



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

TO: Dorinda Francis McKenzie,
Secretary to the Irvington Planning Board

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

RE: Site Plan review
164 Orange Avenue
Block 78 Lot 26
Application of Irvington Board of Education

Date: March 16, 2020

I am in receipt of a series of materials in conjunction with the above application for the development of the above property as a parking lot. The application is for site plan approval with associated variances and design waivers.

Specifically, the following materials have been received:

1. Application for Development with Checklist and supporting materials
2. Plans- "Preliminary and Final Site Plan Approval, Remote Parking Lot for Madison Elementary School, 164 Orange Avenue, Block 78?lot 26, Irvington, Essex County, New Jersey" prepared by Grant Engineering and Construction Group, date 8/12/19 and revised to 10/2/19, consisting of 10 sheets (Sheets G-100,V-100, C100, C101, C102, C103, C104, C105, C106, C107)
3. Report – "Stormwater management Report for Preliminary and Final Site Plan, 164 Orange Avenue, Block 78, Lot 26, Township of Irvington, Irvington, New Jersey" prepared by Grant Engineering and Construction Group Engineering,. Dated September 30, 2019, consisting of 30 pages.

A. Existing Conditions

The existing development of the site is that of an existing two and a half story structure. This structure, at one time was apparently a residence and as such development of the property was limited to the front part of the property, along Orange Avenue. The existing lot is a rather deep lot, being roughly 50 feet wide and 250 feet deep. Aside from the foot print of the existing structure, the remainder of the lot is undeveloped and grassed.

B. Proposed Conditions

The proposed development is to demolish the existing structure and create a parking lot with 29 parking spaces. The lot will be paved and lit.

C. Zoning Analysis

This property is currently lies within both the R-2, Two Family Residential Zone. The proposed use is a not a permitted use in this zone. However this proposed use, that of off-street parking facilities, are a permitted accessory use in this zone.

The area surrounding this structure is predominantly residential to the south and west of the property. Adjacent to the property to the east is the new Madison Avenue School.

D. Plan Review

The following comments are offered for the plans that have been submitted:

D.1. Parking and Traffic Circulation

The proposed parking lot consists of 29 parking spaces. Of these, there are 2 handicapped accessible parking spaces located closest to Orange Avenue. Six parallel parking spaces, 7 feet by 23 feet, are proposed on the northerly side of the property and 21 90 degree spaces are proposed on the southerly side of the property. It should be noted that of the parallel parking spaces, 5 spaces are 7' by 23' and one is proposed at 7" by 25 feet. Also, of the 90 degree parking spaces, the spaces are 9' by 18', assuming a 2 foot overhang of the parking stall over the curb. This places the front of the parked vehicle right up against the fence on the property line. A back up lane of 24 feet is proposed.

With respect to this design and reviewing the requirements of Section 650-35 of the Township's General Ordinances, the following comments are offered:

- a. Section 650-35 requires that

"All parking lots and loading spaces shall be curbed, screened, and landscaped with appropriate trees, shrubs, hedges, ground cover, and other plant materials along the periphery of parking lots and within parking lots to assure the establishment of a safe, convenient, and attractive facility. Parking lots serving single-family and two-family dwellings and parking lots with less than 10 spaces shall be exempt from this requirement."

There is no proposal to provide any screening of this parking lot with any landscaping materials.

- b. Section 650-35.C.1 also requires

"The entire perimeter of the parking lot shall be surrounded by a landscaped area having a minimum width of five feet."

As noted above, there is no proposal to provide any screening of this parking lot with any landscaping materials.

- c. Section 650-35.G-9 requires

"Each parking space shall not be less than nine feet wide and 18 feet long, except that where a parking space is bounded by a curb or the wall of a building, each space shall be a minimum of 10 feet wide. Parallel parking spaces shall be minimum of 10 feet wide and 22 feet long. Handicapped parking spaces shall be designed in accordance with the Americans with Disabilities Act."

As noted above, the parallel parking spaces are insufficient in length. Also, while the parking spaces are shown as 9 by 18, that distance is achieved by deleting the landscaping requirement and parking the front of The vehicle essentially on the proposed fence line.

D.2. Stormwater Management

A separate report addressing storm water management has been supplied. The report sufficiently addresses the requirement for stormwater control with the installation of an underground storage area of HDPE piping.

However, the installation of 6 – 6" HDPE pipes that discharge to Orange Avenue is **not recommended**. It is recommended that these pipes be eliminated or, at a minimum, orifice control from these discharge pipes be set to the upper portion of the outlet control structure.

D.3. Sanitary Sewer System

This proposal will have no adverse impact on the sanitary sewer system as no flow is being directed to the sanitary sewer system.

D.4. Site Lighting

A site lighting plan has been included on the plans. The bulk of the lighting will be interior to the site for the parking area however, the lighting should be shielded to avoid reflecting a large amount of light on the surrounding properties.

D.5. Landscaping

The only landscaping that is proposed is that shown is the installation of boxwood trees on the islands within the parking lot and 9 Arborvitae at the Orange Avenue entrance to the parking lot. Please note that the plan calls out for 7 Arborvitae while nine are shown. The proposed height of the Arborvitae at 8' – 12' is very high and not recommended. A lower height, such as 3' – 4' is recommended.

D.6 Construction Code Issues

Any action by this Board will not alter the requirements, if any, imposed by the Uniform Construction Code on this proposed structure.

D.6. Miscellaneous Site Details

a. Construction Period

The applicant should present to the Board a proposed construction schedule for this project.

b. Solid Waste Collection

As this proposal is for a parking lot, there is no requirement for the installation of trash or recycling containers. However, it is suggested that the applicant consider placing trash or recycling containers on this site.

D.7. other approvals

- a. Should the application be approved, the applicant will be required to obtain sidewalk and road opening permits from the Department of Public Works. A permit for the demolition of the existing structure will be required from the Department of Housing and Building Construction.
- b. The applicant may be required to obtain a permit from the Hudson Essex Passaic Soil Conservation District as well as receive their approval upon completion of construction. A Permit or "A letter of no interest" should be obtained from the District.

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

/jaw

CC: Kyana Woolridge, Director of Community Development and Planning