



COUNTY OF BERGEN

Department of Planning & Engineering

One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601-7076 (201) 336-6446

This Joint Report has been prepared by the Department of Planning & Engineering on behalf of the Bergen County Planning Board indicating the Requirements and Conditions for Final Approval of the following-named Application.

THIS REPORT DOES NOT REPRESENT APPROVAL

SP 8526 - WESTWOOD

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A: GENERAL INFORMATION:

1. Title: Preliminary Site Plan, Chase Properties Westwood LLC, "Super Cellars" Retail, Block 701, Lot 10, #725 Broadway, Borough of Westwood, Bergen County, N.J., Sheet 1 of 3, dated 5/7/18, revised to 10/9/18
2. Municipality: WESTWOOD County Road Affected: BROADWAY
3. Location: 725 Broadway
4. Project Data:

Plot Area (Acres):	0.092	Block #: 701	Lot #: 10
Proposed Use:	Commercial	No of Dwelling Units:	0
Parking Stalls:	Existing: 10	Proposed: 18	Total: 28
Building Area (sq.ft):	Existing: 6,156	Proposed: 0	Total: 6,156
Impervious Area (sq.ft):	Existing: 31,280	Proposed: -3,994	Total: 27,286
5. Notes: None
6. Project Description:

This Application is for the approval of a Super Cellars liquor store in an existing industrial building.
7. Applicant: Chase Properties Westwood Phone:
30 Irvington Street, Westwood, NJ 07675
8. Attorney: Mark Madaio, Esq. Phone: (201) 385-3788
29 Legion Drive, Bergenfield, NJ 07621
9. Owner: Prasant R. Shah Phone:
8 Frey Road, Hillsborough, NJ 08844
10. Preparer: Thomas Skrable, P.E. Phone: (201) 529-5010
65 Ramapo Valley Road, Mahwah, NJ 07430
11. Purchaser: Phone:

B. REQUIREMENTS AND CONDITIONS FOR APPROVAL:

FEES:

1. A check in the amount of \$360.00 (made payable to the County of Bergen) be forwarded to the Department of Planning and Engineering, to cover the Processing Fee.
2. A check in the amount of \$250.00 (made payable to the County of Bergen) be forwarded to the Department of Planning and Engineering, to cover the Final Approval Fee.
3. A check in the amount of \$829.00 (made payable to the County of Bergen) shall be forwarded to the Department of Planning and Engineering, to cover the Inspection Fee for the items of construction indicated in Section D. below.

LAND CONVEYANCE:

4. Right-of-way shall be established at thirty-three (33') feet from the surveyed centerline of the right-of-way of Broadway.
5. The additional property being provided for road purposes be conveyed to the County of Bergen by Deed of Easement.

IMPROVEMENTS:

6. New curb shall be constructed along the entire property frontage of Broadway, as indicated on the Site Plan drawing referenced in Section A.1 above.
7. Depressed curb and concrete apron sloping up to the sidewalk shall be constructed for both driveways, as indicated on the Site Plan drawing referenced in Section A.1 above.
8. Depressed curb shall be extended to the existing inlet located on Broadway in front of adjacent Lot 8 in Block 701, as indicated on the Site Plan drawing referenced in Section A.1 above.
9. All materials and construction performed in any of the County of Bergen's right-of-way/road widening easement shall be in accordance with currently adopted New Jersey Department of Transportation Standard Specifications for Road and Bridge Construction (2007 Edition or newer) as modified by any Supplemental Specifications and amendments by the N.J. D.O.T. and County of Bergen Specifications. This work includes but is not limited to the following: monuments, reference markers, curbs, sidewalks, guide rail, guide rail end treatments, fences, retaining walls, storm drainage pipes, storm drainage structures, bridges, culverts and roadway construction. Omission and/or corrections deemed necessary to conform to any specifications and details shall be the responsibility of the project's Applicant, Developer, Contractor and/or Property Owner.
10. Existing driveway along the northern property line shall be designated a one way exit driveway and be reduced to eighteen (18') feet in width.
11. The County herein reserves the right to impose left turn prohibitions at a future date if deemed necessary to ensure the safe and efficient movement of traffic along Broadway.
12. Proposed sidewalk shall be located a minimum of five (5') feet behind the curb line of Broadway.

SIGNAGE & PAVEMENT MARKINGS:

13. Stop sign and stop bar shall be provided for the exit side of the two way driveway and for the exit only driveway located along the northern property line.
14. A Do Not Enter sign (R5-1) with a back-to-back One Way (R6-1R & R6-1L) sign above it, shall be installed at the south side of the exit driveway.
15. All traffic signs must conform in face design and construction to specifications found in the Manual on Uniform Traffic Control Devices, U.S. D.O.T., Federal Highway Administration. Specifically, Regulatory and Warning signs shall be fabricated of flat aluminum sheets and shall be covered with ASTM D4956 Type X-I super high efficiency full cube retro-reflective sheeting.
16. All pavement markings/stripping related to traffic control shall be of a reflective hot-extruded thermoplastic material, minimum 90 mil. thickness, applied in accordance with Bergen County design standards and the manufacturer's specifications for application.
17. All traffic control signs installed by the Applicant shall be maintained by the property owner and not the County.

WAIVERS:

18. The Bergen County Planning Board waive Site Plan Review Ordinance Requirement, Section VII, Item F.4-c.v, pertaining to the prohibition of a driveway within ten (10') feet of a side property line. Limited property frontage precludes the existing driveways from being relocated to meet the aforementioned design standard.

GENERAL:

19. Sight distance lines be provided for a vehicle exiting the site onto Broadway, on the original reproducible drawing to be submitted to the County for signature.
20. Any proposed plantings along the property frontage shall have a mature height of thirty (30) inches or less, measured from the pavement of the driveway, to ensure adequate sight distance for a vehicle exiting the site onto Broadway.
21. Any proposed identification and commercial signs along the property frontage shall be located behind the County easement line and shall be of a type, size and so located as not to impede sight distance along Broadway.
22. Property markers (2 total) in accordance with County standards, shall be set for the proposed easement line for Broadway.
23. Applicant's Surveyor shall complete and return the "Description of G.P.S. Coordinated Monuments" form prior to the release of the posted performance bond. Said form shall be submitted to the County Inspector, at (201-336-6518), with a copy submitted to the Department of Planning and Engineering.
24. Applicant and/or contractor shall contact Gary Hemmer of the Bergen County Engineering Division, at (201)336-6815 to arrange for inspection of the items of construction listed in Section D. below, prior to beginning construction and when construction is complete. The County Inspector has the right to require modifications to construction beyond the scope of the performance bond to ensure County engineering specs are complied with and as necessitated by field conditions.
25. The sheet(s) referenced in Section A-1 above, incorporating any revisions required by this report, shall be submitted to this office in reproducible format (i.e. mylar) for signature and sealing.
26. A performance guarantee and bonding agreement be executed between the Property Owner and the County of Bergen for the Items of Construction listed in Section D. below.

C. ADA REQUIREMENTS:

1. Both driveways shall incorporate a concrete apron sloped up to the sidewalk.

D. PERFORMANCE GUARANTEE:

ITEMS OF CONSTRUCTION	QUANTITY	UNIT	@	PRICE	=	AMOUNT
Remove Curb	135	LF	\$	3.00	\$	405.00
Concrete Curb	135	LF		20.00		2700.00
-Full Height	70	LF				
-Depressed	65	LF				
Concrete Apron	2	Each		1500.00		3000.00
Pavement	45	SY		54.00		2430.00
Traffic Control Signs	7	Each		125.00		875.00
-Stop(R1-1)	2					
-One Way (R6-1R)	2					
-One Way (R6-1L)	2					
-Do Not Enter (R5-1)	1					
Stop Bar	30	LF		25.00		750.00
Property Markers (Pin Type)	2	Each		1200.00		2400.00
-						
-				Subtotal	\$	12560.00
-				10% Bond Contingencies	\$	1256.00
-						
-				Total Amount of Bond	\$	13816.00

E. COMMENTS:

None

F. RECOMMENDATIONS:

None

Nancy Davis
Assistant County Engineer

P.E. 11-9-18
DATE

Eric T. Trindle
Division of Land Use

P.P. 11/9/18
DATE

E.V.T.
11/5
11/7/2018
TWC