



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 8461 - ENGLEWOOD

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A: GENERAL INFORMATION:

1. Title: Proposed Mixed Use Building. 229, 231 & 235 South Dean Street (CR 501). City of Englewood, Bergen County, New Jersey; Block 2802; Lots 30, 31, 32. Tax Map 28. Site Plan Sheet C-04, Grading, Drainage & Utility Plan Sheet C-05 both last revised 8/27/2018.
2. Municipality: **ENGLEWOOD** County Road Affected: **SOUTH DEAN STREET**
3. Location: 229 & 231 South Dean Street, East Linden Avenue
4. Project Data:

Plot Area (Acres):	0.22	Block #:	2802	Lot #:	31-32
Proposed Use:	Commercial	No of Dwelling Units:	0		
Parking Stalls:		Existing:	0	Proposed:	23
				Total:	23
Building Area (sq.ft):		Existing:	4,385	Proposed:	1,485
				Total:	5,870
Impervious Area (sq.ft):		Existing:	9,088	Proposed:	0
				Total:	9,088
5. Notes:
6. Project Description:

Applicant is renovating an existing building into a medical office.
7. Applicant: 229 S. Dean Street LLC Phone: (201) 577-6525
Attn: Alza Inc., 74 Grand Avenue, Englewood, NJ 07631
8. Attorney: Gittleman Muhlstock & Chewcaskie, LLP Phone: (201) 944-2300
Attn: Brian M. Chewcaskie, 2200 Fletcher Avenue, Fort Lee, NJ 07024
9. Owner: 229 S. Dean Street LLC Phone: (201) 577-6525
Attn: Alza Inc., 74 Grand Avenue, Englewood, NJ 07631
10. Preparer: L2A Land Design, LLC Phone: (201) 227-0300
Attn: William Vogt, PE, 60 Grand Avenue, Englewood, NJ 07631
11. Purchaser: Phone:

B. REQUIREMENTS AND CONDITIONS FOR APPROVAL:

B1. FEES:

1. A check in the amount of \$460.00 (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 \$579.00 (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.

4. 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.

B2. LAND CONVEYANCE:

1. The Bergen County Planning Board waive Site Plan Review Resolution Requirement, Section IV, Item pertaining to right of way dedication. This is due to the fact that the existing road is a "One Way"

B3. IMPROVEMENTS :

1. Existing curb along the County road frontage be removed and replaced with new full height curb (8") in conformance to the County Engineer's design standards.

2. Proposed driveway shall be constructed as indicated on the Site Plan drawing referenced in Section A.1 above.

3. A Stop sign and stop bar be installed for the proposed exit, as indicated on the Site Plan drawing referenced in Section A.1 above.

4. 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.

5. Roof drains to be connected to the proposed drywell as shown on the above-referenced plans

6. 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.

7. All traffic control signs installed by the Applicant shall be maintained by the property owner and not the County.

8. 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.

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. Construct a trench drain across the entire width of the proposed driveway and connect same to the proposed drywell.

11. The responsibility for the maintenance of the proposed stormwater system and adjunct drainage structures shall remain with the property owner(s) and or lessee(s) of the building.

12. "No Right Turn" (R3-1) signs shall be installed and maintained between the curb and the sidewalk on the exit driveway, facing interior traffic as shown on the above referenced plan

13. A "One Way (R6-1L) sign shall be installed and maintained between the curb and sidewalk opposite the proposed entrance driveway as shown on the above referenced plan.

14. Six stalls abutting South Dean Street shall be designated & signed as "Employee Only" as shown on the above referenced plans.

15. Concrete monuments/markers shall be installed for the existing property corners along the right-of-way line of South Dean Street as depicted on the drawing referenced in Section A-1.

16. 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.

B4. GENERAL:

1. Applicant and/or contractor shall contact the inspector 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.
2. 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.
3. Any proposed plantings along the access driveways shall have a mature height of thirty (30) inches or less, measured from the driveway pavement, to ensure adequate sight distance along the County road;
4. Relocation of underground electric service that is necessitated by any modifications/removal/relocation of utility poles is the responsibility of the property owner, and not the County of Bergen;
5. Road opening permit is required and application shall be made to the Bergen County Operations Division and fees for same shall be paid as set forth therein. A copy of said permit shall be submitted to the Department of Planning and Economic Development prior to any construction along the County road and/or within the County's right-of-way;
6. The project shall comply with all the requirements set forth by the Bergen County Soil Conservation District (N.J.S.A. 4:24-43). A copy of the Soil Conservation District approval letter shall be submitted to The County Planning Board;
7. All existing or proposed sidewalks, curbing and handicap ramps must be constructed and/or reconstructed to meet the current requirements of the Americans With Disabilities Act (ADA). The design/construction of the handicapped ramp and the type of truncated dome surface shall be specified & certified by the municipal engineer or his designee. Pursuant to Title 27:16-8, the County of Bergen maintains roadways between curblines or edges of asphalt and is not responsible for these improvements
8. All identification and commercial signs at the driveway entrance/exit shall be of a type, size and so located as not to impede sight distance along the County road.
9. Curb and roadway specifications are to be in accordance with the Bergen County Engineer's "Design and Construction Plan Standards" 201-336-6800.

C. ADA REQUIREMENTS:

1. Proposed sidewalk, curbing and handicap ramps shall be constructed to meet the current requirements of the ADA (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. All detectable warning surfaces for curb ramps and the driveway's crosswalk shall be cast-in-place.
3. 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.
4. 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).

5. 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 shall construct fully compliant ramps.

6. 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.

7. All inquiries regarding ADA requirements stipulated in this report should be directed to Jaison Alex, P.E., County ADA Coordinator, (201)336-6445, of the Department of Planning and Engineering.

D. PERFORMANCE GUARANTEE:

ITEMS OF CONSTRUCTION	QUANTITY	UNIT	@	PRICE	=	AMOUNT
Remove Curb	120	LF	\$	3.00	\$	360.00
Concrete Curb	96+24 (apron)	LF		20.00		2400.00
Traffic Control Signs	9	Each		125.00		1125.00
1-"No Right Turn"						
1-"One Way"						
1-"Stop" & painted bar						
6- "employee only"						
Concrete Monuments	2	Each		1200.00		2400.00
Trench Drain	1	Each		2500.00		2500.00
-				Sub-total:	\$	8785.00
-				10% Contingencies:		878.00
-				Total Amount of Performance Guarantee	\$	9663.00

E. COMMENTS:

None

F. RECOMMENDATIONS:

None

Nancy Dango
Assistant County Engineer

P.E. 1-2-19
DATE

Eva T. Linder
Division of Land Use

P.P. 1/3/19
DATE

Q
TWC
1/2/2019



SITE

SURROUNDING ZONES (C)	
W-L	WORK
RIM	RESEARCH, I
L-I	LIGHT
R-E	SINGLE
R-D	SINGLE
R-B	SINGLE
RM-B	MULTI
N-C	NEIGHBO



KEY MAP

GRAPHIC SCALE



1" = ±100'-0"