



TOWNSHIP OF IRVINGTON
Division of Engineering
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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 – PB-19-04
1199 – 1201 Clinton Avenue
Block 39 Lots 28 & 29
Application of J & J Laundry, LLC

Date: August 17, 2020

I am in receipt of a series of materials in conjunction with the above application for the development of the above property. The application is for a 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 – "laundromat Renovations, J&J Laundromat, 1199-1201 Clinton Avenue, Block 39, Lot 28 and 29, prepared by C2EM Urban, LLC, Maurice Brown, P.E., dated 7/3/2020 and consisting of 4 sheets (Sheet T001.0, Vicinity Map, Zoning Map, Property Owners List; Sheet A001.00 Plot Plan, Existing plan; Sheet A002.00 Proposed Plan, Notes and Details; Sheet A003.00 Proposed Elevations).
3. Calculations – "Stormwater Detention Calculations" prepared by Maurice Brown, P.E., undated, consisting of 2 sheets.

It should be noted that the revised plans that have been submitted are from a different engineering firm¹. In order to address all aspects of this review, I have included my comments from the March, 2020 review as well the current review. In order to provide some clarity, all comments are shown in bold italics with the date of the comment included. I have used my original memorandum as a template and those comments are shown in italics.

A. Existing Conditions

The existing development of the site is that of an existing laundromat, situated at the corner of Clinton Avenue and Orange Avenue. Current site development consists of the existing only level building and a small parking lot at the rear of the building, along Orange Avenue.

¹ The previous were Plans- "Site Plan Approval for J & J Laundry Inc., 1199 Clinton Avenue, Block 39, Lots 28 & 29 Merged" prepared by MP Design and Engineering, date 4/21/17 revised to 4/9/19 and consisting of 4 sheets (Sheet T001.00, A001.00, A002.00, A003.00).

B. Proposed Conditions

The proposal is to incorporate the vacant adjacent lot along Clinton Avenue for use as parking for the existing structure. The proposal will also update handicapped accessibility to the existing structure as well as upgrade the existing structure without expanding the foot print of the building. The existing small parking lot will be merged into the new parking area to provide one way circulation around the building, entering on Orange Avenue and exiting on Clinton Avenue.

C. Zoning Analysis

This property is currently lies within both the CBD Central Business Development Zone and the proposed use is a permitted existing use in the zone.

D. Plan Review

1. Checklist

Reviewing the checklist and the submitted materials, I offer the following comments:

1. Bearings and Distances of the property are to be included on the plan. The distances are shown but not the bearings. Also, there is no reference to the survey on which the plan was prepared.
2. All driveways within 200 feet of the site are to be shown. They are not.
3. Sanitary sewer. I understand that this is an existing laundry however I would still like to know the current flow that is being discharged from the existing washing machines.
4. No area is shown for solid waste disposal and recycling.
5. With respect to stormwater calculations, as this site is above 5000 sf, it is classified as a major development and a stormwater report in conformity the NJDEP BMP manual is required.
6. The width of the existing driveway on Orange Avenue is not shown.
7. The title block is not in conformity with NJAC 13:40-8.3 in that the full name and license number of the person in responsible charge must be shown on the plans. Also, if a certificate of authorization number has been issued, that must also be shown.
8. At the driveway on Clinton Avenue, as this is an exit only, a "Do Not Enter" sign is required.
9. An area for truck loading and unloading has not been shown on the plans.

As of 8/2020, all of the above comments are resolved.

2. Parking and Traffic Circulation

The requirements of the CBD Zone do not require parking spaces nor loading zones. The applicant has proposed one way counter clockwise traffic circulation around the building. The entrance is on Orange Avenue, where the existing driveway curb cut is located and the proposed exit is on Clinton Avenue.

Seven parking spaces are proposed with one of the spaces being a handicapped accessible parking space.

The width of the existing driveway on Orange Avenue is not shown but should be included on the plans

At the driveway on Clinton Avenue, as this is an exit only, it is recommended that a "Do Not Enter" be required.

While a truck loading zone is not required by ordinance, it is unclear how deliveries will be made to this facility. With the location of the property so close to the Orange Avenue intersection, there is not room for deliveries at curb side without the disruption of traffic. Therefore, it is recommended that a truck delivery area be indicated on the plans.

As of 8/2020, all of the above comments are resolved however the parking has been resolved to 6 parking spaces but the mandatory Handicapped Accessible Parking space has been eliminated. A Handicapped Accessible Parking space, in an appropriate location, needs to be incorporated into the plans.

3. Stormwater Management

A short drainage calculation has been supplied that indicates that underground storage requirements. However, as the size of the property is above 5000 square feet, this qualifies as a major development and a drainage report in conformity with the New Jersey Department of Environmental Protection Best management Practices is required.

As of 8/2020, a satisfactory Stormwater management Plan has been submitted.

4. Sanitary Sewer System

I understand that this is an existing laundry however I would still like to know the current flow that is being discharged from the existing washing machines. A calculation for the maximum flow to be expected from the washing machines should be supplied.

As of 8/2020 this comment has been resolved.

5. Site Lighting

Site lighting has not been shown. As the adjacent properties on Orange Avenue are residential, some proof of the proposed lighting levels should be provided.

As of 8/2020 this comment has been resolved.

6. Construction Code Issues

The action of this Board will not impact or waive any conditions or requirements as delineated in the Uniform Construction Code, (UCC) NJAC 5:23, as these requirements may not be waived by the Board. Any additional conditions imposed by the UCC in the building permit process are not waived or altered by the action of this Board.

7. Miscellaneous Site Details

a. Water Service

The proposed project work will impose a slightly greater demand on the water supply system however the applicant will need to address this aspect with the Township's water purveyor, New Jersey American Water Company and no comments are made with respect to the ability of the NJAWC to supply water for this project.

As of 8/2020 this comment has been resolved.

b. Construction Period

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

As of 8/2020 this comment has not been resolved.

c. Solid Waste Collection

No area for solid waste and recycling collection is shown on the plans. This is required.

As of 8/2020 this comment has been resolved.

d. County of Essex Approvals

This project is located on Clinton Avenue a road under the jurisdiction of Essex County. Any request for permits must be obtained from the Essex County Department of Public Works, 800 Bloomfield Avenue, Verona, NJ. This will apply to drainage, curb and sidewalk construction as well as placement of dumpsters within the roadway.

Also, approval of the Essex County Planning Board is required.

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 the application be approved, the applicant will be required to obtain a building permit from the Township's Department of Housing Services and Building Construction.

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