

STONEFIELD

October 21, 2021

Planning & Zoning Board
Michael DeGidio, Chairperson
312 Broad Avenue
Leonia, New Jersey, 07605

**RE: Traffic Review Letter #1
Proposed Residential Apartment Building
Block 802, Lot 16
131 Fort Lee Road
Borough of Leonia, Bergen County, New Jersey
SE&D Job No. RUT-210322**

Dear Chairperson DeGidio and Board Members:

Stonefield Engineering and Design, LLC (“Stonefield”) has reviewed the above referenced application. Specifically, Stonefield has reviewed the following materials with a focus on traffic and parking impacts:

1. Architectural Plans prepared by Robert Zaccone & Associates, P.C. dated July 22, 2021; and
2. Site Plan prepared by Hubschman Engineering, P.A. dated May 14, 2021.

Based on our review of these materials, Stonefield offers the following traffic, parking, and circulation related comments:

Project Overview

The property is designated as Block 802, Lot 16 and is currently developed with a two (2)-story single family house with a parking area in the rear of the site.

The site is located within the Business (D) zone of the Borough of Leonia.

As part of the proposed development program, the existing structure would be razed, and a five (5)-story residential apartment building consisting of 23 units with ground floor parking would be constructed.

Access is presently provided via one (1) ingress-only driveway and one (1) egress-only driveway along Fort Lee Road. Access is proposed via one (1) full-movement driveway along Fort Lee Road.

Traffic

1. Access is proposed via one 20'-wide, (1) full-movement driveway along Fort Lee Road. Testimony should be provided regarding the adequacy of the driveway width.
2. The proposed driveway is located approximately 200 feet from the stop bar at the signalized intersection of Grand Avenue & Fort Lee Road. Testimony should be provided regarding queuing

on Fort Lee Road and the ability for vehicles to safely and efficiently make left-turning movements to and from the site.

3. Testimony should be provided regarding the traffic generated by the site as compared to permitted uses within the Business (D) zone.

Parking

4. The following parking requirements from the Residential Site Improvement Standards (NJAC 5:21) (RSIS) apply:
 - a. 1.8 parking spaces per one-bedroom unit, 21 units \times 1.8 = 37.8 spaces.
 - b. 2.0 parking spaces per two-bedroom unit, 2 units \times 2.0 = 4.0 spaces.

Total: 42 parking spaces are required.

5. A total of 21 parking spaces are provided, inclusive of one (1) ADA-accessible parking space, which requires a variance. The total supply equates to 0.91 spaces per unit. Testimony should be provided regarding the adequacy of the proposed parking supply, and if any off-site parking (such as street parking or a parking agreement with another site) is proposed for the development.
6. Testimony should be provided regarding the provision of “make-ready” parking spaces in accordance with the State’s model electric vehicle (EV) ordinance. EV spaces should be identified on the site plans.
7. The parking spaces provided would be 9’ x 17.5’ which requires a variance. The spaces are smaller than the 9’ x 18’ dimension required by RSIS, as such a de minimis exception from RSIS is also required. Testimony should be provided regarding the adequacy of the parking space size.
8. Testimony should be provided as to whether the parking spaces would be assigned.
9. Testimony should be provided as to whether parking is included within the rental agreement for the units or if there would be a separate parking agreement for parking on-site.

Site Access & Circulation

10. The site generally provides a 24’-wide, two-way drive aisle in accordance with RSIS requirements, however, the drive aisle width directly adjacent to the trash room and lobby is 23 feet. Testimony should be provided regarding the adequacy of the drive aisle width of this area.
11. The parking spaces are located directly along the side property lines along both the easterly and westerly sides of the site. Testimony should be provided regarding the adequacy of the protection provided to the neighboring properties from vehicles parked on-site.
12. Testimony should be provided regarding snow removal for the portion of the parking spaces not underneath the cover of the proposed building.
13. A trash area is shown in the southwesterly corner of parking area. Testimony regarding trash operations should be provided.
14. Testimony should be provided regarding staging of loading and delivery vehicles, including move-in/move-out and USPS/FedEx/UPS/Amazon/etc. deliveries.

If you have any questions, please do not hesitate to contact our office.

Best regards,



Charles D. Olivo, PE, PP, PTOE
Stonefield Engineering and Design, LLC



John R. Corak, PE
Stonefield Engineering and Design, LLC