

STONEFIELD

February 28, 2025

Jane Wondergem
ZBA Secretary
Village of Ridgewood
131 N Maple Avenue
Ridgewood, NJ 07450

**RE: 55 North Broad LLC
Proposed Chase Bank with Drive-Through
Block 3804, Lot 2.01
55 North Broad Street
Village of Ridgewood, Bergen County, New Jersey**

Ms. Wondergem:

Our office is submitting documents on behalf of the Applicant to address the comments contained within the latest Board Professional's review letters in preparation for the Zoning Board Hearing scheduled for March 11th, 2025. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Chase Sustainability Design Overview	-	8	Stonefield Engineering & Design
Brand Book	01-10-2025	8	Philadelphia Sign
Renderings	02-28-2025	8	CoreStates Group
On-Street Striping Exhibit	02-27-2025	8	Stonefield Engineering & Design
Revised Site Plans	02-27-2025	8	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the Village of Ridgewood Engineering Review Letter dated February 11, 2025. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Proposed Major Site Plan

- The applicant proposes to remove an existing two-story masonry building and reconstruct the parcel with a JP Morgan Chase Bank branch with a drive-thru.

Acknowledged.

- The proposed driveways will require curb and sidewalk permits from the Village's Engineering Division as well as Bergen County.

Acknowledged.

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

- For the required EV make ready parking space, why is the handicap accessible parking space being used? Are both handicap accessible spaces being used as EV make ready spaces? Request the applicant demonstrate that such an action is permitted.

The proposed plan includes one standard ADA parking space and two proposed EV make ready parking spaces. One of the EV make ready spaces is ADA-compliant. The plan has been revised to better reflect this – refer to Sheet C-4.

- Absent any additional information, the proposed bank branch appears to be a slab on grade type structure.

Testimony to be provided.

- A six-foot wide striped crosswalk is proposed in front of the bank drive up. Recommend that a Detectable Warning Surfaces (DWS) being installed at each side where the sidewalk depresses to the striped crosswalk. The Village uses Colonial Red as the color for the DWS.

Detectable Warning Surfaces have been added to the revised site plans included with this resubmission – please refer to Sheet C-4.

- Recommend that all pavement markings be thermoplastic material for a longer life cycle.

A note indicating such has been added to the revised site plans included with this resubmission – please refer to Note 13 on Sheet C-4. The striping and pavement marking details on Sheet C-14 have been revised to note thermoplastic striping as well.

- At the southwest corner of the proposed building, a stairway is proposed for the sidewalk that leads to North Broad Street. Recommend a handrailing be installed on either side of the stairs.

Handrails have been added to the revised site plans included with this resubmission – please refer to Sheet C-4.

- All areas of sidewalk work shall have the CBD pattern sidewalk with brick-band installed.

CBD pattern sidewalks with brick-band have been added to the revised site plans included with this resubmission – please refer to Sheet C-4.

- Is the proposed driveway configuration overlaying the Ingress/Egress Easement on the south side of the parcel exiting onto Chestnut Street consistent with the language of the easement that is commonly held?

Testimony to be provided regarding the interaction of the proposed driveway and the existing easement.

Proposed Site Lighting

- The proposed site lighting is not compliant with the Village Code, Chapter 190-85. The Benjamin, a residential building, is just across from the proposed bank site. A variance is requested for the lack of proper shielding of the light fixtures. This should be denied.

Shielding is not provided to comply with State security lighting standards for financial institutions. Testimony to be provided.

- The Light Pole Installation Detail on Drawing C-9 indicates a mounting height of 20 to 24-feet. Any height over 20-feet will require a variance.

The detail has been revised accordingly – please refer to Sheet C-9.

- Please clarify the site lighting levels proposed. The Overall Lighting Plan, Drawing C-7 indicates a level of lighting throughout the parking lot. Drawing C-8 shows the lighting levels for the ATM Security. What is the combined lighting level of the parking lot lighting and the ATM security lighting?

Sheet C-7 depicts proposed lighting levels at grade, whereas Sheet C-8 depicts proposed lighting at three feet above grade per State security lighting standards. Labels have been added to each sheet for clarity.

- Please clarify for the record the duration of illumination proposed.

Testimony to be provided.

On Street Parking

- A review of the site plans indicates at least three (3), if not more on street parking spaces and a loading zone will be eliminated due to the reconfiguring of the driveway entrances for the site. Based upon the standard valuation the Village uses for a parking space, of \$20.00 per day, for 6 days per week, for 50 weeks in a year, you get a value of \$6,000.00 per parking space. How does the applicant propose to offset this loss to the Village?

As depicted on the On-Street Striping Exhibit included with this submission, the net change in on-street parking is one additional space.

Site Demolition

- The building to the north of the two-story masonry building, which is scheduled to be removed, encroaches into Lot 2.01, Block 3804 by 1.0-foot to 1.1-foot. Does the applicant have an encroachment agreement for this building? If so, please provide it to the Board. The applicant shall provide the Board with their proposed means and methods to preserve the adjoining structure during their site demolition activities. Once the masonry building is removed, how will the exposed wall be treated? A raw masonry wall can be very unsightly.

Testimony to be provided.

- The building to the south of the site, encroaches into Lot 2.01, Block 3804 by 0.5-foot to 0.6- foot. Does the applicant also have an encroachment agreement for this building?

Testimony to be provided.

- Is it anticipated that the building being removed has ACM's (asbestos containing materials)?

Testimony to be provided.

Storm Water Management

- A storm water management plan was submitted for the proposed development in accordance with the requirements of Chapter 190-67, N.

Acknowledged.

- Recommend for any proposed connection to an existing stormwater inlet, that the existing inlet be cleaned of all accumulated debris first.

The Applicant agrees to comply.

- Has the applicant investigated the viability of any onsite existing stormwater management systems?

Testimony to be provided.

Sanitary Sewer Service

- The Village of Ridgewood will provide sanitary sewer service to the proposed building to be constructed. Request clarification of the square footage of the building being removed versus the square footage of the proposed building.

The gross floor area of the existing building to be removed is 4,184 square feet. The gross floor area of the proposed building is 3,344 square feet. Testimony to be provided.

- Connection to the Village's sanitary sewer collection system shall be made by the applicant in accordance with the Village's requirements.

The Applicant agrees to comply.

Soil Movement

- The proposed Preliminary and Final Major Site Plan does not indicate the volume of soil movement. How much cut and fill will be anticipated?

The proposed aggregate soil movement (total of cut and fill volumes) will be approximately 1,100 cubic yards. Further testimony to be provided.

- During site excavation work, request that the contractor exercise care so as to not damage the roots systems of the trees in the right-of-way to remain.

The Applicant agrees to comply.

- A Bergen County Soil Conservation District permit shall be required if the project is approved. Please submit a copy for the Board's records.

SCD review is currently underway. SESC Plan Certification will be provided upon receipt.

Site Landscaping

- The applicant is advised of Village Code Chapter 190-119E, "Physical or Visual Obstructions", with regard to the proposed landscaping at the corner of Chestnut Street and Franklin Avenue. Attached is a sketch of the requirements that are to be complied with.

Proposed landscaping within the required sight triangle does not exceed 30 inches. The required sight triangle is shown on the On-Street Striping Exhibit included with this submission.

- Is any irrigation being considered for the landscaping being proposed? How will it be maintained?

Testimony to be provided.

The following is an itemized response to the comments contained within the Neglia Traffic Engineering Review Letter dated February 4, 2025. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

2. Parking and Loading Requirements

The table provided below identifies parking and loading requirements associated with the Applicant's proposed improvements:

Regulation	Ordinance	Units	Required/Permitted ⁽²⁾	Proposed	Status ⁽¹⁾
Minimum Off-Street Parking	Village Code Section: §190-121	Non-residential uses: 1 space per 200 square foot of gross floor area	3,344 SF / 200 SF = 17 Spaces	22 spaces	Conforming
Minimum ADA Parking Spaces	Village Code Section: §190-121	1 to 25 Parking Spaces	1 ADA Space	2 ADA Parking Spaces (With 1 EVSE Space)	Conforming

- I. Each item with a status of "non-conforming" above will require a new variance / design waiver.

Acknowledged.

2. All parking space calculations for shall be rounded up to the next full parking space.

Acknowledged.

Regulation	Ordinance	Required/Permitted	Proposed	Status
Requirements for EVSE Installation	Village Code Section: §190-121.1	22 parking spaces provided = 0 required EV spaces	2 EV Parking Space	Conforming
Total Proposed Parking Spaces: 24 Parking Spaces (22 Proposed Spaces + 2 EVSE Space credit)				

- I. Each item with a status of "non-conforming" above will require a new variance / design waiver.

Acknowledged.

2. All parking space calculations for shall be rounded up to the next full parking space.

Acknowledged.

3. A parking space prepared with EVSE or make-ready equipment shall count as two parking spaces for the purpose of complying with minimum parking space requirements, resulting in a reduction of no more than 10% of the total required parking.

Acknowledged.

3. Traffic Engineering Comments

- 3.1 The Applicant shall provide testimony addressing vehicular circulation for deliveries, loading/unloading, trash/recycling, number of employees, and other operational issues as may be deemed relevant to the application.

Testimony to be provided.

- 3.2 The Applicant shall submit a set of proposed plans to the Village of Ridgewood Fire Department and Police Departments for review, comment, and approval.

The Applicant agrees to comply.

- 3.3 The Applicant shall provide testimony confirming that all ADA accessible routes, points of ingress/egress, parking spaces, etc. will conform to the current ADA Standards for Accessible Design provided by the Department of Justice, latest revised.

Testimony to be provided.

- 3.4 The Applicant shall provide testimony regarding vehicle circulation within the proposed parking area.

Testimony to be provided.

- 3.5 The Applicant shall provide testimony addressing the sight distances for the proposed driveways. The Applicant shall comply with AASHTO standards.

Testimony to be provided.

- 3.6 The subject property is located along Franklin Avenue (County Route 80) and is under the jurisdiction of Bergen County. Therefore, the Applicant shall submit the plans to the County for review and/or exemption. All correspondence from the County shall be forwarded to the Board and Board Professionals upon receipt.

An application with Bergen County is currently under review. All correspondence from the County will be provided upon receipt.

- 3.7 Per the Village Code (Section §190-120), the minimum parking requirements for the proposed site equates to 17 spaces. The Applicant proposes to supply 22 parking spaces, which meets the minimum parking requirements. The Applicant shall provide testimony addressing the proposed parking supply and configuration.

Testimony to be provided.

- 3.8 Per the Village Code (Section §190-121.F), each application involving a parking lot or garage containing 0 to 25 off-street parking spaces does not require any EVSE or Make-Ready Spaces. The Applicant proposes to provide two (2) EVSE or Make-Ready space, which meets the minimum requirements. The Applicant shall provide testimony relating to the location and configuration of the proposed EVSE spaces.

Testimony to be provided.

- 3.9 The Applicant shall provide a breakdown of the following:

- 3.9.1 Walk-Ups;
- 3.9.2 Drive and Enter configuration;
- 3.9.3 Drive-through ATM hours; and
- 3.9.4 Whether the drive-through is full service.

Testimony to be provided.

3.10 Neglia has reviewed the Traffic Impact Study prepared by Stonefield Engineering and Design, dated October 11, 2024, and noted the following:

3.10.1 The report references the 11th Edition of the ITE's Trip Generation Manual to source their site generated trips for the proposed development. The trip generation provided reports that the proposed site will generate 36 trips during the weekday morning peak hour, 70 trips during the weekday evening peak hour, and 88 trips during the Saturday midday peak hour. Testimony supporting the findings of the report shall be provided.

Testimony to be provided.

3.10.2 The Applicant indicates that the proposed driveways would operate at a Level of Service B or better during the peak hours. Testimony supporting the findings shall be provided.

Testimony to be provided.

3.10.3 The Applicant shall provide testimony regarding the Level of Service (LOS) Analysis.

Testimony to be provided.

4. Final Comments

4.1 Should the Board look favorably upon this application, a performance bond, and inspection escrow will be required for any site improvements. The Board Engineer will prepare this estimate to address the cost of all site improvements plus a 20% contingency, in accordance with the Municipal Land Use Law.

Acknowledged.

4.2 The Applicant shall obtain any and all approvals required by outside agencies, including but not limited to NJDOT, NJDEP, BCUA, Bergen County Soil Conservation District, as well as the Village of Ridgewood Police Department, Fire Department, Emergency Services and Department of Public Works. It is the Applicant's responsibility to determine what outside agency permits are required. Copies of said approvals shall be provided upon receipt.

Acknowledged. Copies of required approvals will be provided upon receipt.

4.3 New and revised materials shall be filed with the Village and shall not be sent directly to the Board's professionals. The Village will forward the application and related materials to the Board's professionals when they are finished with their review. Materials submitted directly to our office will not be reviewed.

Acknowledged.

4.4 Revised reports, plans and exhibits which are to be considered at the hearing should be submitted ten days prior to the scheduled hearing.

Acknowledged.

4.5 The above comments are based on a review of materials submitted and/or testimony provided to date. Our office reserves the right to provide new or updated comments as additional information becomes available.

Acknowledged.

- 4.6 Our office recommends that a comment response letter be prepared and submitted addressing the comments/recommendations of this letter.

Acknowledged.

The following is an itemized response to the comments contained within the Heyer, Gruel & Associates Planning Review Letter dated February 5, 2025. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Planning Comments

Variances and Exceptions

- I) The applicant requires a d(1) Use Variance to permit the proposed use. To grant this relief, the applicant must satisfy both the positive and negative criteria as established by the Municipal Land Use Law and relevant case law:
 - a) Positive Criteria: Since the use is not inherently beneficial and there does not appear to be hardship associated with developing the property, the applicant must demonstrate that the site is particularly suited for the use and that there are special reasons to grant the variance, which generally requires a showing that the project advances the purposes of zoning.
 - b) Negative Criteria: The applicant must demonstrate that the use will not be a substantial detriment to the public good, and that it will not substantially impair the intent and purpose of the zoning ordinance and master plan.
 - c) It should be noted that the site was previously operated as a bank with a drive-through for many years with a different circulation configuration. The applicant should provide testimony about how the proposed site modifications may represent improvements to the current design.

Testimony to be provided.

- 2) The applicant requires bulk “c” relief for a variety of proposed conditions. The required proofs shall be consistent with the standards found in the MLUL at section 40:55D-70.c, and shall demonstrate one of the following:
 - a) C(1) “hardship” variance relief can be granted if there is a particular physical aspect of the property size, shape, topography or other characteristic that creates a hardship that prevents conformance with the Ordinance.
 - b) C(2) “benefits vs. detriments” variance relief can be granted if the applicant demonstrates that the proposed relief furthers the purposes of zoning and that the benefits of the proposal outweigh the detriments.
 - c) In either case, the applicant must satisfy the “negative criteria” through a demonstration that the proposed relief will not be detrimental to the public health, safety, or welfare, and that the proposed relief can be granted without substantial impairment to the Village’s Master Plan and Zoning Ordinance.

Testimony to be provided.

- 3) The applicant potentially requires design exception relief pursuant to section 40:55D-5I of the municipal land use law related to the provision of waste removal facilities. To justify the exception if required, the applicant shall provide testimony demonstrating that strict compliance with the site plan design standards is impracticable.

Testimony to be provided.

Site Layout

- 4) A portion of neighboring Lot 4 juts into the property. It appears that the proposed circulation patterns will cross through a portion of the that property. Are there any easements or other formal access rights in place or proposed?

Testimony to be provided.

- 5) No waste removal and recycling area is provided in the site plans. The applicant shall address how storage and removal of waste and recycling will be addressed on the site. If the board determines that interior storage is adequate and no dedicated enclosure is necessary on the plans, variance relief may not be required.

Testimony to be provided.

Parking and Circulation

- 6) The applicant should provide testimony regarding the width of all proposed entrances and exits from the site.

Testimony to be provided.

- 7) The applicant should provide testimony regarding the size of the parking stalls. Parking stalls 9x18ft are permitted with the presence of a 2ft overhang, the applicant shall confirm the presence of such overhang. Additional relief may be required.

Testimony to be provided.

Operations

- 8) The applicant shall provide testimony about general operations including:
- a) Frequency, hours, and types of deliveries.
 - b) Anticipated number of employees during the peak shift.
 - c) Types of waste generated and frequency and timing of collection.

Testimony to be provided.

Architecture

- 9) The applicant should provide testimony about the exterior finish materials, and compatibility of the design in the B-1 and B-2 Zone.

Testimony to be provided.

10) The applicant is seeking relief for a variety of conditions related to the proposed signage. The applicant shall provide testimony addressing the following:

- a) A freestanding sign is proposed along North Broad Street, which is not generally in character with the buildings, uses, and character of that street frontage. What benefit is the freestanding pylon intended to bring to the site? Will it be visible to motorists with cars parked along North Broad?

A revised Brand Book depicting a freestanding sign with a brick base is included with this resubmission. Further testimony regarding the proposed sign will be provided.

- b) The table on sheet C-4 of the civil plans indicates that the proposed freestanding sign will be 12.1 feet in height and require variance relief. The signage package shows the freestanding pylon as 10 feet in height. The applicant shall provide testimony clarifying the height and whether relief is required.

The table has been revised to reflect the 10-foot height of the proposed sign – please refer to Sheet C-4. Relief is not required. Testimony to be provided.

- c) The applicant shall provide testimony about the proposed illumination of the signage and the anticipated hours during which they will be illuminated.

Testimony to be provided.

- d) The signage plan and architectural plans have the cardinal directions on some of the elevations and signage locations mislabeled. It is clear which elevation is which, but the labels should be corrected should the board act favorably on the application.

A revised Brand Book depicting the correct cardinal directions is included with this resubmission.


Miscellaneous

11) The application shall comply with Ordinance Section 190-144.C related to the imposition of non- residential development fees.

The Applicant agrees to comply.

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Regards,



Aaron Chan, PE, CME
Stonefield Engineering and Design, LLC

Via FedEx