

Schwanewede / Hals Engineering

9 Post Road
Suite M11
Oakland, New Jersey 07436
E-Mail: staff@halsengineering.com

Professional Engineering and Land Surveying
(201) 337-0053
Fax (201) 337-0173

October 5, 2020 (rev October 16, 2020)

Zoning Board of Adjustment
Borough of Ramsey
33 Central Avenue
Ramsey, NJ 07446

Re: Site Plan Application – Mechanic Cousins, LLC
26 Mechanic Street
Block 4902 – Lot 9
Ramsey, NJ

Dear Ms. Lupo:

I have reviewed the following:

- a. Board of Adjustment application dated July 1, 2020. Site Plan Application dated March 20, 2020 with Checklist. Soil Moving application dated March 20, 2020.
- b. Addendum to application, explanation of variances, prepared by Brigette Bogart, PP.
- c. Plan entitled “Preliminary & Final Site Plan, Apartments & Commercial Mixed Use Building for 26 Mechanic Street, Block 4902 Lot 9, Borough of Ramsey, Bergen County, NJ” prepared by DJ Egarian & Associates, dated August 20, 2019, last revised July 20, 2020, containing 7 pages.
- d. Plans entitled “Proposed Designs for Apartments & Commercial Mixed Use Building, 26 Mechanic Street, Ramsey, New Jersey” prepared by Stephanie DeCarlo Pantale, Architect, dated March 4, 2020, containing 2 pages.
- e. “Topographic Boundary Survey, Block 4901 Lot 9, 26 Mechanic Street, Borough of Ramsey, Bergen County, New Jersey”, prepared by William T. Manning, PLS dated May 28, 2019, last revised July 15, 2020.

My review finds the application complete:

1. Applicant/Owner:
Mechanic Cousins, LLC
PO Box 311
Saddle River, NJ 07458
2. The property is located at the northeast corner of Mechanic Street and Prospect Street in the B-1 Central Business District. The lot is 8,609 s.f. and is approximately 90’ wide by 90’ deep. The property contains a two-story frame dwelling that faces Mechanic Street and driveway access from Prospect Street.

3. The applicant is seeking Site Plan approval for a three story mixed use building. The proposed building is to have commercial space on the first floor and four 2-bedroom residential units on the upper floors. Residences are permitted in the B-1 zone district provided the residences are complying with all the required conditions as set forth in Section 34-19, R-4 Multifamily District. Commercial uses are not permitted in the R-4 district and the proposed building setbacks are not conforming to the R-4 district requirements. Therefore, a d-1 use variance is required for the proposed mixed use building.

4. The following variances have been identified with the proposal:
 - a. Use Variance for the Proposed Mixed Use building
 - b. Parking to conform to Diagram A (Chapter 34-6.4.d.1)
24' drive aisle required
0' proposed (5 spaces backing onto Mechanic Street)
 - c. Parking within 10' of right-of-way (Chapter 34-6.4.d.2)
None permitted
5' proposed
 - d. Parking under a building is prohibited (Chapter 34-6.4.j)
None permitted
6' proposed
 - e. Number of parking spaces (Chapter 34-6.1.a)
19 required
11 provided
 - f. No light spillover to adjacent property (Chapter 34-6.4.f)
None permitted
1.0 foot-candles (front); 0.7 foot-candles (rear) proposed
 - g. Proposed sign location (Chapter 34-7.6.e)
10' setback
1' proposed
 - h. Proposed dumpster location (Chapter 34-4.5.j)
Accessory structure not permitted in front yard in B-1 Zone
Proposed in front yard
 - i. Fence is not permitted in front yard (Chapter 34-4.26.b.1)
Fences not permitted in front yard of B-1 Zone
6' high fence proposed
 - j. Parking not permitted within 10' of a building (Chapter 34-26.2.c & d.)
10' required
1' proposed

5. The applicant is proposing a three-story mixed use building. The proposed building is to have commercial space on the first floor and two 2-bedroom residential units on the second and

third floors. Eleven parking spaces are proposed for the project. Five of the parking spaces are proposed to be accessed directly from Mechanic Street and six of the parking spaces are to be located under the rear of the building with access from a driveway from Prospect street.

6. The number of parking spaces required for the project is calculated based upon the requirements of each use. The 2-bedroom residential units require 2 spaces per unit. The proposed commercial space is estimated at 1,590 s.f. from the architectural plans and the parking is based upon the proposed use. The proposed use occupying the commercial space is not provided. However, the parking calculation on the site plan calculated the parking demand based upon 1 space/150 s.f. which is the parking requirement for a medical office use.

7. The required parking is calculated as follows:

2-Bedroom Residential Use: 4 units x 2 spaces/unit	= 8 spaces
Commercial: 1,590 s.f. x 1 space/150 s.f. = 10.6 spaces	= <u>11 spaces</u>
Total Required	= 19 spaces
Total provided = 11 spaces	

8. The applicant should provide testimony on the proposed uses for the commercial space.

9. A basement is proposed for the building and is to be used for storage and utilities.

10. The five proposed parking spaces in the front of the building on Mechanic Street are using the street for direct access to the spaces. Vehicles exiting the spaces must back into the street and turn in the street to exit the site. This type of movement is strongly discouraged for a new use. The parking should be accessed by an on-site drive aisle and enter and exist the site by a driveway.

11. The proposed sign and several front parking spaces are blocking the sight lines for the Prospect Street – Mechanic Street intersection. The sight lines need to be unobstructed.

12. The trash dumpster is located in the front yard of Prospect Street. The dumpster should be moved out of the front yard.

13. A 6' high fence is proposed along the easterly property line. A fence is not permitted in the front yard in the B-1 zone and the fence should be removed from the front yard.

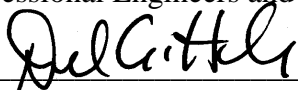
14. The proposed lighting should be designed to conform to the lighting requirements.

15. Additional landscaping is required. Shade Trees must be provided along the street frontages.

16. Drainage calculations need to be provided to substantiate the proposed drainage system design.
17. Soil testing will be required to verify the depth to the water table and that the proposed drainage system will function as designed.
18. The proposed trench drain along the front parking spaces should not extend across the front sidewalk to the building.
19. The site plan should clearly show the limits of the proposed curb and sidewalk.
20. A new ADA curb ramp will be required at the street intersection.
21. The earthwork quantities appear to underestimate the proposed soil movement quantities and do not include the excavation for the proposed basement.
22. A Soil Movement Application has been submitted. The proposed soil movement for the project has been estimated at 270 cubic yards. Public notice is required for the Soil Moving Application.
23. The proposed seepage pits must be heavy duty tanks.
24. Approvals are required from, but not limited to:
 - a. Bergen County Planning Board (Exemption)
 - b. Bergen County Soil Conservation District
 - c. Ramsey Shade Tree Commission
 - d. Ramsey Soil Movement
 - e. Ramsey Water & Sewer Department

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors



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