



August 5, 2020

Members of the River Edge Planning Board
Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661

**RE: Three New Bridge, LLC
Sports Facility
3 New Bridge Road
Block 1303, Lot 4
Borough of River Edge
Bergen County, New Jersey**

Dear Board Members:

Our office has reviewed the application, site plan and architectural plan submitted by the Law Offices of Saverio V. Cereste for the purpose to renovate creating a facility which would house a golf simulation section (15,199 sq. ft.) and a table tennis section (10,828 sq. ft.) with a lobby snack area consisting of 2,607 sq. ft. and proposed on-site parking with 51 spaces at the property located at 3 New Bridge Road, known and designated as Block 1303; Lot 4.

MATERIALS REVIEWED

1. Plans prepared by Steven L. Koestner, Koestner Associates. – 61 Hudson Street, Hackensack, New Jersey 07601.
 - *“Location Survey of Building – 3 New Bridge Road, River Edge, NJ”*, sheet 1 of 4, dated March 25, 2020.
 - *“Site Plan-3 New Bridge Road, River Edge, NJ”*, sheet 2 of 4, dated March 25, 2020.
 - *“Lighting and Landscaping Plan-3 New Bridge Road, River Edge, NJ”*, sheet 3 of 4, dated March 25, 2020.
 - *“Soil Erosion and Sediment Control Plan-3 New Bridge Road, River Edge, NJ”*, sheet 4 of 4, dated March 25, 2020.
2. Architectural Plans prepared by JOON Architecture and Design, LLC-21 Grand Ave. #604B, Palisades Park, New Jersey 07650.
 - *“Partial Demolition Plan and Elevations-3 New Bridge Road, River Edge, NJ”*, drawing number A-1 of 3, dated June 20, 2020.

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- *“Proposed Plan-3 New Bridge Road, River Edge, NJ”*, drawing A-2 of 3, dated June 20, 2020
- *“Elevation and Sections-3 New Bridge Road, River Edge, NJ”*, drawing A-3 of 3, dated June 20, 20.

Schedule of Zoning District Area, Bulk and Yard Requirements

| Item | Required | Existing | Proposed | Status |
|---------------------------------|-------------------|-------------------|-------------------|-----------|
| District | C-1 Commercial | C-1 Commercial | C-1 Commercial | Conforms |
| Minimum Lot Area (Sq. ft.) | | | | |
| -Retail | 10,000 | 57,464 | 57,464 | Conforms |
| -Office | 15,000 | | | |
| Minimum Lot Width (Ft.) | | | | |
| -Retail | 100 | 318.87 | 318.87 | Conforms |
| -Office | 150 | | | |
| Minimum Lot Depth (Ft.) | 100 | | | |
| | 100 | 158.21 | 158.21 | Conforms |
| Maximum Building Height | | | | |
| -Feet | 35 | 20.92 | 20.92 | Conforms |
| -Stories | 2.5 Sty. | 1 Sty. | 1 Sty. | |
| Maximum Lot Coverage (%) | 40% | 49.50% * | 49.50% * | Pre-Exist |
| Maximum Impervious Coverage (%) | 80% | 94.57% * | 94.57% * | Pre-Exist |
| Maximum Rear Yard Coverage (%) | 60% | 36.40% | 13.55% | Conforms |
| Maximum Front Yard (Ft.) | | | | |
| -Retail | 30 | 23.66* | 23.66* | Pre-Exist |
| -Office | 30 | | | |
| Minimum Side Yard (Ft.) | | | | |
| -One | 15 | 4.69* | 4.69* | Pre-Exist |
| -Both | 35 | 27.92* | 27.92* | |
| Minimum Rear Yard (Ft.) | | | | |
| -Retail | 20 | 18.50* | 18.50* | Pre-Exist |
| -Office | 20 | 18.50* | 18.50* | |

Notes:

*=Variance Requested

**=Pre-Existing Condition



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| §350-25 Off-Street Parking | | |
|---|--------------------------------|-----------------|
| Off-Street Parking Requirements | | |
| Type of Use | Minimum Required Spaces | Proposed |
| Use not provided | N/A (TBD by Planning Board) | 51 |
| <p><u>Parking Calculations:</u> Uses: Indoor Sports Facility</p> <p><u>Parking Requirement:</u> Use not provided in Off-Street parking requirements. TBD by Planning Board</p> <p><u>Proposed Parking Spaces</u> -2 Accessible parking spaces (8'x18' with 8'x18' Van accessible space) -4 Parallel parking spaces (10'x24' Typical) <u>-45 Regular Parking spaces (9'x18' Typical)</u> There is a total of 51 spaces proposed.</p> | | |

CONCERNS

- a) **Sewer:** The applicant is proposing to use the existing sanitary sewer connection along the westerly portion of the subject property. The following information must be provided:
 - 1) Sanitary sewer flow calculations for the proposed building must be submitted.
 - 2) Existing sanitary sewer lateral location and proper abandonment on property, if any.
 - 3) Grease trap calculations must be submitted.
 - 4) The applicant should TV inspect the sewer prior to the start of construction and prior to the certificate of occupancy.

- b) **Drainage:** The applicant has not proposed a drainage system adjacent to the parking area.

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- c) Landscaping: A landscaping plan has been provided.
- d) Lighting: The applicant has provided lighting information. However, the lighting must conform to the requirements as set forth in the River Edge Code, more specifically, lights spillage onto the adjacent residential properties and roadway glare.
- e) Water Service: The applicant has not provided information on the adequacy of water pressure or the sizing of mains for domestic and fire services.
- f)
- g) Other Utilities: The applicant must provide information concerning the adequacy of other utilities necessary for the proposed building.
- h) Traffic: The applicant must provide information through testimony with regard to the parking requirements and traffic circulation throughout the entire site not limited to deliveries, garbage pickup and emergency service vehicles.
- i) Miscellaneous: The applicant must provide information on the following:
 - 1) Garbage Details.
 - 2) Irrigation System.
 - 3) Drainage with H-20 loading.
 - 4) All concrete should be 4500 PSI Fiber Crete.
 - 5) All Pipe cleanouts need to be ductile iron pipe.
 - 6) Loading Details.
 - 7) Streetscape along New Bridge Road should be in accordance with current Borough of River Edge designs. A separate plan shall be prepared along with the details of any widening.
 - 8) The details for the sanitary sewer trench must be modified.
 - 9) The concrete refuse pad detail should be 8-inches thick with bollards to protect the decorative fence all around.
 - 10) Streetscape light poles shall be updated with the latest design.



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APPROVALS REQUIRED

Furthermore, the applicant would be required to obtain additional approvals or waivers from the following:

- **Bergen County Planning Board (REQUIRED)**
- **Bergen County Soil Conservation District (REQUIRED)**
- **Borough Police Department (REQUIRED)**
- **Borough Fire Department (REQUIRED)**
- **Borough Ambulance (REQUIRED)**
- **Borough Shade Tree (REQUIRED)**
- **NJDEP Wetlands Permit (NOT REQUIRED)**
- **NJDEP Stream Encroachment Permit (REQUIRED)**
- **NJDEP TWA Permit (NOT REQUIRED)**
- **NJ Transit Permit (NOT REQUIRED)**

GENERAL COMMENTS AND REQUIREMENTS

1. The Developer must enter into a Developer's Agreement which will include a performance bond.
2. Escrow fees must be posted to cover engineering review and inspection, legal expenses and DPW review and inspection.
3. Zoning requirements should be reviewed by the Zoning Official.
4. Borough specifications for curb, driveway and sidewalk construction must be followed.
5. As-built drawings for the on and off-site sanitary sewers, storm drains, roadways must be furnished to the Building Department, Department of Public Works and Borough Engineer, prior to the release of any certificate of occupancy.
6. Sanitary sewer connections must be approved and inspected by the Borough Engineer, Department of Public Works and Building Department.



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7. Construction activities may only be conducted during hours stipulated by Borough Ordinance.
8. Any adjacent structure, retaining wall, landscaping, curb, piping, pavement, fencing, etc. damaged during construction must be required or replaced.
9. The applicant's plans should indicate an appropriate notation and reference that all construction work for the project must be performed in accordance with all applicable rules and regulations of the Occupational Safety and Health Administration (OSHA), the New Jersey Uniform Code, and good construction and engineering practice as it pertains to safety.
10. Two full sets of plans showing all site work including lighting and landscaping signed by the chairman and secretary of the planning board must be submitted to this office, construction code official, borough clerk, DPW director prior to the start of any work.
11. A pre-construction meeting must be held with representatives of this office, building department, and director of the DPW prior to the commencement of work on this site.
12. The applicant must provide a minimum of forty-eight (48) hours' notice of any inspections.
13. Full-Time Inspection by a Geotechnical Engineer is required of all soil moving onsite and proper compaction, if necessary.



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The foregoing comments are based on the review of the application and plans submitted. We have attempted to make this review as complete as possible. However, any new submission depending upon the nature of any revision may require additional review and comment.

Should you require additional information or have any further questions please do not hesitate to contact our office at (201) 487-0015.

Very truly yours,

COSTA ENGINEERING CORPORATION



Robert L. Costa, P.E., P.P. & C.M.E.
River Edge Planning Board Engineer

RC:kb

cc: Brian M. Chewcaskie Esq., - Planning Board Attorney