

STONEFIELD

November 16, 2022

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

**RE: Traffic Review Letter #3
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 October 19, 2022; and
2. Site Plan prepared by Hubschman Engineering, P.A. last revised October 26, 2022.

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 four (4)-story residential apartment building consisting of 14 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. 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.

Testimony provided. The applicant also indicated they have obtained Bergen County approval for the driveway and turning movements.

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

Testimony provided.

Parking

3. The following parking requirements from the Residential Site Improvement Standards (NJAC 5:21) (RSIS) apply:
 - a. 1.8 parking spaces per one-bedroom unit, 10 units \times 1.8 = 18.0 spaces.
 - b. 2.0 parking spaces per two-bedroom unit, 3 units \times 2.0 = 6.0 spaces.
 - c. 2.1 parking spaces per three-bedroom unit, 1 unit \times 2.1 = 2.1 spaces.

Total: 27 parking spaces are required.

The above parking calculation has been revised in accordance with the updated development program. The proposed development is now required to provide 27 parking spaces whereas the previously calculated parking requirement was 32 spaces.

4. A total of 19 parking spaces are provided, inclusive of one (1) ADA-accessible parking space and five (5) "make-ready" electric vehicle spaces. The five (5) "make-ready" spaces provide a 2-for-1 credit up to 10% of the requirement, which increases the total parking supply to 20 (19 + 1) spaces. The "make-ready" adjusted supply equates to 1.43 spaces per unit with a real supply of 1.36 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.

Testimony provided. The discrepancy between the parking supply and requirement has been narrowed under the current design plan; a de minimis exception from RSIS requirements is required from the Board.

5. The parking spaces provided would be 9' \times 17.5' which requires a variance. The spaces are smaller than the 9' \times 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.

Testimony provided.

6. Testimony should be provided as to whether the parking spaces would be assigned.

Testimony was provided that the parking spaces would be assigned.

7. 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.

Testimony provided.

Site Access & Circulation

8. 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 lobby is 23 feet. Testimony should be provided regarding the adequacy of the drive aisle width of this area.

Testimony provided.

9. 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.

Testimony provided.

10. Testimony should be provided regarding snow removal for the portion of the parking spaces not underneath the cover of the proposed building.

Testimony provided.

11. A trash room is shown adjacent to the parking area. Testimony regarding trash operations should be provided.

Testimony provided.

12. Testimony should be provided regarding staging of loading and delivery vehicles, including move-in/move-out and USPS/FedEx/UPS/Amazon/etc. deliveries.

Testimony provided.

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