknowledged.**

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**The following is an itemized response to the comments contained within the Township of Nutley Fire Department's Letter:**

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1. The North driveway needs to maintain the width of 19ft. The stripping on the North driveway along the building shall be marked Fire Lane and will not be raised or have curbing.

**The Site Plan (Sheet C-4) has been revised to eliminate curbing and provide Fire Lane stripping. Existing ingress driveway width to remain.**

2. From the North/West corner of the building to the most West stop sign should have an unobstructed width of no less than 20ft. This would allow the fire engine to park and have room around the fire engine for any fire emergency that may occur in the rear parking area of the property.

**The Site Plan (Sheet C-4) has been revised to eliminate the curbed island previously proposed and provide an unobstructed width of 21.8' to accommodate fire engines.**

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**The following is an itemized response to the comments contained within the Township of Nutley Shade Tree/Parks & Recreation Department's Letter:**

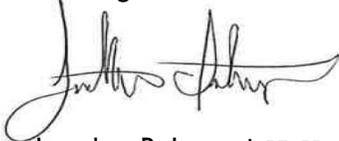
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1. Even though we are picking up landscape areas to the rear, it is disturbing to lose the landscape beds in front of the building. See attached sketch for recommended planting of 5 trees in the parking lot. Dumpsters must have secure lids as they are very visible from the adjacent parking lot at higher elevation on block 4602 Lot 1.

**The Landscaping Plan (Sheet C-10) has been revised to propose 4 trees and dedicate a landscaping area in front of the building. Proposed dumpsters will have secure lids. Reference Site Plan (Sheet C-4).**

Please contact our office if you have any questions or comments regarding the enclosed documents or project overall.

Best regards,



Jonathan R. Istranyi, PE, PP, CME, CFM  
**Stonefield Engineering and Design, LLC**



Charles D. Olivo, PE, PP, PTOE  
**Stonefield Engineering and Design, LLC**

Via Courier Delivery

CC: Applicant's Agent – Sam Kupferstein – via e-mail  
Applicant's Attorney – Michael Piromalli, ESQ – via courier delivery