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negliagroup.com

Via: Email

February 4, 2025

Attn.: Jane Wondergem, Board Secretary

Zoning Board of Adjustment
Village of Ridgewood
131 North Maple Ave
Ridgewood, NJ 07450

Re: **Traffic Engineering Review – Proposed Chase Bank**
55 North Broad Street
Blocks 3804, Lot 2.01
Village of Ridgewood, Bergen County, New Jersey
Neglia No.: RIDGSPL25.010

Honorable Board Members,

As requested, Neglia Group ("Neglia") has prepared a review of the materials submitted supporting the referenced application. Specifically, we have reviewed the following documents:

- Signed and Sealed Site Plan set consisting of fifteen (15) sheets entitled, "Preliminary & Final Major Site Plan for JP Morgan Chase Bank, Proposed Bank with Drive Through, Block 3804 / Lot 2.01, 55 N Broad Street, Village of Ridgewood, County of Bergen, NJ," prepared by Aaron Chan, P.E., of Stonefield Engineering and Design, dated October 11, 2024;
- Signed and Sealed Topographic Survey consisting of one (1) sheet entitled, "Location and Topographic Survey of Tax Map Lot 2.01, Block 3804, 55 North Broad Street, Village of Ridgewood, County of Bergen, State of New Jersey," prepared by Thomas F. Miller, NJLS, of Stonefield Engineering and Design, dated October 14, 2024; and
- Application to the Village of Ridgewood Zoning Board of Adjustment, dated November 26, 2024.

1. Project & Site Description

The subject property is located on an irregular shaped lot located long the southerly side of Franklin Avenue, between North Broad Street and Chestnut Street. The subject property, block 3804, lot 2.01, otherwise known as 55 North Broad Street, is located within the Retail Business (B1B2) Zone. The property is currently developed by a two (2)-story bank with two (2) drive-through lanes and an asphalt parking lot. Existing site improvements include concrete driveway aprons, asphalt paving, and landscaping.

The Applicant proposes to raze the existing structures to construct a new bank with one (1) drive-through lane. Additional proposed improvements include asphalt parking lot, concrete driveway aprons, concrete sidewalks, trash and recycling enclosures, lighting, and landscaping.

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Aerial Site Mapping

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

- Each item with a status of "non-conforming" above will require a new variance / design waiver.
- All parking space calculations for shall be rounded up to the next full parking space.

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)				

- Each item with a status of "non-conforming" above will require a new variance / design waiver.
- All parking space calculations for shall be rounded up to the next full parking space.
- 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.

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.
- 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.
- 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.
- 3.4. The Applicant shall provide testimony regarding vehicle circulation within the proposed parking area.
- 3.5. The Applicant shall provide testimony addressing the sight distances for the proposed driveways. The Applicant shall comply with AASHTO standards.
- 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.
- 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.
- 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.
- 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.
- 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.
 - 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.
 - 3.10.3. The Applicant shall provide testimony regarding the Level of Service (LOS) Analysis.

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.

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

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,

Neglia Group



Brian Intindola, P.E., P.P., C.M.E., C.P.W.M.
Zoning Board Traffic Engineer
Village of Ridgewood

Cc: Bruce E. Whitaker, Esq. – Board Attorney (*via: email*)
Christopher Rutishauser, P.E. – Village Engineer (*via: email*)
John Barree, P.P. – Village Planner (*via: email*)
55 North Broad, LLC – Applicant (*via: email*)
Santo T. Alampi, Esq. – Applicant's Attorney (*via: email*)
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