



TOWNSHIP OF IRVINGTON
Division of Engineering
Irvington Municipal Building
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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- 20-106
1137 & 1147-1152 Stuyvesant Avenue
Application of Gateway Apartments

Date: January 11, 2021

I am in receipt of the above application for the above property.

Specifically, the following plan sheet was received:

1. Completed application form.
2. Plans – “Site Plan and Variance Application Plans for Gateway Apartment, LLC, Tax Lots 5 & 6, Block 359, Township of Irvington, Essex County, New Jersey” prepared by Cunningham Engineering & Design, LLC, May 15, 2020 revised to September 20, 2020 consisting of 9 Sheets (Sheets SE-1 thru SE-9 and more specifically: Title Sheet; Existing Conditions Plan, Demolition, Plan, Existing Site Fill Volume Calculation; Site Plan and Circulation Plan; Grading and Utilities Plan; Lighting Plan; Landscape Plan; Site Details; Soil Erosion and Sediment Control Plan; Soil Erosion and Sediment Control Details)
3. Plans – “Proposed Mixed Use Building at 1139 Stuyvesant Avenue, Irvington, NJ “ prepared by Archstone Architecture, LLC, dated 2/4/20 revised to 10/5/20, consisting of 4 sheets, Drawing Numbers SD-1 thru SD-04 and more specifically Ground Floor Plan; Floor Plan; Exterior Elevations; Exterior Elevations.

Existing Conditions

The exist development of the properties consisting of 3 structures along Stuyvesant Avenue. The property located between Stuyvesant Avenue and the Elizabeth River. A portion of the property is located in the floodway.

Proposed Conditions

The proposed project calls for the demolition of the existing structures and the construction of a 3 story mixed use structure. The proposed structure will consist of 24 - 1 Bedroom apartments and 795 square feet of retail space. Parking for the residences will be provided on the first floor.

Zoning Comments

The property is zoned B-3 Limited Business Zone, which allows for this use however the other variances requested trigger the application as a Zoning Board application. It should be noted that the application states that a subdivision is requested based on the merger of lots 5 and 6. This action is a merger not a subdivision so that the Zoning Board retains jurisdiction of this application.

Stormwater

There is a reduction in impervious area however this should be presented somewhere either in the plans or in a report as an addendum to the application.

Parking & Circulation

A total of 24 parking spaces are required and 21 spaces have been provided. This includes 1 handicapped accessible space which is required by the building code. No parking has been provided for the commercial space and is not required under our ordinances.

A one way clockwise traffic circulation plan has been proposed for the site, with the entrance at the northerly end of the site and the exit at the southerly end of the site.

Utility Information

Sewage

The new units do not require a Treatment Works Approval based on the existing flow and the requirement for 8,000 gallons of new flow. The new flow generated by this project can be accommodated in the Township's sanitary sewer system.

Water

Potable water for this project will be supplied by the New Jersey American Water Company and the applicant will need to contact that utility to verify that adequate supply is available for this project.

Garbage Enclosure

A garbage enclosure is shown at the rear of the proposed parking and indicates areas for 2 – 2 cubic yard dumpsters for trash and 2 for recycling.

Section 650'656 of the Municipal Code requires *"All outdoor storage areas shall be enclosed by a solid, opaque fence or wall adequate to fully conceal such facilities"*. Details of the trash enclosures demonstrating compliance should be provided.

The Township will not be providing collection at this site. As the dumpsters are located beneath the building it is unclear how the waste from these dumpsters will be collected, i.e., will the dumpsters be rolled to the street for collection, is there sufficient headroom clearance for a garbage truck to enter the site and pick up the garbage, etc.

Lighting

A lighting plan that demonstrates compliance with the Township's ordinances has been provided.

Miscellaneous

1. As noted above, this application involves construction within the floodway of the Elizabeth River. This determination and compliance lies with the New Jersey Department of Environmental Protection (NJDEP) and must be left to that body. The applicant is advised that no building permit can be issued until all the appropriate permits required by NJDEP have been received.
2. Stuyvesant Avenue is a county road and this application must be received from the Essex County Planning Board. If there are any changes that the Essex County Planning Board requires, those changes will need to be brought back to this Board for an amended approval, if necessary.
3. A permit will be required from the Hudson Essex Passaic Soil Conservation District for this project prior to the issuance of any building permits.
4. Sidewalk and road opening permits will be required from the County of Essex for the work in and along Stuyvesant Avenue.

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

/jaw

Cc: Kyana Woolridge, Dir. Of Community Development