



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 8408 - FAIR LAWN

Page 1 of 5

A: GENERAL INFORMATION:

1. Title: Lexington Riverview Block 6601, Lot 8.01 Borough of Fair Lawn Bergen County, New Jersey Sheet No. 2 of 8 Site Plan dated 10/6/16 and last revised 1/10/18; Sheet No. 4 of 8 Grading & Utility Plan dated 10/6/16 and last revised 2/15/18
2. Municipality: **FAIR LAWN** County Road Affected: **FAIR LAWN AVENUE**
3. Location: 0-02 Fair Lawn Avenue & 2nd St./3rd St.
4. Project Data:

Plot Area (Acres):	1.34	Block #:	6601	Lot #:	8.01
Proposed Use:	Residential	No of Dwelling Units:	47		
Parking Stalls:	Existing: 0	Proposed: 76	Total: 76		
Building Area (sq.ft):	Existing: 0	Proposed: 48,584	Total: 48,584		
Impervious Area (sq.ft):	Existing: 34,550	Proposed: -2,740	Total: 31,810		
5. Notes: The Applicant will be demolishing the existing building and parking lot.
6. Project Description:

The Applicant will be demolishing an existing light industrial building and removing the existing parking lot. A new multi-unit residential structure and parking lot are proposed.
7. Applicant: AE Developers, LLC Phone: (201) 376-3605
Attn: c/o RVN Developers, 242 Oradell Avenue, 2nd Floor,
Paramus, NJ 07652
8. Attorney: Wells, Jaworski & Liebman Phone: (201) 597-0888
Attn: Stuart D. Liebman, Esq., 12 Rt. 17 North, Paramus,
NJ 07653
9. Owner: Power Tech, Inc. Phone: (201) 587-0888
651 Winding Hollow Road, Franklin Lakes, NJ 07417
10. Preparer: MCB Engineering Phone: (973) 812-6680
Attn: Matt Clark, P.E., 11 Furler Street, Totowa, NJ 07511
11. Purchaser: Phone:

B. REQUIREMENTS AND CONDITIONS FOR APPROVAL:

1. A check in the amount of \$1,520.00 (made payable to the County of Bergen) be forwarded to the Department of Planning and Engineering, Division of Land Use, 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, Division of Land Use, to cover the Final Approval Fee.
3. A check in the amount of \$3,411.00 (made payable to the County of Bergen) shall be forwarded to the Department of Planning and Engineering, Division of Land Use, to cover the Inspection Fee (6% of the total amount of construction) for the items of construction indicated in Section D. below.

4. A road widening easement line shall be established at thirty-five (35) feet from the surveyed centerline of the right-of-way of Fair Lawn Avenue.
5. The additional property being provided for road purposes be conveyed to the County of Bergen by Deed of Easement.
6. New county standard curb, along Fair Lawn Avenue, shall be constructed along the property frontage as depicted on the plans referenced in Section A-1.
7. Proposed driveway and curb cut be installed as depicted on the plans referenced in Section A-1.
8. Proposed emergency access only driveway and curb cut be installed as depicted on the plans referenced in Section A-1 respectively incorporating a standard concrete apron and sidewalk design.
9. Curb and roadway specifications are to be in accordance with the Bergen County Engineer's "Design and Construction Plan Standards" available from the County Engineer's Office (201-336-6800).
10. A "STOP" (R1-1) sign and associated painted stop bar (24" wide) shall be installed and applied, respectively, at the access driveway facing exiting vehicles.
11. All traffic control signs installed by the Applicant shall be maintained by the property owner and not the County.
12. 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.
13. 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 Fair Lawn Avenue.
14. Any proposed plantings along the proposed driveways shall have a mature height of thirty (30) inches or less, measured from the driveway pavement, to ensure adequate sight distance along Fair Lawn Avenue.
15. The Applicant / Property Owner shall be responsible to maintain sight lines, along its property frontage, for an exiting vehicle. This includes the removal on any identified obstructions (e.g. trees, limbs, branches, walls and ground brush) within the county right-of-way / easement area.
16. Proposed sidewalk be placed a minimum of five (5) feet behind the curbline of Fair Lawn Avenue.
17. All sidewalks within the county right-of-way / road widening easement shall have a maximum cross-slope of two (2%) percent and shall be a minimum of four (4) feet in width.
18. The Applicant shall be responsible for the provision and installation of additional traffic signal equipment at the intersection of Fair Lawn Avenue and River Road as listed in Section D. below.
19. Applicant/Contractor shall contact Mr. Randy Seitz of the Bergen County Department of Public Works, Signal Division, at (201)336-6831 at least 48 hours prior to the disturbance and/or installation of any traffic control devices and/or signal equipment.
20. On-site storm water drainage facilities shall be installed as depicted on Sheet No. 4 of 8 referenced in Section A-1.
21. The existing double Type "B" Inlet shall be reset along the new curb line of Fair Lawn Avenue as depicted on Sheet No. 4 of 8 referenced in Section A-1.
22. All proposed inlets within the County R.O.W. shall have bicycle grates (Campbell Foundry Pattern #2617), and "N-Eco" curb pieces (Campbell Foundry Pattern #2618). All goods and products to be used shall be American made, wherever available, consistent with State Statute 40A:11-18.

23. The top one (1) foot of all proposed County maintained precast inlets and manholes are to be given a factory coating of an epoxy sealer on both the inside and outside face of the structure. The epoxy sealer shall be EUCOPOXY LPL MV material supplied by the Euclid Chemical Company or equal as per the NJDOT 2007 Standard Specifications for Road and Bridge Construction Subsection 912.02.02.
24. All other storm water drainage structures, proposed in the Fair Lawn Avenue right-of-way, shall be installed as depicted on Sheet No. 4 of 8 referenced in Section A-1.
25. Concrete monuments shall be installed at the points where the proposed road widening easement line intersects with the side property lines with Lot 37 and the Passaic River.
26. 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, Mr. Gary Hemmer with a copy submitted to the Department of Planning and Engineering.
27. 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.
28. Applicant and/or contractor shall contact Edward Ravettine 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.
29. The project shall comply with all the requirements set forth by the Bergen County Soil Conservation District (N.J.S.A. 4:24-43).
30. Road opening permit for utility connections is required prior to actual construction and application shall be made to the Bergen County Operations Division (201-336-7678) after final approval is received from the County Planning Board. Evidence of final approval is required by the Road Department.
31. All aboveground utilities within the proposed traveled way shall be relocated from same, at no cost to the County, prior to release of the posted performance guarantee. Any relocated utility poles shall be set a minimum of eighteen (18") inches from the face of curb.
32. 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 signed and sealed by the preparer of the plan(s) for County signature and sealing.
33. 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. All existing or proposed sidewalks (including those crossing driveways), curbing and handicap ramps shall be constructed and /or reconstructed to meet the current requirements of the ADA (<http://www.access-board.gov/guidelines-and-standards/streets-sidewalks>). Pursuant to N.J.S.A. 27:17-8, the County of Bergen maintains roadways between curb lines or edges-of-pavement. The County nevertheless retains its jurisdictional authority to enforce the ADA requirements.

2. Handicap ramps shall be constructed in strict compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and <http://www.access-board.gov/attachments/article/743/nprm.pdf> that require public right-of-ways and sidewalks provide ADA compliant improvements, including, but not limited to: properly sloped ramps and transition areas; ramps properly aligned with crosswalks and other ramps; properly located and aligned detectable warning surfaces; properly sized and sloped landing area at the top of the ramp; proper ramp transition to the road surface; and the entire ramp area free of obstructions.

3. Handicap ramp drawings (drawn at the required 1" = 5' scale and submitted to the municipal engineer and the County ADA coordinator) shall include, but not be limited to, the following: spot elevations and dimensions at all key locations within the ramp construction area to adequately verify all regulated proposed slopes on the ramp, 4'x5' landing area, and transition areas; identify all slopes with a directional arrow and corresponding percent slope (example; 2% slope); all signs, landscaping, curbing, fences, buildings, doorways, retaining walls, grading, overhead and underground utilities, drainage structures, and crosswalks; the locations of other handicap ramps that will dictate the alignment of proposed ramps (example; existing ramps on the opposite side of the road from proposed ramps).

4. The Applicant's engineer shall provide signed and sealed handicap ramp plans (1" = 5' scale), cross sections, specifications and a Compliant Design Certification, in Bergen County format, to the municipal engineer for review and certification. The applicant shall submit the municipal engineer's Compliant Design Certification, along with the handicap ramp plans, to the County's ADA Coordinator prior to construction.

5. The Applicant's engineer shall provide as-built handicap ramp plans and a signed and sealed Compliant Construction Certification, in Bergen County format, to the municipal engineer and County ADA Coordinator for review and approval. The applicant shall submit the municipal engineer's Compliant Construction Certification to the County Engineer and ADA Coordinator upon completion of construction. Any construction that resulted in non-compliant handicap ramps without a previously approved Technical Infeasibility Waiver shall be removed and a compliant ramp shall be constructed by the Applicant. All slopes are subject to compliance verification with an electronic level.

6. Any deviation from the Americans with Disabilities Act Accessibility Guidelines, necessitated by field conditions that prevent the construction of a fully compliant handicap ramp, shall only be constructed if a Technical Infeasibility Waiver is certified by the municipal engineer and approved by the County Engineer. The Applicant shall submit an application for a Technical Infeasibility Waiver to the municipal engineer. The application shall include a thorough evaluation of compliant ramp alternatives and justifications supporting the technical infeasibility of constructing a fully compliant ramp. If certified by the municipal engineer, the applicant shall submit the Technical Infeasibility Waiver to the County Engineering Division for final review and approval. No non-compliant ramps shall be constructed without having Technical Infeasibility Waiver(s) approved by both the municipal engineer and the County Engineering Division. In the absence of an approved Technical Infeasibility Waiver, the Applicant will be required to construct fully compliant ramps.

D. PERFORMANCE GUARANTEE:

ITEMS OF CONSTRUCTION	QUANTITY	UNIT	@	PRICE	=	AMOUNT
Remove Curb	145	LF		3.00		435.00
Concrete Curb	145	LF		20.00		2900.00
- Full Height	82	LF				
- Depressed	63	LF				
Pavement	33	SY		54.00		1782.00
Traffic Control Signs	1	Each		125.00		125.00
- 1 "STOP" (R1-1)						
Count Down Pedestrian Signals	4	Each		1000.00		4000.00
Count Down Inserts	4	Each		100.00		400.00
Battery Backup	1	Each		9000.00		9000.00
Generator Port	1	Each		3500.00		3500.00
Polara audible push button stations	8	Each		355.00		2840.00
Polara Central Control Unit	1	Each		1800.00		1800.00
Polara Interface Panel	1	Each		295.00		295.00
14/2 Conductor Wire	300	LF		0.34		102.00
Labor - 2 Electricians	16	HR		332.00		5312.00
Concrete Monuments	2	Each		1200.00		2400.00
Double Inlet Type "B", N-Eco head	1	Each		3200.00		3200.00
24" R.C.P.	34	LF		85.00		2890.00
Remove Inlet	2	Each		350.00		700.00
ADA Compliant Ramp Construction	3	Each		5000.00		10000.00
* \$2500 per ramp after first one						
-						
-				Sub-total		51,681.00
-				10% Contingencies		5,168.00
-				Total Amount of Performance Guarantee		\$56,849.00

E. COMMENTS:

1. The roadway easement requirement is imposed pursuant to County road width standards contained in Resolution #10-75 which was adopted in accordance with the Master Plan.
2. PSE&G is seeking a utility easement over the subject property for the insallation of utility lines in conjunction with the replacement of the Fair Lawn Avenue bridge by Passaic County.

F. RECOMMENDATIONS:

None

P.E.

Eric V. Tinsch

P.P.

4/4/18

Assistant County Engineer

DATE

Division of Land Use

DATE