



TOWNSHIP OF IRVINGTON
Division of Engineering
Irvington Municipal Building
Civic Square, Irvington, NJ 07111
Vauss,

Tel: 973-399-6690 Fax: 973-399-6798

Engineer

Mayor Tony

John A. Wiggins, P.E., P.P.,
Township

TO: Dorinda Francis McKenzie,
Secretary to the Irvington Zoning Board of Adjustment

FROM: John A. Wiggins, P.E., P.P. and Township Engineer

RE: Revised Site Plan review – ZB-20-101
175-177 22nd Street
Application of 175-177 22nd Street LLC

Date: December 28, 2020

This is a supplement to my previous reports to the Board based on a revised plan that was received on December 21, 2020. My comments will be directed to the revised plan that has been submitted.

Specifically, the following new plan materials have been received:

1. Plans – “Proposed 4-Story 18 Unit Multi-Family Dwelling, 175-177 22nd Street, Irvington, NJ” prepared by Kaltsis Architecture LLC, dated 10/24/19 revised to 1/22/20 and consisting of 7 Sheets (Sheets SP-1, SP-2, SP-3, SP-4, SP-5, A-1, A-2). ***Revised to 12/2/2020.***

Proposed Conditions

The proposed project now calls for the construction of a four story, 15 unit structure with parking on the ground floor underneath the building. The parking in the front yard along 22nd street has been removed

Parking and Traffic Circulation

A total of 30 parking spaces are required under the Residential Site Improvement Standards Act (RSIS). Please note that the RSIS preempts the municipal parking requirements. The revised plan shows a total of 15 parking spaces however the information that is shown is problematic:

1. The parking spaces under the building are shown as being 9 feet wide, which complies with the requirements of the RSIS. The parking spaces are not dimensioned as 18 feet, which is the length that they scale to. This dimension should be added to the plans.
2. Parking Spaces 1-14 have an insufficient back up lane of 22'-11-1/2". Our municipal standard is 24 feet.

3. The entrance to the parking area below the building is dimensioned as 16'4", which is insufficient for two way traffic. An entrance such as this should have a minimum width of 20 feet.
4. While parking space 15 can be entered, it is unclear how a driver could easily maneuver out of that parking space.

Garbage Enclosure

The area designated as "trash/recycle" does not indicate a separation between these two activities. i.e., how many cans will be provided for each of these activities. It also does not indicate the size and actual number of these units, which is required under the Township's solid waste collection ordinance.

Miscellaneous

1. The connection to the sanitary sewer will require a road opening permit from the Department of Public Works.
2. Due to the area of disturbance, approval of the Hudson Essex Soil Conservation District is required.

Should you any questions with respect to the above, please feel free to contact me.

/jaw

Cc: Kyana Woolridge, Dir. Of Community Development



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Township Engineer

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Secretary to the Irvington Zoning Board of Adjustment

FROM: John A. Wiggins, P.E., P.P., and Township Engineer

RE: Revised Site Plan review – ZB-20-101
175-177 22nd Street
Application of 175-177 22nd Street LLC

Date: November 25, 2020

This is a supplement to my previous report to the Board. I have used that report as a template to offer new comments. I am in receipt of the above application and materials for the above property. The new materials and comments are indicated in ***Bold and Italic***.

Specifically, the following plan materials have been received:

1. Completed application form.
2. Plans – “Proposed 4-Story 18 Unit Multi-Family Dwelling, 175-177 22nd Street, Irvington, NJ” prepared by Kaltsis Architecture LLC, dated 10/24/19 revised to 1/22/20 and consisting of 7 Sheets (Sheets SP-1, SP-2, SP-3, SP-4, SP-5, A-1, A-2). ***Revised to 11/2/20.***
3. Plan-“Utility Plan, 24 Unit residential BLDG, Block 149, Lot 30”, Township of Irvington, Essex County, New Jersey, dated, 1/20/20, prepared by Bright View Engineering, LLC, consisting of 1 sheet.
4. Report – “STORMWATER DRAINAGE CALCULATIONS” dated, 1/20/20, prepared by Bright View Engineering, LLC, consisting of 5 pages. ***Revised to 2/24/20 and received on 11/20/20.***

Existing Conditions

The existing development of the property consists of a fenced, vacant lot located on 22nd Street. The area surrounding the property is existing predominantly 3-story multifamily uses.

Proposed Conditions

The proposed project calls for the construction of a four story, 18 unit structure with parking on the ground floor underneath the building and in the front of the building. The ground floor is devoted to parking and site amenities while the residential units are proposed on floors 2 to 2. All of the apartments are 1 bedroom units of various sizes as shown on the chart in the table on Sheet SP-1.

Zoning Comments

The property is zoned R-2, Two Family Residential District, which allows one and two family uses, so that the proposed application of an 18 unit residential use is not permitted in this zone.

In reviewing the Zoning Table prepared by the applicant on Sheet SP-1, I note a few discrepancies with my interpretation of our ordinance. Specifically:

1. Minimum Lot Area is shown on the table as N/A. The Minimum Lot Area in the R-2 District is 2,000 s.f. per unit. The code does not define a garden apartment or high rise structure however I do not consider a 5 story building as high rise and I do not consider this building as a garden apartment. Similarly the New Jersey Residential Site Improvement Standards (RSIS) does not define "high rise" or "garden apartment". ***This comment has been addressed.***
2. Minimum Lot Width in the R-2 zone for 2, 3 or 4 family is 30 feet plus 10 feet for each addition unit above 1 unit. ***This comment has been addressed.***
3. Minimum side yard is only 0'/0' for one family lots. As stated in the table, the minimums are increased by 4 feet (one side) and 10 feet (for both) for each additional dwelling unit. ***This comment has been addressed.***
4. Maximum impervious coverage is 60%. ***This comment has been addressed.***

Stormwater

A revised Storm Water report has been submitted. This site is considered a Major Site Plan as it is in excess of 5,000 s.f so that stormwater detention is required. The design criteria to be met are found in Section 550 of the Township General Ordinances which require

"Design stormwater management measures so that the post construction peak runoff rates for the two-, ten- and one-hundred-year storm events are 50%, 75% and 85%, respectively, of the preconstruction peak runoff rates. The percentages apply only to the post construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed".

As stated in the report, the proposed system does not meet this criteria and is therefore unacceptable.

The revised report, on page 2, indicates that this project is 24 units, which is incorrect. Other than that note, the report is acceptable.

Parking and Traffic Circulation

A total of 44 parking spaces are required under the RSIS or 24 parking spaces under our municipal ordinance. The plan shows a total of 24 spaces however the information that is shown is problematic:

1. 5 parking spaces are shown in the front yard. Parking is not permitted in the front yard in this district. Additionally front yard parking is not found within the properties adjacent to this property.

The revised plan still indicates 5 parking spaces in the front yard, which is not permitted in this zone. This is not a permitted use and is inconsistent with the development of remainder of the 22nd Street.

2. The spaces in the front yard are not dimensioned but scale to roughly 8'-6". Our municipal ordinance requires a minimum width of 10 feet while the RSIS allows 9'-0" so these spaces are all undersized requiring a variance or a design waiver.

The spaces have been dimensioned to 8'-6 and are undersized at that width. The minimum requirement for a parking space is 9'-0".

3. Parking is not permitted within 10 feet of a right of way however these spaces are located at the edge of the right of way and sidewalk. The parking space designated for the "Super" has the rear of the vehicle space at the edge of the sidewalk. At a minimum, there should be some separation of the parking spaces and the sidewalk and this must be accomplished on the property (i.e., not in the sidewalk area) and not within the right of way.

No change – there is still no delineation of the parking spaces and sidewalk area. Parking on the sidewalk is not permitted by a local traffic ordinance and a variance cannot be granted in that regard as that is a matter for the Municipal Council.

4. All of the spaces shown under the building are undersized at 8'6" requiring either a variance or design waiver.

No Change.

5. The backup lane for the parking spaces is shown as 21'-10". Our minimum requirement is for a 24' backup lane also requiring either a variance or design waiver.

No Change.

6. Parking spaces shown as 19-24 are 8'-6" wide and it is unclear as to how someone would be able to exit the parked vehicles as one side of the vehicle is against a solid wall.

This has been addressed.

7. It is unclear as to how a drive can exit spaces 16, 17, 18 and 19 as there is no room to maneuver out of these spaces. The applicant should prepare a turning radius study as to how a drive can maneuver out of these spaces or the spaces should be removed from the plans.

This has been addressed.

8. The entrance to the parking area below the building is not dimensioned but scales to roughly 14'. A minimum of 22 feet is required for 2 way traffic.

No Change.

9. ***New Comment: The revised plan reduces the amount of parking spaces to 17, which is half of the required number of parking spaces.***

Garbage Enclosure

The plan attributes an amount of 8 Gallons of waste and recycling to each dwelling unit. I am uncertain as to the reference for this standard. Additionally, the plan indicates that 55 gallon garbage containers are

required. I am unaware of any commercial garbage container that is 55 gallons as the general standard for solid waste container is for a 32 gallon container with a closing lid. 55 gallon barrels are unacceptable for solid waste collection as all containers for waste are required to have a locking lid.

No Change.

Lighting

Lighting fixtures are shown on Sheet SP-3 and while they show the lighting pattern, they do not indicate the intensity of the lighting for the distribution plans shown. This information should be supplied.

The information has been supplied

Miscellaneous

1. The connection to the sanitary sewer will require a road opening permit from the Department of Public Works.
2. Due to the area of disturbance, approval of the Hudson Essex Soil Conservation District is required.

Should you any questions with respect to the above, please feel free to contact me.

/jaw

Cc: Kyana Woolridge, Dir. Of Community Development



**TOWNSHIP OF IRVINGTON
DEPARTMENT OF HEALTH AND SENIOR SERVICES**

MUNICIPAL BUILDING
1 CIVIC SQUARE, IRVINGTON, NJ 07111
TEL: (973) 416-7760
FAX: (973) 416-6400

The Honorable Tony Vauss
Mayor

Sonia Whyte, MPA
Director of Health

Rochelle Evans RN, MS
Health Officer

October 9, 2020

Zoning Board Meeting

175 Munn Ave.

Department of Health Concern:

- a. Extermination services needed for building
- b. Garbage/refuse area needs to be secured to prevent illegal dumping.



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Mayor Tony Vauss,
John A. Wiggins, P.E., P.P.,
Township Engineer

TO: Dorinda Francis McKenzie,
Secretary to the Irvington Zoning Board of Adjustment

FROM: John A. Wiggins, P.E., P.P., and Township Engineer

RE: Site Plan review – ZB-20-101
175-177 22nd Street
Application of 175-177 22nd Street LLC

Date: February 17, 2020 revised to 9/28/2020

I am in receipt of revised materials for the above application and materials for the above application. The only materials received are a revised set of plans as noted below.

In an effort to provide some clarity for the Board, I have edited my report of 2/17/2020 with any new comments in bold. While all plans sheets are shown as revised, the architect has not indicated what has been revised on each sheet.

Specifically, the following plan materials have been received:

1. Completed application form.
2. Plans – “Proposed 5-Story 24 Unit Multi-Family Dwelling, 175-177 22nd Street, Irvington, NJ” prepared by Kaltsis Architecture LLC, dated 10/24/19 **revised to 9/14/2020** and consisting of 7 Sheets (Sheets SP-1, SP-2, SP-3, SP-4, SP-5, A-1, A-2).
3. Plan-“Utility Plan, 24 Unit residential BLDG, Block 149, Lot 30”, Township of Irvington, Essex County , New Jersey, dated, 1/20/20, prepared by Bright View Engineering, LLC, consisting of 1 sheet.
4. Report – “STORMWATER DRAINAGE CALCULATIONS” dated, 1/20/20, prepared by Bright View Engineering, LLC, consisting of 5 pages.

Existing Conditions – No changes

The existing development of the property consists of a fenced, vacant lot located on 22nd Street. The area surrounding the property is existing predominantly 3-story multifamily uses.

Proposed Conditions – No changes

The proposed project calls for the construction of a five story, 24 unit structure with parking on the ground floor underneath the building and in the front of the building. The ground floor is devoted to parking and site

amenities while the residential units are proposed on floors 2 to 5. All of the apartments are 1 bedroom units of various sizes as shown on the chart in the table on Sheet SP-1.

Zoning Comments- **No changes**

The property is zoned R-2, Two Family Residential District, which allows one and two family uses, so that the proposed application of a 24 unit residential use is not permitted in this zone.

In reviewing the Zoning Table prepared by the applicant on Sheet SP-1, I note a few discrepancies with my interpretation of our ordinance. Specifically:

1. Minimum Lot Area is shown on the table as N/A. The Minimum Lot Area in the R-2 District is 2,000 s.f. per unit. The code does not define a garden apartment or high rise structure however I do not consider a 5 story building as high rise and I do not consider this building as a garden apartment. Similarly the New Jersey Residential Site Improvement Standards (RSIS) does not define "high rise" or "garden apartment".
2. Minimum Lot Width in the R-2 zone for 2, 3 or 4 family is 30 feet plus 10 feet for each addition unit above 1 unit.
3. Minimum side yard is only 0'/0' for one family lots. As stated in the table, the minimums are increased by 4 feet (one side) and 10 feet (for both) for each additional dwelling unit.
4. Maximum impervious coverage is 60%.

Stormwater - **No changes, no new report received**

A Storm Water report has been submitted. This site is considered a Major Site Plan as it is in excess of 5,000 s.f so that stormwater detention is required. The design criteria to be met are found in Section 550-4.c.3 of the Township General Ordinances which require

"Design stormwater management measures so that the post construction peak runoff rates for the two-, ten- and one-hundred-year storm events are 50%, 75% and 85%, respectively, of the preconstruction peak runoff rates. The percentages apply only to the post construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed".

As stated in the report, the proposed system does not meet this criteria and is therefore unacceptable.

The report indicates that the proposed system will discharge into groundwater recharge but does not indicate any percolation test results so demonstrate that the underlying soils can accommodate this discharge.

Parking and Traffic Circulation

A total of 44 parking spaces are required under the RSIS or 24 parking spaces under our municipal ordinance. The plan shows a total of 24 spaces however the information that is shown is problematic:

1. 5 parking spaces are shown in the front yard. Parking is not permitted in the front yard in this district. Additionally front yard parking is not found within the properties adjacent to this property. **No Changes**
2. The spaces in the front yard are not dimensioned but scale to roughly 8'-6". Our municipal ordinance requires a minimum width of 10 feet while the RSIS allows 9'-0" so these spaces are all undersized requiring a variance or a design waiver. **No Changes**

3. Generally, parking is not permitted within 10 feet of a right of way however these spaces are located at the edge of the right of way and sidewalk. The parking space designated for the "Super" has the rear of the vehicle space at the edge of the sidewalk. At a minimum, there should be some separation of the parking spaces and the sidewalk and this must be accomplished on the property (i.e., not in the sidewalk area) and not within the right of way. **No Changes**
4. All of the spaces shown under the building are undersized at 8'6" requiring either a variance or design waiver. **No Changes**
5. The backup lane for the parking spaces is shown as 21'-10". Our minimum requirement is for a 24' backup lane also requiring either a variance or design waiver. **No Changes**
6. Parking spaces shown as 19-24 are 8'-6" wide and it is unclear as to how someone would be able to exit the parked vehicles as one side of the vehicle is against a solid wall. **No Changes**
7. It is unclear as to how a drive can exit spaces 16, 17, 18 and 19 as there is no room to maneuver out of these spaces. The applicant should prepare a turning radius study as to how a drive can maneuver out of these spaces or the spaces should be removed from the plans. **No Changes**
8. The entrance to the parking area below the building is not dimensioned but scales to roughly 14'. A minimum of 22 feet is required for 2 way traffic. **No Changes**

Garbage Enclosure

The plan attributes an amount of 8 Gallons of waste and recycling to each dwelling unit. I am uncertain as to the reference for this standard. Additionally, the plan indicates that 55 gallon garbage containers are required. I am unaware of any commercial garbage container that is 55 gallons as the general standard for solid waste container is for a 32 gallon container with a closing lid. 55 gallon barrels are unacceptable for solid waste collection as all containers for waste are required to have a locking lid.

Revised Comments:

Section 550, Solid Waste and Recycling of the Municipal Ordinances requires the following:

Section 535-2

"The owner of any property shall be responsible for compliance with this chapter. For multifamily units, the management or owner is responsible for setting up and maintaining the recycling system, including collection of recyclable materials, in accordance with guidelines for regulations established by the Director of Public Works and the certified recycling professional. Violation and penalty notices will be directed to the owner or management, in those instances where the violator is not easily identifiable. The management shall issue notification and collection rules to new tenants when they arrive and every six months during their occupancy."

Section 535-3.c

"Multi-unit dwellings must meet the prescribed requirements set forth by the Township of Irvington for collection of solid waste and recycling. Each multi-unit dwelling must be able to place a three-cubic yard dumpster at the curb for collection without the obstruction of the sidewalk for pedestrian usage after 6:00 p.m. the evening prior to collection. All multi-unit dwellings must have a separate container/dumpster designated for recycling material only. If the property owners of said multi-unit dwellings are unable to meet the requirements for the removal of solid waste and recycling according to the established municipal curbside collection program, a private contracting service must be established by the property owner for solid waste and recycling services, at the owner's expense. At the end of the year, all recycling tonnage reports must be submitted to the Director of Public Works or certified recycling professional for state documentation purposes according to the state and county regulations.^[1]"

Section 535-4

"Prior to the issuance of a certificate of occupancy by the Township of Irvington, the owner of any new multifamily housing or commercial, institutional, or industrial development must supply a copy of a duly executed contract with a hauling company for the purposes of collection and recycling of source-separated recyclable materials in those instances where the Township of Irvington does not otherwise provide this service."

Lighting

Lighting fixtures are shown on Sheet SP-3 and while they show the lighting pattern, they do not indicate the intensity of the lighting for the distribution plans shown. This information should be supplied.

Revision Comment:

Lighting intensity levels have been provided but without an indication of the level of intensity.

Miscellaneous – No Changes

1. The connection to the sanitary sewer will require a road opening permit from the Department of Public Works.
2. Due to the area of disturbance, approval of the Hudson Essex Soil Conservation District is required.

Should you any questions with respect to the above, please feel free to contact me.

/jaw

Cc: Kyana Woolridge, Dir. Of Community Development



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Proposed Conditions

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Zoning Comments

The property is zoned R-2, Two Family Residential District, which allows one and two family uses, so that the proposed application of a 24 unit residential use is not permitted in this zone.

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2. The spaces in the front yard are not dimensioned but scale to roughly 8'-6". Our municipal ordinance requires a minimum width of 10 feet while the RSIS allows 9'-0" so these spaces are all undersized requiring a variance or a design waiver.
3. Generally, parking is not permitted within 10 feet of a right of way however these spaces are located at the edge of the right of way and sidewalk. The parking space designated for the "Super" has the rear of the vehicle space at the edge of the sidewalk. At a minimum, there should be some

separation of the parking spaces and the sidewalk and this must be accomplished on the property (i.e., not in the sidewalk area) and not within the right of way.

4. All of the spaces shown under the building are undersized at 8'6" requiring either a variance or design waiver.
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