

REFUSAL OF PERMIT
OFFICE OF THE ZONING ENFORCEMENT OFFICER
OF
TOWNSHIP OF TEANECK

PB 2016-01

Date: 05/04/2016
Re: Application#: 20160105

To:
TEANECK WINDSOR
1775 WINDSOR ROAD
TEANECK NJ 07666

| | |
|------------------|-----------|
| Voucher/Receipt# | |
| Check #: | 6615 |
| Amount collected | \$ 200.00 |

Your application for a permit to:

A NEW 5 STORY 248 UNIT RESIDENTIAL BUILDING WITH ATTACHED 5 STORY PARKING GARAGE & POOL AS PER THE SITE PLAN 4-21-16 AND BUILDING PLANS DATED 4-1-16.

on the property at 1775 WINDSOR ROAD TEANECK Block : 5201 Lot : 1&2
has been denied for noncompliance with provisions of Article (s) : V Sections :33-17 , 33-28(b)(6)(c) , 33-29(b)(2) , 33-34 of the
Municipal Zoning Ordinance for the following reasons:

PLANNING BOARD APPROVAL REQUIRED.

VARIANCES REQUIRED.

PRELIMINARY AND FINAL SITE PLAN APPROVAL

33-28(b)(6)c

Nine of the proposed spaces on the site plan use a public street (Givaudan Dr.) as a direct means of access.

No public street shall be used to provide direct access to parking spaces.

33-29(b)2

Combined height of the retaining walls on the north side are 7.5 feet high.

Cumulative height of fences and retaining walls in any zone district except the L-I zone may be a maximum of 6 feet in height for each 12 feet of horizontal distance from the property lines.

How will fall protection be provided?

Size of garage parking spaces not present on plans.

The handicap parking layout is different on site plan and building plan.

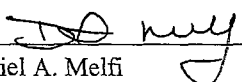
There are no designated affordable units.

SUBMITTAL OF ANY NEW DOCUMENTS MAY REQUIRE ADDITIONAL VARIANCES / WAIVERS.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms .

The permit which you submitted has been placed in the inactive files in the Community Development Office / Construction Code Department / Zoning Department. Please contact this office to reactivate the permit.

Denied by:

 5/4/16
Daniel A. Melfi

Zoning Official

CC: Secretary, Board of Adjustment
Permit
Letter
Daniel A. Melfi, Zoning Official

DB
~~2016~~ #01

TOWNSHIP OF TEANECK

Form T-13

DO NOT WRITE IN THIS SPACE

FILED: 5-9 16
120 Days
from filing _____

APPEAL FOR VARIANCE FROM CERTAIN PROVISIONS
OF THE ZONING ORDINANCE

Lot: 1 & 2 _____ Block: 5201 _____ Tax Map Sheet _____

Street Address: 1775 Windsor Road & Givudan Drive, Teaneck, NJ 07666

Name of Applicant: AvalonBay Communities, Inc.

Address of Applicant: 517 Route One South, Suite 5500, Iselin, NJ 08830 _____

1. Name of Owner: Ick Gyun Lee, Teaneck Windsor _____
(If different from applicant)* (If a corporation, furnish name of president or secretary)
2. Address of Owner: 1775 Windsor Road, Teaneck, NJ 07666 _____
3. Dimensions of subject premises: 5.80 acres _____ Ft.
4. Area of subject premises: Lot Area 252,648 sq. feet _____ Sq. Ft.
5. Area of existing structures to remain on subject premises _____ Sq. Ft.
6. Area of proposes structures _____ Sq. Ft.
7. Total area of subject premises to be occupied by structures: 123,040 sq. ft. _____ Sq. Ft.
8. Percentage of subject premises to be occupied by structures: 48.7% _____ Percent
9. Zone in which premises are located: R-M2 _____
10. State whether there have been any previous development applications involving these premises (variance, subdivision, site plan, other) Yes ☒ No ☐
 - a. Nature of Application: Site Plan Application
 - b. Date of Decision: Pending
 - c. Disposition:
11. State whether there are any covenants or easements imposed by the Township of Teaneck, or imposed by other governmental agencies, or relating to utilities. Attach a copy of any such covenants, deed restrictions, exceptions or easements. The granting of this application does not modify or rescind any Yes ☐ No ☒

*If applicant is not the owner, Owner Authorization Form

TOWNSHIP OF TEANECK

12. State whether there are any taxes or assessments for local improvements due or delinquent on the property which is the subject of this application:

Yes _____ No: XXXX

APPLICATION IS HEREBY MADE TO THE PLANNING BOARD FOR
VARIANCE RELIEF AS FOLLOWS:

The applicant hereby request permission to (circle whichever applies) erect, alter, move, convert, use – a

RETAINING WALL

contrary to the requirement of Sections: Art. V, Sec. 33-29(b)(2) _____

of the Teaneck Zoning Ordinance 1811, as amended and supplemented, upon the premises know as

1775 Windsor Road, Teaneck, NJ. BLOCK: 5201/LOT: 1 & 2

The proposed building or structure or use is contrary to the ordinance in the following particulars: State Specifically):

1. Retaining wall is 7.5 feet, which exceeds the six (6') foot limit in the Ordinance.

State whether the Construction Official/Administrative Officer has examined the application for the proposed uses and refused a certificate of occupancy/use.

Yes **XXXX**

No

State whether the Construction Official/Administrative Officer has examined the plans for the proposed building or structure and refused building permit.


Yes

No

Date of denial by Construction Official/Administrative Officer: **May 4, 2016** _____

I hereby certify that the foregoing statements are true to the best of my knowledge and belief:

By:



Douglas M. Bern, Esq.

Date: May 9, 2016

TOWNSHIP OF TEANECK

Form T-10

File Number 2016-01

DO NOT WRITE IN THIS SPACE

Filed 3-18 2016
45 Days from Filing 20
(10 acres or less)
95 Days from Filing 20
(more than 10 acres)

SITE PLAN APPLICATION/DISPOSITION REPORT BY
SITE PLAN REVIEW ADVISORY BOARD

(Submit with required fee and _____ copies of site plan
containing information listed on site plan checklist)

1. Name of applicant Avalon Bay Communities, Inc. Phone # [REDACTED]
2. Address of applicant 517 Route One South, Suite 5500, Iselin, NJ 08830
3. If subject premises is owned by a corporation, furnish name of president and secretary

4. Existing _____ New X _____ Expansion _____ Alternation _____
5. Zone _____ Estimated Cost _____ Estimated Date of Compliance _____
6. What is building or site used for now? n/a
7. What is proposed to be done See attached project description
8. Describe what is proposed to be done See attached project description

9. Are there any deed restrictions, covenants, exceptions, variances or easements on this property?
Yes _____ No _____
If "yes", a copy of such covenants, deed restrictions, exceptions, variances or easements shall be
submitted
with the application. The granting of a subdivision does not modify or rescind any such
provisions.

Date 3/16/16

Signature of Applicant

Ronald S. Ladd
Ronald S. Ladd, Senior Vice President

T-10

To Be Completed By Site Plan Review Advisory Board

10. Recommended for approval without conditions _____

11. Recommended for denial for the following reasons: _____

12. Recommended for approval subject to the following conditions: _____

Date of Meeting Action Taken _____

Chairman of Site Plan Review Advisory Board

TOWNSHIP OF TEANECK

DO NOT WRITE IN THIS SPACE

Filed 3-18 2016
45 Days from Filing 20 APPLICATION FOR APPROVAL OF FINAL SITE PLAN

Application is hereby made to the Planning Board/Board of Adjustment of the Township of Teaneck for approval of final site plan of the major subdivision shown and described on the accompanying maps and documents:

| | | |
|--|-------------------|-------------------------|
| Lot <u>1 & 2</u> | Block <u>5201</u> | Tax Map Sheet <u>52</u> |
| Street Address <u>1775 Windsor Road / Givaudan Drive</u> | | |
| The above premises are owned by <u>Teaneck Windsor, LLC</u> | | |
| Whose address is <u>1775 Windsor Road, Teaneck, NJ 07666</u> | | |

1. Applicant's Name AvalonBay Communities, Inc.
Address 517 Route One South, Suite 5500 Phone [REDACTED]
Iselin, NJ 08830
2. Name and address of present owner (If other than above)
Name Teaneck Windsor, LLC
Address 1775 Windsor Road
Teaneck, NJ 07666
3. Amount of Performance Guarantee \$ T.B.D.
4. Accompanying this Application is Final Site Plan Prepared by Robert J. Curley,
Maser Consulting PA a licensed engineer and
Surveyor of New Jersey drawn in accordance with Section 33-17(c)(2) of the
Teaneck Township Code.
5. Date of Preliminary Approval n/a - preliminary and final submitted simultaneously

Form T-19

I hereby certify that the following statements are true, to the best of my knowledge, information and belief.

By: * Robert S. Ladd
Signature of Applicant*
Robert S. Ladd, Senior Vice President

Address of Applicant

** If applicant is not the owner,
Owner Authorization Form must
be completed by owner and the
submitted herewith.

Telephone Number of Applicant

If represented by an Attorney
Douglas M. Bern, Esq.
Rubenstein, Meyerson, Fox, Mancinelli,
Attorney's Name Conte & Bern, P.A.
One Paragon Drive, Suite 240
Montvale, NJ 07645

Attorney's Address



Attorney's Telephone Number

Filing Date _____

Hearing Date _____

Disposition Date _____

Fee Receipt No. _____

TOWNSHIP OF TEANECK
SITE PLAN CHECKLIST

Name of Applicant: AvalonBay Communities, Inc. Development Name: AvalonBay - Teaneck
 Plan Prepared By: Robert J. Curley - Maser Consulting PA Date: 3/15/16 Latest Rev. Date: _____
 DATE: X = Completed; W = Waiver Requested; N/A = Not Applicable
 _____ First blank to be checked by applicant or applicant's surveyor and/or engineer (A)
 _____ Second blank to be checked by Township Engineer (T)

ADMINISTRATION AND PROCEDURES:

| <u>A</u> | <u>T</u> | | <u>A</u> | <u>T</u> | |
|----------|----------|---|------------|----------|---|
| <u>x</u> | _____ | 22 prints of Plan | <u>x</u> | _____ | Escrow Fund: \$ _____ |
| <u>x</u> | _____ | 1 Application Form | <u>x</u> | _____ | 3 copies covenants, deeds, easements |
| <u>x</u> | _____ | Fee Paid \$ _____ | <u>x</u> | _____ | 2 copies drainage calculations |
| <u>x</u> | _____ | Owner's Authorization Form | <u>x</u> | _____ | 2 copies soil erosion & sediment control data |
| _____ | _____ | Taxes Paid to Date: / / | <u>w</u> | _____ | Environmental Impact Statement |
| _____ | _____ | Affidavit of Publication from Official Newspaper | <u>x</u> | _____ | Names/Address of Stockholders/Partners (10% interest or more) |
| _____ | _____ | Affidavit of Proof of Service with Notice Form & P. O. Receipts | <u>n/a</u> | _____ | Variance Application Form (if required) |
| | | | <u>x</u> | _____ | Copy of Plan to County Planning Board |

PLAN DETAILS: (Applicant may request Approving Authority to waive any of following items)

| <u>A</u> | <u>T</u> | | <u>Existing Natural Features:</u> | | |
|----------|----------|--|--|----------|-------------------------------------|
| <u>A</u> | <u>T</u> | | <u>A</u> | <u>T</u> | |
| <u>x</u> | _____ | Clearly and legibly drawn | <u>x</u> | _____ | Soil Types |
| <u>x</u> | _____ | Graphics scale 1" = 50' (Min.) | <u>n/a</u> | _____ | Rock Outcroppings |
| <u>x</u> | _____ | North Arrow on Plat | <u>n/a</u> | _____ | Slopes Over 20% |
| <u>x</u> | _____ | Key Map within 1,000 feet w/North Arrow | <u>x</u> | _____ | Wooded Areas |
| <u>x</u> | _____ | Certified boundary survey including distances measured along right-of-way lines of existing streets abutting property, to nearest intersections(s) | _____ | _____ | Other |
| <u>x</u> | _____ | Sheet size: 30x42, 24x36, 15x21 | <u>Other Features:</u> | | |
| <u>x</u> | _____ | Elevations with exterior facade specs | <u>Existing:</u> | | |
| <u>x</u> | _____ | Existing and proposed contours with at least 5 ft. intervals, based on U. S. Coast & Geodetic Survey | <u>x</u> | _____ | Streets* |
| <u>x</u> | _____ | Area to nearest 0.1 acre | <u>x</u> | _____ | Buildings* |
| <u>x</u> | _____ | Existing structures to be demolished | <u>x</u> | _____ | Bldg. setback lines |
| <u>x</u> | _____ | Each lot line dimension to nearest 0.01 sq. ft. | <u>x</u> | _____ | Railroad right-of-way* |
| <u>x</u> | _____ | Dimensions of properties within 200 ft. | <u>x</u> | _____ | Public easements |
| <u>x</u> | _____ | Lot area to nearest 0.01 ft. | <u>x</u> | _____ | Fences and walls |
| <u>x</u> | _____ | Approx. grading plan, if elevations changed more than 2 feet | <u>x</u> | _____ | Watercourses* |
| | | | <u>x</u> | _____ | Bridges* |
| | | | <u>x</u> | _____ | Culverts* |
| | | | _____ | _____ | Land to be dedicated |
| | | | <u>x</u> | _____ | Signage |
| | | | *These require spot elevations | | |
| | | | <u>Off-tract Improvements:</u> | | |
| | | | <u>x</u> | _____ | Streets |
| | | | <u>x</u> | _____ | Storm drains and/or sanitary sewers |
| | | | _____ | _____ | Other |
| | | | <u>Proposed Sewer & Utility Layouts:</u> | | |
| | | | <u>x</u> | _____ | Water |
| | | | <u>x</u> | _____ | Sanitary Sewer |
| | | | <u>w</u> | _____ | Telephone & Cable T. V. |
| | | | <u>n/a</u> | _____ | Perc tests and soil logs |
| | | | <u>x</u> | _____ | Storm Drains |
| | | | <u>w</u> | _____ | Gas |
| | | | <u>w</u> | _____ | Electricity |
| | | | _____ | _____ | Other |
| | | | <u>x</u> | _____ | All systems underground |
| | | | <u>n/a</u> | _____ | Dry sanitary sewer line |

Title Block:

_____ Name of Development/Applicant
 _____ Block and Lot Numbers & Zoning District
 _____ Preparation & Revision Dates
 _____ Person(s) preparing plan with seal, lic.#, signature

Zoning Table:

_____ Set forth comparison of ordinance and proposed development with respect to area, width and depth of lots; yard dimensions; height; floor area ratios; lot coverage; building coverage; on-site parking

(Continued on reverse side)

REQUIRED LEGENDS:

Approved by the Planning Board/Zoning Board of Adjustment of the Township of Teaneck, N. J.

Date

Chairperson

Secretary

It is hereby certified that this site plan meets all codes and ordinances under my jurisdiction.

Date

Township Engineer

Date

Construction Official

It is hereby certified that all required improvements have been installed or that a performance guarantee has been posted in accordance with municipal ordinances.

Date

Construction Official

Date

Township Engineer

It is hereby certified that tax payments are current.

Date

Tax Collector

CERTIFICATE OF COMPLETENESS

This is to certify the completeness of the above referenced development application.

Date

Township Engineer

ADDITIONAL DETAILS AS REQUIRED BY SUPPLEMENT 78

In accordance with Section 33-17(c) (2) s of the Township Development Regulations the following will be required:

Proposed location, direction of illumination, power and time of proposed outdoor lighting, type of standards to be employed, radius of light and intensity in foot candles.

In accordance with Section 33-17 (c) (2) t of the Township Development Regulations the following will be required:

Proposed screening, landscaping and planting plan, indicating natural vegetation to remain and type of vegetation to be utilized. All trees which are to be removed as the result of the construction of proposed buildings and other structures on site shall be clearly designated. The applicant shall certify the necessity of the removal of the so-designated trees and why alternative locations for construction of proposed buildings and other structures are not feasible on site. Every tree at least five (5) inches in caliper shall be specifically and clearly identified.

A T

_____ _____ All trees 5" and over in caliper

_____ _____ All trees to be removed

_____ _____ Lighting location, intensity

REFERRAL FORM
PLANNING BOARD

PB-2016-01

ADDRESS OF PROPERTY: 1775 Windsor Road
Block #5201 – Lot 2 – R/S Zone
NAME OF APPLICANT: Avalon Bay Communities, LLC
ADDRESS OF APPLICANT: Same as above
ATTORNEY: Doug Bern

Construction Official – Steve Gluck
Environmental Commission –
Michael Rogovin
Fire Department – Lt. Rolaf
Health Department – Ken Katter
Historic Preservation Commission
Police Department -Traffic Division-
Lt. Balser
Site Plan Review Advisory Board –
Gerald Rosen
Special Improvement District
TEDC
Township Engineer – Farah Gilani
Township Planner
TVAC

Please review this application and return
to the Planning Board with your comments.

Failure to reply on time might require the
application to proceed without your input.

Planning Board

By: Rosiland V. McLean 

Date Forward: 5/2/16

Date Requested: ASAP

Architect plan dated: 4/1/16

Revised site plans dated: 4/21/16

Letter of refusal dated: 3/24/16

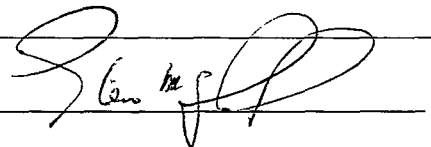
X PLEASE RETURN PLANS

(ATTACH SEPARATE SHEET IF ADDITIONAL COMMENTS ARE NECESSARY)

1. CONSTRUCTION OF THIS NEW MULTI-FAMILY RESIDENTIAL BUILDING SHALL CONFORM
TO THE REQUIREMENTS OF THE NJ UNIFORM CONSTRUCTION CODE INCLUDING THE
2015 NJ EDITION OF THE INTERNATIONAL BUILDING CODE.
2. ARE THERE MINIMUM SETBACKS FROM THE RAILROAD RIGHT OF WAY TO
ANY STRUCTURE?

Date: 05/09/2016

Authorized Signature



Memo to: R McLAN - Bldg Dept

From: Don Damm - Env. Comm.

DATE: 28 MAR 16

SUBJECT: AVALON TIANUCK BL 5201 L1, 2

THIS PACKAGE IS RETURNED TO YOU WITH THE FOLLOWING REMARKS:

1. THERE WAS NO ZB OR PB REFERENCE AND NO REFUSAL PAGE
2. THE PACKAGE CONSISTED OF: STORMWATER MGMT PLAN; STORMWATER MGMT MAINT. PLAN; TRAFFIC STUDY; LANDSCAPE ARCH. DRAWINGS; BOUNDARY & TOPO SURVEY DWG; SITE PLAN DWG; FLOOR PLAN DWG.
3. DEVELOPER SHOULD INCLUDE:
 - ENVIRONMENTAL STATEMENT, COVERING THE USUAL TOPICS PLUS NOISE POLL., LIGHT POLL., AIR POLL.
 - STATEMENT PROVING ADEQUACY OF SEWERAGE, POTABLE WATER.

I REALIZE THERE IS CONCERN ABOUT THE PROXIMITY TO THE RAIL LINES WILL DEVELOPER ACCOUNT FOR POSSIBLE DERAILMENT, FIRE, EXPLOSION IN THE DESIGN OF THE PARKING AREA WALLS AND ENTIRE ROOF?

OBVIOUSLY A FULL EC REVIEW IS REQUESTED SHOULD THIS BECOME A REFERRAL.

WOULD YOU PLEASE GIVE ME A ZB OR PB REFERENCE. THANKS.

BEST REGARDS AND GOOD LUCK TO US ALL WITH REGARD TO THESE MAJOR DEVELOPMENTS.

Don Damm

201-836-8979

MEMORANDUM

To: Chairman and Members of the Teaneck Planning Board

From: Lawrence Gonnello, PE, PP, CME



**RE: Application No. :
Avalon Bay Teaneck
Block 5201, Lots 1 and 2
1775 Windsor Road**

Date: April 26, 2016

This is an application for preliminary and final major site plan approval to permit the construction of a multifamily residential development in the R-M2 Zone district. In addition to the previous submissions indicated in our April 14 2016 memo we are in receipt of the following revised plans.

- Ten (10) sheet site plan entitled "Preliminary and Final Major Site Plan for Avalon, Teaneck ..." prepared by Maser Consulting dated March 15, 2016, revised April 21, 2016.
- One (1) Lighting Plan entitled prepared by Meillo and Bauer dated March 14, 2016, revised April 21, 2016.

We have reviewed the revised plans and find that now that the application is complete. We offer the following comments for the board's further consideration:

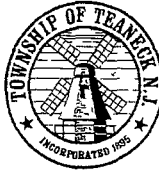
1. It is unclear whether or not the parking requirement shown in the table accounts for the studio units indicated on the architectural plans. The applicant's engineer should clarify.
2. Portions of the site are located within the floodplain of the Hirschfeld Brook and are constrained by freshwater wetland transition areas. The proposed development will require permits from NJDEP land use regulation and freshwater wetlands.
3. The project's stormwater management measures provide for a system of inlets, pipes and underground detention basins. The system provides the necessary peak flow reductions for the 2, 10 and 100 year storms. The proposed manufactured treatment devices provide the required levels of treatment for stormwater quality. Since the project is within planning area 1, groundwater recharge is not required.

4. For underground detention basin "C" an adequate number of access points are required for maintenance and cleaning. These should be shown on the plan.
5. The applicant's engineer shall consult with the Township's water purveyor and certify that adequate water supply exists to service the domestic and fire flow requirements for the project. The Township's fire department should be consulted on the proposed location and type of site fire hydrants.
6. The applicant's engineer shall provide projected sanitary sewage flow for the proposed project. A capacity analysis of the Township's sewage collection system in the immediate vicinity of the project may be warranted as a result of the anticipated flow. The applicant's engineer should indicate on the plans the location of the force main's connection to the Township's sewage collection system.
7. Vehicular access to the site is by two two-way driveways located off Vesey Street. Access to the parking garage is located on the North and East of the site. The applicant's engineer should provide a turning template exhibit demonstrating adequate turning radii for emergency vehicles.
8. Proposed landscaping within the wetland transition areas requires the use of wetland tolerant species. The applicant's landscape architect shall certify that plantings in these areas comply with this requirement.
9. The applicant shall submit a plan for the collection of solid waste and recyclable materials.
10. The traffic Impact study report indicates that the proposed development will not significantly affect the operation of the adjacent roadway network in the Township of Teaneck. The report also indicates that all the nearby intersection to the site will continue to operate at or near No Build levels of service during the morning and evening peak hours of traffic.

LG/ag

CC: Steven M. Gluck, Construction Official

F:\Active Projects\Teaneck\TTNJ-15-0104 Planning Board Reviews\LG memo #2 to Board- Avalon Bay - 1775 Windsor Rd.docx



HEALTH DEPARTMENT

PLAN REVIEW

Date: 05/05/2016

Re: 1775 Windsor Rd. – Avalon Bay

Comments:

- 1) Any air conditioner, generator or other sources of stationary sound, must get approval through application (initiating in Building Dept.)
- 2) Any retail food, food or bathing facility must follow Health Department plan review protocol, submit proper plans/fees to continue, and must be in compliance with Chapter 24 and Chapter 9, respectively, of the NJ State Sanitary Code. Food or beverage vending machines must be licensed with the Health Department
- 3) Any rental units must be registered with the Health Dept. including administrative paperwork, appropriate fee and satisfactory inspection, to be rented. Rental must be applied for and found to be in a satisfactory condition before occupancy and upon change of occupancy
- 4) Sufficient and proper refuse storage area and service, including recyclable program implementation must be provided as required in Twp. Codes, Sections 19 (with proper enclosure)
- 5) Property owner/manager is responsible for maintenance of grounds including, removal of trash, landscaping, exterior/interior repair, lighting, drainage, snow removal, signage, etc.

Ken Katter, Health Officer 05-05-2016

REFERRAL FORM
PLANNING BOARD

PB-2016-01

ADDRESS OF PROPERTY: 1775 Windsor Road
Block #5201 – Lot 2 – R/S Zone
NAME OF APPLICANT: Avalon Bay Communities, LLC
ADDRESS OF APPLICANT: Same as above
ATTORNEY: Doug Bern

Construction Official – Steve Gluck
Environmental Commission –
Michael Rogovin
Fire Department – Lt. Rolaf
Health Department – Ken Katter
Historic Preservation Commission
Police Department -Traffic Division-
Lt. Balser
Site Plan Review Advisory Board –
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Township Engineer – Farah Gilani
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Failure to reply on time might require the
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Planning Board

By: Rosiland V. McLean

Date Forward: 5/2/16

Date Requested: ASAP

Architect plan dated: 4/1/16

Revised site plans dated: 4/21/16

Letter of refusal dated: 3/24/16

X PLEASE RETURN PLANS

(ATTACH SEPARATE SHEET IF ADDITIONAL COMMENTS ARE NECESSARY)

- ① Will elevators be sized to accept an ambulance cot in the Full Flat configuration?
- ② How will access be granted for medical emergencies
- ③ Will this be market rental or is there any age restriction?
- ④ Will sign at Windsor Rd ~~be~~ boldly state the street address?

Date: 9 MAY 2016

Authorized Signature

Tony J. Robertson



May 9, 2016

Board of Adjustment
Anne Senter, Chairperson
Township of Teaneck Municipal Building
818 Teaneck Road
Teaneck, New Jersey 07666

**RE: Proposed Residential Development
Block 5201, Lots 1 & 2
1775 Windsor Road
Township of Teaneck
Bergen County, New Jersey
SE&D Job No. S-15162**

Dear Chairperson Senter and Board Members,

Stonefield Engineering and Design, LLC ("Stonefield") has reviewed the above referenced application for Preliminary and Final Major Site Plan Approval. Specifically, Stonefield has reviewed the following materials with a focus on traffic and parking impacts:

1. Amended Preliminary and Final Major Site Plan prepared by Maser Consulting dated March 15, 2016, last revised April 21, 2016;
2. Traffic Impact Study prepared by Maser Consulting dated July 10, 2015, last revised March 15, 2016;

Based on our review of these materials and field observations, Stonefield offers the following comments:

Project Overview

Block 5201, Lots 1 & 2 currently contains the World of Wings served by off-street surface parking and accessed via two (2) driveways along Vesey Street (Givaudan Drive).

The property is proposed to be redeveloped with a four-story residential building consisting of 248 residential units. Access to the subject property would be provided via two (2) driveways along Vesey Street (Givaudan Drive). The development would be supported by a five-story parking garage containing 476 off-street parking stalls.

Manual turning movement counts were conducted during the weekday morning and weekday evening peak hours to determine the typical peak street hours of the adjacent roadway network. Counts were performed while Teaneck Public Schools were in session. Specifically, manual turning movement counts were conducted at the following intersections:

New Bridge Road and Windsor Road;
Windsor Road and Vesey Street;
Windsor Road and Briarcliffe Road;
Windsor Road and State Street North; and
Windsor Road and State Street South.

Trip generation projections for the proposed residential development have been prepared by utilizing published data from the ITE Trip Generation Manual, 9th Edition, in accordance with industry standards. Additionally, no trip credit was taken for the existing use of the property to provide for a conservative analysis.



The Level of Service and Delay capacity analysis estimates for the No-Build and Build Conditions were calculated based on the Highway Capacity Manual 2010 by utilizing the Synchro software package in accordance with industry standards.

General Comments

1. The applicant should confirm that ADA-compliant pedestrian facilities are provided along the site frontage and within the subject property.
2. It is recommended that stop-bars be placed at internal intersections within the proposed parking garage to provide for safe and efficient on-site circulation. In addition, a striping and pavement marking plan should be provided for the roundabout area.
3. As discussed on Page 5 of the Traffic Impact Study, the site-generated traffic volumes were distributed based on the existing roadway, adjacent land uses, and anticipated travel patterns. Based on a review of appended Figure 3 of the Traffic Impact Study, the Existing Condition traffic patterns show a heavy southbound flow during the weekday morning peak hour and a uniform flow northbound and southbound during the weekday evening peak hour. The trip distribution presented for the proposed residential development should reflect the Existing Condition traffic patterns.
4. The No-Build traffic volumes should include vehicles associated with nearby approved developments.
5. With the addition of the site-generated traffic, the average vehicle delay of the northbound approach of the intersection of New Bridge Road and Windsor Road is shown as decreasing from the No-Build Condition. Testimony should be provided to support these results.
6. The northbound approach of the intersection of New Bridge Road and Windsor Road, and the westbound approach of the intersection of Windsor Road and State Street North are calculated to operate under capacity constraints during the No-Build and Build weekday evening peak hours. It is recommended that an updated signal timing plan be provided for review and that the applicant coordinate with the County to determine if potential changes to the signal timing/phasing could be implemented to mitigate the impact of additional traffic.
7. The applicant should provide testimony related to vehicle queues at the intersections of Windsor Road and State Street North and State Street South.
8. A gap analysis was performed between the intersections of Windsor Road and State Street North and State Street South. The applicant states that 176 combined northbound and southbound gaps are available during the weekday evening peak hour. Based on the 2017 Build traffic volumes, 172 vehicles are projected to make a left-turn from State Street South. The applicant should provide testimony to support this statement and also discuss the availability of gaps at the intersection of Windsor Road and Vesey Street (Givaudan Drive).
9. The proposed development would provide 476 total parking stalls, which is in accordance with RSIS standards. Please note, the site plan indicates a parking supply of 505 stalls. Testimony should be provided regarding the parking demand for the proposed development and the adequacy of the parking supply. Furthermore, a representative of Avalon Bay stated at a public concept hearing that parking studies of existing Avalon projects have been conducted which indicate parking demand ratios below the Township ordinance and RSIS standards. This information should be provided for Board review.



10. The applicant should provide testimony regarding delivery operations to/from the subject site and the location where deliveries will take place.
11. Additionally, the applicant should provide testimony regarding the trash pick-up operations to/from the trash loading area located on-site.
12. A truck circulation plan depicting the anticipated design vehicles accessing the subject property should be prepared for review.
13. It is our understanding that the study intersection of New Bridge Road and Windsor Road is under Bergen County jurisdiction. Any relevant review correspondence should be provided for review.

Please do not hesitate to contact our office should you have any questions or comments.

Best regards,

Charles D. Olivo, PE, PTOE

Stonefield Engineering and Design, LLC



PHILLIPS PREISS GRYGIEL LLC

Planning & Real Estate Consultants

33-41 Newark Street

Third Floor, Suite D

Hoboken, NJ 07030

201 420 6262

Fax 420 6222

www.ppgplanners.com

April 22, 2016

Joey Bodner, Chair
Township of Teaneck Planning Board
Municipal Building
818 Teaneck Road
Teaneck, New Jersey 07666

**RE: Preliminary and Final Site Plan
AvalonBay Teaneck
1775 Windsor Road
Block 5201, Lots 1 and 2
R-M2 Residential-Multifamily 2 District**

Dear Chairperson Bodner and Members of the Board:

We have reviewed the above-referenced development application, including the following documents:

- Boundary and Topographic Survey for Avalon Teaneck, Block 5201, Lots 1 and 2, Township of Teaneck, Bergen County, New Jersey, consisting of 1 sheet, prepared by Eric V. Wilde of Maser Consulting, dated 2/10/2016 and revised through 3/1/2016
- Preliminary and Final Major Site Plan for Avalon Teaneck, Block 5201, Lots 1 and 2, Township of Teaneck, Bergen County, New Jersey, consisting of 10 sheets, prepared by Robert J. Curley of Maser Consulting, dated 3/15/2016
- Floor Plans and Building Elevations, AvalonBay Communities, Inc., consisting of 12 sheets, prepared by KTG Group, Inc., dated 3/15/2016
- Landscape Architecture Plans, AvalonBay Teaneck, Teaneck, New Jersey, consisting of 7 sheets, prepared by Thomas S. Carman of Melillo+Bauer Associates, dated 3/14/2016
- Traffic Impact Study, Avalon Teaneck, Block 5201, Lots 1 and 2, Township of Teaneck, Bergen County, New Jersey, consisting of 15 pages, plus Appendix A, prepared by S. Maurice Rached, P.E., PTOE and Jeffrey M. Fiore, P.E., of Master Consulting, dated July 10, 2015 and revised through 3/15/2016

Project Description

The applicant is seeking preliminary and final major site plan approval in order to construct a new four-story residential building (305,997 square feet) with 248 units and an attached five-story parking structure with 467 parking spaces. Site improvements include, and are not limited to, pavement, curbing, sidewalk, storm wa-



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ter conveyance and underground detention system, sanitary sewer, water, gas, electric, lighting, and landscaping.

The subject property measures 5.80 acres and is located along Windsor Road to the south and east of the Township's municipal boundary with Borough of Bergenfield; to the west of the Conrail "Class I" (Main Line) railroad right-of-way; and to the north of Vesey Street. Hirschfield Brook is located along the subject property's western property line. Surrounding uses include Windsor Park to the south, a house of worship to the west and a Pathmark grocery store to the north. There are single-family residential neighborhoods to the east across the railroad right-of-way and to the west across Windsor Road.

The subject property is developed with the former World of Wings family entertainment facility, prior to which the building on the subject property housed the United States headquarters of Givaudan-Roure. The subject property would be cleared of the existing building and all other site improvements.

The main entrance would be located at the southern side of the building along Vesey Street. The parking garage would be oriented towards the railroad right-of-way. Nine surface parking spaces, including one ADA space, would be located along Vesey Street. Standard parking spaces would measure 9 feet by 18 feet. Vehicular access into the subject property would be provided via two two-way driveways located to the east and west of the residential building. Vehicles would enter the parking garage at the east side of the building from the north and south.

The building footprint would measure 110,320 square feet. The first floor would be comprised of a lobby/amenity area; club room and fitness areas; residential units; a courtyard; interior loading and trash areas; and utility/electric rooms. Two additional courtyards would be located on the roof. A table has not been provided indicating the number of units and associated bedroom count for each floor. However, it appears that 54 residential units would be provided on the ground floor; 62 units would be provided on the second floor; and 66 units/floor would be provided the third and fourth floors. Units would range in size from 517 square feet to 1,488 square feet. There would be 122 studio/one-bedroom units; 106 two-bedroom units; and 20 three-bedroom units.

A typical unit would be comprised of bedroom(s) for one- to three-bedroom units, kitchen, bathroom(s) (two- and three-bedroom units would have two bathrooms), a living/dining area, and utility closet. Studio units would have a living area, kitchen and bathroom.

While it is difficult to differentiate between the various proposed cladding materials on the building elevations, it appears that the base of the building would be clad with brick. The middle portion of the building would be clad with cementitious pan-



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els (Evening Blue, Light Mist and Istanbul in color) and HPL panel (Loft Brown in color). The upper portion of the building would have vinyl lap-siding (Sterling Gray and Pacific Blue in color). Windows would be vinyl with architectural stone sills. A metal storefront (anodized black in color) would be provided at the building entrance. The parking garage would be comprised of pre-cast concrete (natural in color).

Wall-mounted signage has been shown on the building's south elevation at the main entrance; additional details have not been provided. A monument entry sign ("Avalon") would be located along Windsor Road (20 foot setback). The sign face would measure 2 feet-9 inches in height by 7 feet-3 inches in width (± 20 square feet). The sign base (to match the architectural finish of the building) would measure 7 feet-9 inches in width and would have a 4 inch precast cap. Sign panels and pin letters would be painted "PMS 423U" and the logo and letters would be white.

A dog run would be located to the west of the building. Fencing enclosing the dog run would measure 4 feet in height ("Patriot" 6 gauge ornamental wire fence). The dog run would have synthetic turf, bench, pet waste station, and pet drinking fountain.

The southern rooftop courtyard would contain a pool with chaise lounge seating and an overhead shade structure, fire pit area with lounge furniture, barbeque areas, seatwall, decorative pavement, and concrete sidewalk areas. Landscaping in this area would include decorative planters, shrubs (e.g., Shamrock Inkberry, Dwarf Heavenly Bamboo, etc.); perennials/ornamental grasses (e.g., Big Blue Lilyturf, K.F. Feather Reed Grass, etc.); and ornamental/shade trees (e.g., Green Pillar Oak, Okame Cherry). The pool would be enclosed with a fence and gate measuring 4 feet in height.

The northern rooftop courtyard would have decorative pavement, concrete sidewalk areas, outdoor lounge furniture, benches, barbeque area, and outdoor tables with umbrella. Landscaping in this area would include decorative planters, lawn areas, shrubs (e.g., Pee Wee Oakleaf Hydrangea, Shamrock Inkberry, etc.), perennials/ornamental grasses (e.g., K. F. Feather Reed Grass, Big Blue Lilyturf, etc.), and ornamental/shade trees (e.g., Green Pillar Pin Oak, Okame Cherry).

The central courtyard would have decorative pavement, concrete sidewalk areas, seatwall, and fire pit area with lounge furniture. Landscaping in this area would include decorative planters and a planter wall, lawn areas, shrubs (e.g., Pee Wee Oakleaf Hydrangea, Otto Luyken Cherrylaurel, etc.), perennials/ornamental grasses (e.g., K.F. Feather Reed Grass, Ice Dance Japanese Sedge, etc.) and ornamental/shade trees (e.g., Halka Honeylocust, Green Pillar Oak). A decorative fence with piers would be provided at the courtyard entrance, to measure 4 feet in height.



At the base of the building, landscaping would include shrubs (e.g., Knockout Shrub Rose, Sargent Juniper, etc.) and perennials/ornamental grasses (e.g., K.F. Feather Reed Grass, etc.). Lawn areas, "naturalized areas", shrubs (e.g., Fragrant Sumac, Shamrock Inkberry, etc.), perennials/ornamental grasses (e.g., Shenandoah Switchgrass, etc.) and shade/ornamental trees (e.g., Heritage Birch, Kousa Dogwood, etc.) would be provided adjacent to on-site roadways and sidewalks.

Built-in grills would have access doors, a base clad with brick face, granite counter-top (at 40 inches in height) and cap, and tile backsplash.

The Lighting Plan proposes pole-mounted light fixtures (12 feet in height); bollard lights (36 inches in height, brushed stainless steel); wall-mounted lights (brushed stainless steel); and accent uplights.

Zoning Compliance

The subject property is located within the Township's R-M2 zone, in which multifamily dwellings and off-street parking facilities are permitted.

The chart below provides a summary of the proposed development's compliance with the standards of the R-M2 zone. It should be noted that the proposed FAR and building setback for both side yards have not been provided in the Zoning Table.

| | Required | Proposed |
|--------------------------------|-----------------|--------------------------|
| Lot Size | 5 acres | 5.8 acres |
| Lot Width | 250 ft | 364.9 ft |
| Building Setbacks | | |
| Front | 20 ft | 20.50 ft |
| One Side | 10 ft | 13 ft |
| Both Sides | 25 ft | - |
| Rear | 35 ft | 57 ft |
| Driveway Setbacks | | |
| To Property Line | 0 ft | - |
| To Building | 5 ft | 6.1 ft |
| Parking Setbacks | | |
| To Property Line | 0 ft | 0 ft |
| To Building | 5 ft | 12.1 ft |
| Open Space | | |
| Surface | 15% of Lot Area | 51.3% of Lot Area |
| Total (Including Roof Gardens) | 30% of Lot Area | 51.3% of Lot Area |
| Building Coverage | 50% of Lot Area | 48.7% of Lot Area |
| Impervious Coverage | 70% of Lot Area | 62.4% of Lot Area |
| Floor Area Ratio | 1.5 | - |
| Height | 5 stories/70 ft | 4 stores plus loft/60 ft |
| Garage Height | 70 ft | 60 ft |

Parking would be provided in accordance with RSIS:



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| | Required | Provided |
|-----------------------|-------------------------|-------------------|
| 1 Bedroom (122 units) | 1.8 spaces/unit = 219.6 | - |
| 2 Bedroom (106 units) | 2 spaces/unit = 212 | - |
| 3 Bedroom (20 units) | 2.1 spaces/unit = 42 | - |
| Total | 474 spaces | 476 spaces |

Signage is subject to the requirements of Section 33-18(c) of the zoning ordinance. Permitted signage for residential uses is generally limited to that of a residential nameplate, home professional office signs and temporary for sale/for rent and political signs. The applicant has proposed a monument sign measuring ± 20 square feet along Windsor Road, where such sign is not permitted for residential uses. As such, "c" variance relief is required.

The applicant has requested a waiver from Section 33-17(c)(2)t for identifying on site plans all trees at least 5 inches in caliper.

Planning Comments

1. The applicant should provide testimony regarding site operations, including trash removal and loading/deliveries. The applicant should discuss how it is anticipated that deliveries would occur on the subject property, as well as frequency and timing of said deliveries. In addition, how often is trash removal anticipated to occur?
2. The Zoning Table should be revised to include FAR and building setback for both side yards.
3. It appears that the RSIS standard of 1.8 parking spaces/unit was applied to both the studio and one-bedroom units. The applicant should provide confirmation.
4. As per the Zoning Table, both the surface and total (including roof gardens) open space on the subject property would measure 51.3% of the lot area. The applicant should discuss how the proposed percentage of open space was calculated. Plans should be corrected, as needed.
5. Typical Unit Plans (Sheet A.107 of Architectural Plans) should be revised to provide labels for each room.
6. Architectural Plans should be revised to include a "Typical Unit Plan" for proposed loft units.
7. Architectural Plans should be revised to include a table indicating the proposed number of units per floor and associated unit area/number of bedrooms.



8. As per Section 33-24(y)(4)e of the zoning ordinance, a minimum of 10% of the units must be designated for low- and moderate-income families in accordance with Uniform Housing Affordability Controls (UHAC). Alternately, payment in lieu of providing low- and moderate-income units may be provided at the option of the Township Council. Plans must be revised to identify the location and bedroom distribution of proposed low- and moderate-income units within the building in accordance with the above standard, until such time that the Township Council approves any such payment in lieu of providing on-site low- and moderate-income housing.
9. Building Elevations should be revised to label proposed height, including to the top of the parapet.
10. Building Elevations should be revised to more clearly differentiate between the various types of proposed cladding materials (e.g., provision of color plans).
11. Details have not been provided regarding the proposed overhead shade structure in the southernmost courtyard. The Board should determine if plans should be revised to provide this detail.
12. Details have not been provided regarding wall-mounted signage at the building's main entrance, as shown on the Building Elevations (Sheet 201 of Architectural Plans). The applicant should provide additional details regarding this signage or confirm that approval for the above-mentioned signage would be sought under a separate application. It should be noted that wall-mounted signage beyond that of a residential nameplate measuring 72 square inches is not permitted for residential uses. Should the wall-mounted sign be proposed as part of this application, "c" variance relief would be required.
13. Details regarding the proposed retaining walls adjacent to eastern and northern property lines should be provided to determine compliance with Section 33-29 of the zoning ordinance.
14. The Lighting Plan should be revised to show proposed illumination levels. Compliance with Section 33-18(b)(4) of the zoning ordinance cannot be determined.
15. The Lighting Schedule should be revised to indicate the quantity of each fixture.
16. The symbols on the Lighting Plan should be revised to more clearly differentiate between each type of light fixture.
17. The proposed landscaping appears to be sparse along the perimeter of the subject property, particularly along the eastern and western property lines. The applicant should provide testimony regarding existing/proposed vegetation within



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the "naturalized area". In addition, it does not appear that any landscaping is proposed along the eastern property line adjacent to the parking structure. The applicant should discuss and the Board should consider if the landscaping, as proposed, on the subject property is sufficient or if it should be enhanced.

18. Given the nature of several issues relating to potential adverse impacts on the environment, the applicant should provide an Environmental Impact Statement per Section 33.19 of the Zoning Ordinance, and in particular address the concerns raised in the memorandum of the Environmental Commission dated March 28, 2016.

19. With respect to the requested design waiver, the applicant must prove that a hardship exists. Per NJSA 40:55D-51b, the Planning Board, when acting upon applications for preliminary site plan approval, shall have the power to grant such exceptions from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval of an ordinance adopted pursuant to this article if the literal enforcement of one or more provisions of this ordinance is impractical or will exact undue hardship because of peculiar conditions pertaining to the land in question.

20. As "c" bulk variance(s) are required in connection with the application, the Board must find that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the zoning ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance(s) for this specific piece of property would substantially outweigh any detriment. In addition, the Board must be satisfied that the granting of the variance(s) would not cause substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

We trust that the above information is responsive to your needs.

Respectfully submitted,

Richard Preiss, P.P.

cc: Rosiland McLean
Farrah Gilani, P.E.
Chuck Olivo, P.E.
Dan Melfi, Zoning Officer

16103

**REFUSAL OF PERMIT
OFFICE OF THE ZONING ENFORCEMENT OFFICER
OF
TOWNSHIP OF TEANECK**

Date: 05/09/2016
Re:Application#: 20150720

To:
RITHOLTZ
370 WARWICK AVENUE
TEANECK NJ 07666

| | |
|------------------|-----------|
| Voucher/Receipt# | |
| Check #: | 521 |
| Amount collected | \$ 125.00 |

Your application for a permit to:

ERECT NEW DECK IN REAR YARD OF A SINGLE FAMILY DWELLING AS PER DOCUMENTS SUBMITTED ON 10-01-15
PLANS DATED 8-10-15 REVISED 5-5-16.

on the property at 370 WARWICK AVENUE TEANECK Block : 2005 Lot : 6
has been denied for noncompliance with provisions of Article (s) : V Sections :33-24(a)(4)(a) of the Municipal Zoning Ordinance for
the following reasons:

BOARD OF ADJUSTMENT APPROVAL REQUIRED. VARIANCES REQUIRED.

REAR YARD SETBACK

Existing rear yard setback is 29.5 feet to the deck.
Proposed rear yard setback is 18 feet to the deck.
Required rear yard setback is 25 feet.

APPLICATION INCOMPLETE. SUBMITTAL OF ANY NEW DOCUMENTS MAY REQUIRE ADDITIONAL VARIANCES.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary
of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed
with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment
and can obtain from the Secretary of the Board of Adjustment the required forms .

The permit which you submitted has been placed in the inactive files in the Community Development Office / Construction
Code Department / Zoning Department. Please contact this office to reactivate the permit.

Denied by: _____

Daniel A. Melfi

Zoning Official

CC: Secretary, Board of Adjustment
Permit
Letter
Daniel A. Melfi, Zoning Official

Rubenstein, Meyerson, Fox, Mancinelli, Conte & Bern, P.A. Attorneys at Law

Steven R. Rubenstein♦■
Lawrence N. Meyerson■
Anne M. Fox■
Robert J. Mancinelli♦
John A. Conte, Jr.
Douglas M. Bern*
Carol A. Hawk*
Marianne Quinn■

Michelle J. Marose*
Brian E. Shea*■
Andrew P. Bolson*
Evelyn Nissiras
Emily R. Carstensen
Beth L. Barnhard*
James de Stefano
Lynda Picinic*

One Paragon Drive
Suite 240
Montvale, New Jersey 07645

Telephone: (201) 802-9202
Facsimile: (201) 802-9201
Website: rmfmcclaw.com

Please Respond to Our
Montvale, New Jersey Office

515 Madison Avenue, 6th Floor
New York, New York 10022

90 West Palisade Avenue
Englewood, New Jersey 07601

♦Member NJ & MA Bars
*Member NJ & NY Bars
■Certified Matrimonial Law Attorney
■Court Approved Mediator
♦Diplomate in NJ Local Gov't Law

Writer's email:
dbern@rmfmcclaw.com

VARIANCE APPLICATION

May 9, 2016

Via Messenger

Ms. Rosiland V. McLean
Technical Assistant/Land Use
Township of Teaneck Board Of Adjustment & Planning Board
818 Teaneck Road
Teaneck, NJ 07666

Re: Application for Zoning Variance in Association with Application
for Preliminary and Final Site Plan – Avalon Teaneck
1775 Windsor Road, Teaneck, NJ
Premises: Block 5201, Lots 1 and 2
Township of Teaneck, Bergen County, NJ
MC Project No. 14001653A

Dear Ms. McLean:

I represent Avalon Teaneck with respect to an application for Preliminary and Final Site Plan approval presently pending before the Teaneck Planning Board (the "Application"). This correspondence is intended to address three (3) issues raised in review letters of the Planning Board's professionals.

First, in response to a review letter dated May 4, 2016 from Zoning Official Daniel A. Melfi, application is herein made in association with the above Application for a variance from Teaneck Ordinance Article 5, Section 33-29 (5) "where no retaining wall shall exceed 6' in height for each 12' of horizontal distance from a side or rear property line when located within any required side or rear yard area." The retaining wall shown on the Application at the north-east corner of the site is 7.5' in height where the Ordinance standard is 6', as a result of the need

May 9, 2016

Page 2

to accomplish the grading of the property to permit access to the lower level of the parking facility. Accordingly, the retaining wall is necessary at this 7.5' height to accommodate unique features of the site to accomplish the grading to access the lower level of parking.

An application form for the associated variance from the limiting height of Art. 5, Section 33-29(5) is attached hereto, together with a copy of the Zoning Officer's letter.

Second, I am also submitting this date, under separate cover, twenty two (22) copies of signed and sealed plans prepared by Robert J. Curley, L.E. of Maser Consulting, P.A., consisting of ten (10) sheet, under revision date of May 5, 2016. (See cover sheet, Note 5.)

All other filing requirements have been submitted previously in association with this Planning Board application.

Third, with respect to the Zoning Officer's note providing that "no public street shall be used to provide direct access to parking spaces", we request a waiver or interpretation of said condition found at Article 5, Section 28(b)(6)(c) where the Residential Site Improvement Standards ("RSIS") provides that "perpendicular parking on residential roads is covered by the design standards shown for "non-parallel parking". Residential streets with this type of parking on one side require a parking lane width of 18". Our road width exceeds 18', at 24' behind the proposed spaces. Accordingly, we request a waiver of this condition or an interpretation, in light of the attached RSIS comment letter from the N.J. Department of Community Affairs. We will have our Traffic Engineer testify as to the safe use of these nine (9) spots which are for the use of residents and visitors at the subject, multi-family dwelling complex.

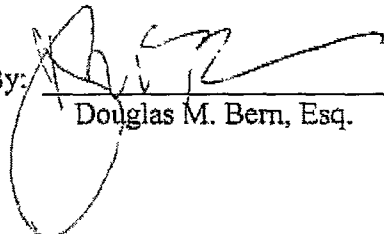
Also enclosed herewith, kindly find our check payable to the Township of Teaneck in the amount of \$350.00 representing the fee for the above noted variance.

Thank you for your continuing courtesies in this matter. Should you have any questions, please feel free to contact the undersigned.

Very truly yours,

Rubenstein, Meyerson, Fox, Mancinelli,
Conte & Bern, P.A.

By:



Douglas M. Bern, Esq.

DMB:ddc

Enclosures

05-000 992A



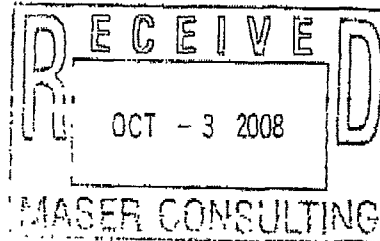
State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 802
TRENTON NJ 08625-0802

JON S. CORZINE
Governor

JOSEPH V. DORIA, JR.
Commissioner

October 1, 2008

Mr. John P. Vincenti, P.E., P.P.
Maser Consulting
American Metro Center
100 American Metro Blvd.; Suite 152
Hamilton, New Jersey 08618



Dear Mr. Vincenti:

This is in response to your letter sent to Ms. Amy Frank on September 26, 2008. You asked about the requirements in the Residential Site Improvement Standards (RSIS) for residential access streets and perpendicular parking.

Table 4.3 specifies the design standards for these roads. Perpendicular parking on residential roads is covered by the design standard shown for "Nonparallel Parking." Residential streets with this type of parking on one side require a parking lane width of 18 feet. Municipalities can ask developers to add more space but cannot require them to do so. The conditions for such an agreement to exceed the standards appear at N.J.A.C. 5:21-3.6.

If the reviewer believes the 18-foot width is unsafe or in some other way inadequate, he or she can petition the Site Improvement Advisory Board to consider a change in the rule. The Board will only consider proposed standards to replace existing rule if the proposed requirement is from an appropriate, authoritative source.

I hope this responds to your question. Should you need further assistance, please contact me at (609) 984-7609.

Sincerely,

John R. Lago
Division of Codes and Standards





Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

Corporate Headquarters
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
T: 732.383.1950
F: 732.383.1984
www.maserconsulting.com

May 6, 2016

VIA COURIER

Mr. Lawrence Gonnello, PE, PP, CME
Fastech Consulting Engineers
540 Hudson Street
Hackensack, NJ 07601

Re: AvalonBay Teaneck
Preliminary & Final Major Site Plan Application
Block 5201, Lots 1 and 2
1775 Windsor Road
Township of Teaneck, Bergen County, NJ
MC Project No. 14001653A

Dear Mr. Gonnello:

On behalf of the applicant, AvalonBay Communities, Inc., Maser Consulting P.A. respectfully submits the following in response to your April 26, 2016 review letter:

- Twenty-two (22) copies of the Preliminary and Final Site Plans for Avalon Teaneck; Block 5201, Lots 1 and 2; prepared by Maser Consulting P.A. dated 3/15/16; last revised 5/5/2016.
- Twenty-two (22) copies of the Emergency Vehicle turning exhibit; prepared by Maser Consulting P.A., dated 5/3/16, unrevised.

Below is an itemized response to your 4/26/16 review letter with Maser responses in **bold type**:

1. It is unclear whether or not the parking requirement shown in the table accounts for the studio units indicated on the architectural plans. The applicant's engineer should clarify.

The parking tabulation includes the studio units and the overall parking stalls provided exceed the R-M2 Ordinance requirements and RSIS requirements

2. Portions of the site are located within the floodplain of the Hirschfeld Brook and are constrained by freshwater wetland transition areas. The proposed development will require permits from NJDEP land use regulation and freshwater wetlands.

Applications will be submitted to the NJDEP for Wetlands Delineation, Flood Hazard Verification and permitting and wetland general permits.



3. The project's stormwater management measures provide for a system of inlets, pipes and underground detention basins. The system provides the necessary peak flow reductions for the 2, 10 and 100 year storms. The proposed manufactured treatment devices provide the required levels of treatment for stormwater quality. Since the project is within planning area 1, groundwater recharge is not required.

Comment. No needed response.

4. For underground detention basin "C" an adequate number of access points are required for maintenance and cleaning. These should be shown on the plan.

Additional access manholes have been added to the plans.

5. The applicant's engineer shall consult with the Township's water purveyor and certify that adequate water supply exists to service the domestic and fire flow requirements for the project. The Township's fire department should be consulted on the proposed location and type of site fire hydrants.

A formal letter requesting a hydrant flow test has been submitted to SUEZ water company.

6. The applicant's engineer shall provide projected sanitary sewage flow for the proposed project. A capacity analysis of the Township's sewage collection system in the immediate vicinity of the project may be warranted as a result of the anticipated flow. The applicant's engineer should indicate on the plans the location of the force main's connection to the Township's sewage collection system.

The location of the connection point will be the same that exists for the museum and added to the plans.

7. Vehicular access to the site is by two two-way driveways located off Vesey Street. Access to the parking garage is located on the North and East of the site. The applicant's engineer should provide a turning template exhibit demonstrating adequate turning radii for emergency vehicles.

An emergency vehicle turning exhibit has been provided.

8. Proposed landscaping within the wetland transition areas requires the use of wetland tolerant species. The applicant's landscape architect shall certify that plantings in these areas comply with this requirement.

The proposed landscaping will meet the required guidelines for vegetation in wet tolerant areas.

9. The applicant shall submit a plan for the collection of solid waste and recyclable materials.

The site trash and recycling will be handled by a private carrier and will be collected on an as needed basis based upon occupancy.



Mr. Lawrence Gonnello
MC Project No. 14001653A
May 6, 2016
Page 3 of 3

10. The traffic impact study report indicates that the proposed development will not significantly affect the operation of the adjacent roadway network in the Township of Teaneck. The report also indicates that all the nearby intersection to the site will continue to operate at or near No Build levels of service during the morning and evening peak hours of traffic.

Comment. No need for response.

It is further noted that the following additions were made to the plans as a result of the zoning review.


The Cover Sheet was revised to add an 11 foot side yard setback dimension; the building coverage and floor area ratios were adjusted to match the architectural drawings; the variance note for retaining wall height was added; the waiver request note for parking adjacent to right-of-way was added

The Dimension Plan was modified to match the interior parking stalls per the architectural drawings and the interior stalls were dimensioned.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

MASER CONSULTING P.A.


Robert J. Curley, PE, PP
Department Manager

RJC/mmb
Enclosures

cc: Matt Giammanco (via email)
Douglas M. Bern, Esq. (via email)

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Environmental Impact Statement

Avalon Teaneck
Block 5201, Lots 1 and 2
Township of Teaneck
Bergen County, New Jersey

August 2015

Prepared For
AvalonBay
Communities, Inc.
517 Route One South, Suite 5500
Iselin, NJ 08830

Prepared By
Maser Consulting P.A.
Corporate Headquarters
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
732.383.1950



Joseph P. Layton
Assistant Department Manager Ecological Services



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I. INTRODUCTION

A. Purpose of Document

This report has been prepared in accordance with Teaneck Township's Supplemental Land Use Controls (Chapter 33, Article IV). The preparation and submittal of an Environmental Impact Statement (EIS) is required as part of applications for subdivisions, site plans, conditional uses or variances. The applicant is requesting the Township of Teaneck to re-zone the site for multi-family residential dwellings.

B. Methods

Staff at Maser Consulting P.A. (Appendix A) reviewed manuscripts, reports, and other documents related to the project site. We also referenced several publications and maps regarding the geology (NJDEP NJ-GeoWeb), soil (Soil Survey Staff 2015) and the New Jersey Geological Survey (NJGS) were also reviewed. Maser Consulting's staff visited the property to photograph the environmental setting, record information on the vegetation and flora, and made incidental observations regarding wildlife species. Site plans and other reports prepared by Maser Consulting provided information on the scope of the proposed project for which this EIS has been prepared. The information gathered from these various sources, and from other documents listed in Section VII, References, was used to develop the descriptions, analyses, and interpretations provided herein.

C. Site Location and Characteristics

1. General Description

The subject property has frontage along Vesey Street to the south, Windsor Road to the west and railroad tracks to the east. A commercial land use (supermarket) is present to the north of the subject property and a recreational land use (Windsor Park) is present to the south of Vesey Street. The site is currently accessed from Vesey Street. The property consists of approximately 5.5 acres of developed land which is currently utilized as an indoor entertainment center.



D. Zoning

The property is currently within the LI-2, Light Industrial-2 District (Fig. 5). The correct permitted uses in the LI-2 District are the following:

- (1) General business offices.
- (2) Research, experimental or testing laboratories
- (3) Light, nonnuisance manufacturing, processing, fabrication, assemblage, packaging and warehousing of products.
- (4) Trade schools.
- (5) Family entertainment center.

The proposed development is a multi-family residential development. In order to permit the proposed development, the Township will have to amend the zoning of the subject property.

E. Compatibility with State Plan, Local and County Master Plans

The State Plan Map indicates that the project site is located within Planning Area 1 (PA-1), or the Metropolitan Planning Area of Teaneck (Fig. 6). The proposed project does conform with the State Master Plan.

F. Licenses, Permits

A review of municipal, State, and Federal department and agency programs or codes and ordinances reveals that various permits and licenses may be necessary or conditions may have to be met to implement the development plans for proposed residential development. Examples of permits, licenses, and conditions and related codes, ordinances, programs, or plans include, but are not limited, to the following:

- Teaneck Township Council (rezoning)
- Township of Teaneck Planning Board (site plan approval)
- Bergen County Planning Board
- Bergen County Utilities Authority
- NJDEP Treatment Works Approval



-
- United Water Approval
 - Bergen County Soil Conservation District Approval for Soil Erosion and Sediment Control Certification.
 - Request for Authorization (RFA) from NJDEP.
 - Letter of Interpretation.
 - Potential NJDEP transition area waiver for redevelopment and general permits for stormwater outfall(s) and/or road crossings (subject to revised Concept Plan review).
 - Flood Hazard Area Permit and Verification.



II. PROJECT DESCRIPTION

A. Reasons for Project

The Applicant is applying to the Township of Teaneck for a zoning amendment to permit the construction of the proposed multi-family residential development.

B. Description of Development Plan

1. General Description

The proposed development includes the re-zoning of the site for multi-family residential dwellings with typical appurtenant site improvements

2. Sanitary Sewage

The site is located in the sewer service areas established under the Northeast Water Quality Management Plan. Sewerage in the Township is directed to the Bergen County Utilities Authority. According to the NJDEP's GeoWeb web site, the site is located in an area serviced by the Bergen County Utilities Authority, which discharges to the Hackensack River (Bergen County Utilities Authority 2015).

C. Potable Water Supply

Water service is currently being provided to the subject property by the Hackensack Water Company. Water service to the proposed development will be determined during the design phase of the project. There will be an increase in the water demand associated with the proposed development.



F. Solid Waste Plan

Solid waste will be collected directly by private haulers and not through the Township of Teaneck. Recyclables will be picked up by the Township of Teaneck on designated days according to its pick-up zone. The subject property lies within Pickup Zone 7.



III. ENVIRONMENTAL SETTING

The environmental setting of a region is the sum of the physical and biological features and processes that characterize the region. The physical conditions including the location, topography, geology, soils, water resources, etc. directly influence the overlying biotic communities that occur in an area. At the project site, the contrasting rock types, differential weathering and erosion, contrasting topography, and formation of wetlands help explain where the sensitive habitats such as wetlands occur and where sensitive wildlife is likely to be found. The constraints on the property resulting from the interaction of physical and biological features directly influence the location and design of the development plan proposed for the site and analyzed herein.

A. Physical Conditions

1. Physiographic Landscape

Areas that have similar rock types, geologic structures, landforms, and histories are organized into regions called Physiographic Provinces. New Jersey has five provinces, which make it a rather complex state for its small size. From northwest to southeast across the State, the provinces are (1) the Appalachians, (2) Ridge and Valley, (3) Highlands, (4) Piedmont, and (5) Coastal Plain. In New Jersey, the Coastal Plain Physiographic Province is divided between the Inner and Outer Coastal Plain. The boundary between these divisions roughly corresponds to the watershed divides between the Raritan and Delaware River drainage basins and the divide between the Atlantic Ocean and Delaware River drainages (Stanfield 2004). The project site is located in the Hackensack, Hudson and Pascack Watershed Management Area, in the New Jersey Piedmont Physiographic Province. Sedimentary rocks of the Triassic and Jurassic Age, which are slightly folded and faulted, and igneous rocks of the Jurassic Age comprise the Piedmont Province deposits (NJDEP 2003).



2. Topography

Topography on the subject property has been altered by the development on site. The site is relatively flat in regards to the previous development with slight slopes of the Hirshfeld Brook, which runs along the western property boundary of Lot 2.

3. Geologic Characteristics

The bedrock geology of the subject property is characterized by the Passaic Formation Sandstone and Siltstone Facies (Fig. 7). Passaic Formation Sandstone and Siltstone Facies (JTps) is Lower Jurassic and Upper Triassic in age. It consists of sandstone and siltstone (Owens, et al 1998). According the map of Coastal Plain Formations of New Jersey with Acid-Producing Soils contained in the Soil and Sediment Control Standards; the Passaic Formation Sandstone and Siltstone Facies is not mapped as an acid-producing formation (NJDEP 2014).

The surficial sediments at the site are comprised by Alluvium (Qal), Late Wisconsinan Glacial Lake-Bottom Deposits (Qwlb) and Late Wisconsinan Glacial Delta Deposits (Qwde) (Fig. 8) (Owens, et al 1998). The Alluvium consists of sand, gravel, silt, minor clay and peat. The Late Wisconsinan Glacial Lake-bottom deposits consist of silt, clay and fine sand. The Late Wisconsinan Glacial Delta Deposits consists of sand, pebble-to-cobble gravel and minor silt (NJ GeoWeb 2015).

4. Soils

Soils are formed through the interaction of a variety of physical and biological factors. The United States Department of Agriculture has, through the Soil Conservation Service, mapped soils in detail; for New Jersey, the results of these soil surveys are issued for each county.

A review of the United States Department of Agriculture's Web Soil Survey, prepared by the Natural Resources Conservation Service (NRCS), which provides an update to the county soil surveys, indicates the majority of the site is underlain by the following soil types: Dunellen-Urban land complex (DuuB), Udorthents, wet substratum (UdwB) and Urban land (UR)(Fig. 9):



Duncellen-Urban land complex (DuuB) These soil types are formed in parent material comprised by coarse-loamy outwash derived from sandstone and are well drained. The land capability subclass is 2e, with a hydrologic soil group of A. The depth to the restrictive feature and water table is more than 80 inches from the surface. The soils are not considered prime farmland (NRCS, Soil Survey Staff 2015).

Udorthents, wet substratum (UdwB) These soil types are formed in parent material comprised by loamy lateral spread deposits and are moderately well drained. The land capability subclass is 8s, with a hydrologic soil group of D. The depth to the restrictive feature is more than 80 inches from the surface and the depth to the water table is about 18 to 42 inches from the surface. The soils are not considered prime farmland (NRCS, Soil Survey Staff 2015).

Urban land (UR) These soil types are comprised of disturbed and natural soil materials covered on the surface by pavement, concrete, buildings and other structures. The land capability subclass is 3w and the soils are not considered prime farmland (NRCS, Soil Survey Staff 2015).

5. Subsurface Water

Subsurface water or groundwater is all water within the soil and subsurface strata that is not at the surface of the land. It includes water that is within the earth that supplies wells and springs. It includes groundwater basis and water in perched water tables that lies above impervious subsurface layers. Groundwater resources are often functionally linked to overlying land areas and surface water bodies; groundwater is often recharged through "outcrop" areas at the land surface and groundwater discharges ("seeps") may contribute to base flows of streams and rivers.

The groundwater yields of any particular geological formation or soil horizon are a function of the porosity and permeability of the material comprising the formation (consolidated rock or unconsolidated deposits and soils). Porosity describes the water-containing spaces between individual mineral grains, while permeability is the ease or difficulty with which water is transmitted through interconnecting spaces in the formation. Formations lacking open spaces between the mineral grains have both low porosity and low permeability. Weathering and



cracking of the parent bedrock can induce secondary porosity in the formation; water can accumulate and move through these fractures in the primary rock formation.

The Brunswick aquifer system is mapped for the site by NJDEP NJ-GeoWeb (Fig. 10). This aquifer system is comprised of the Passaic, Towaco, Feltville and Boonton Formations, which consist of sandstone, siltstone and shale. The Brunswick aquifer system stores and transmits groundwater in fractures. Waters are dominantly calcium-bicarbonate and are typically fresh, slightly alkaline, non-corrosive and hard (Herman et al. 1998). The NJDEP's mapping of groundwater recharge indicates that Lot 1 is considered wetlands and/or open water, therefore recharge was not calculated and Lot 2 is not capable of groundwater recharge with a calculated recharge rate of 0 inches per year (Fig. 11).

6. Surface Water and Quality

The observed waterbody located onsite is the Hirshfeld Brook which runs along the western property boundary of Lot 2. Hirshfeld Brook is delineated on the USGS map and Bergen County Soil Survey (see Figs. 3 and 9). The New Jersey Surface Water Quality Standards at N.J.A.C. 7:9B assign a classification of FW2-NT/SE1 to the Hirshfeld Brook.

Quality Standards establish the following uses for FW2 waters:

- Maintenance, migration, and propagation of the natural and established biota;
- Primary and secondary contact recreation;
- Industrial and agricultural water supply;
- Public and potable water supply after such treatment required by law or regulation and
- Any other reasonable uses.

The NT designation also means that this portion of the waterbody is not reserved for trout production, maintenance or special protection.



The SE designation is for saline estuarine waters. The Surface Water Quality Standards establish the following uses for SE1 waters:

- Shellfish harvesting in accordance with N.J.A.C. 7:12;
- Maintenance, migration and propagation of the natural and established biota;
- Primary contact recreation; and
- Any other reasonable uses.

The site is situated within the Hackensack River (below/incl Hirshfeld Bk) Watershed in the drainage basin of the Northeast. It is situated within NJDEP's Watershed Management Area 5. The HUC 14 Watershed of the project site is the Hirshfeld Brook Watershed (Fig. 12) (NJ GeoWeb 2015).

B. Biological Resources

A site visit was conducted on July 7, 2015 by staff of Maser Consulting P.A., during which observations were made on the biological resources and general landscape features. The description below is based upon a compilation of this information. The project site is developed with an indoor entertainment center.

1. Vegetation and Flora

A site visit was performed on July 7, 2015. The site can be characterized by fringes of woody and herbaceous species located along the property's boundaries. The vegetation of the site reflects the geographic location (New Jersey's Piedmont), topography and exposure, bedrock geology and soils, landscape processes, hydrogeology (i.e., developed land and forested perimeter, etc.), and land use history. The project site reflects the influences of each of these factors. A general list of species observed onsite is as follows:

Acer rubrum (Red maple)

Fraxinus nigra (Black Ash)

Juniperus virginiana (Eastern red cedar)

Parthenocissus quinquefolia (Virginia Creeper)



Pinus strobus (White pine)
Populus sp. (Cottonwood)
Quercus rubra (Red oak)
Robinia psuedoacacia (Black locust)
Salix nigra (Black willow)
Ulmus American (American elm)

2. Wildlife

The majority of the site is developed. Only common wildlife species, which are tolerant to human disturbance, are likely to utilize the site. Numerous avian species could potentially utilize the outskirts site, including downy woodpecker, eastern phoebe, blue jay, American crow, fish crow, Carolina chickadee, black-capped chickadee, tufted titmouse, house wren, American robin, northern mockingbird, European starling, song sparrow, house sparrow, northern cardinal, common grackle and house finch. Turkey vulture and red-tailed hawk may forage on the site.

3. Rare Species and Species of Special Concern

The NJDEP's Landscape Project 3.1 mapping shows one possible special concern species on the site (Fig. 14). A request was sent to the NJDEP Natural Heritage Program (NHP) to search its databases for any rare species or critical habitat present on the site or within a mile of the site. The NHP reports on the following resources:

- Rare Plants/Ecological Communities
- Natural Heritage Priority Sites
- Landscape 3.1 Species Based Patches
- Landscape 3.1 Vernal Pool Habitat
- Landscape 3.1 Stream/Mussel
- Other Animals Tracked by the Endangered and Non-Game Species Program (ENSP)

The letter reports one species habitat may exist on the subject property for foraging. It is the Special Concern Snowy Egret (*Egretta thula*). The Snowy Egret forages in the shallow waters of



marshes, swamps, ocean inlets and lake edges. A Special Concern classification has no regulatory constraints associated with the designation.

The letter reports three species habitats within one mile of the project site. They are the Special Concern Glossy Ibis (*Plegadis falcinellus*) and the Special Concern Snowy Egret (*Egretta thula*) for foraging and the Special Concern Wood Thrush (*Hylocichla mustelina*) for breeding and sighting. One potential vernal habitat area, ID number 2507, is reported to be within one mile of the subject property.

C. Critical Environmental Resources and Features

1. Wetlands

Wetlands are those areas that are inundated or saturated with surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands are recognized for their many important ecosystem functions and socio-economic values. Based on NJDEP geo-web mapping, there are two small areas of wetlands on site. An area located along the western property boundary adjacent to and west of Hirshfeld Brook and an area in the southeast corner of the subject property. A Letter of interpretation will be required to verify these wetlands.

2. Stands of Mature Vegetation

The majority of the site is developed land. No pure stands of mature vegetation are present on the site.

3. Floodways and Floodplains

The Preliminary FEMA FIRM Flood Insurance Rate Map (Panel No. 34003C0192J for Bergen County) (Fig. 15) indicates that the site is located within a floodplain without base elevations determined. A 50 foot riparian buffer, regulated under the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13), is present on both sides of the Hirshfeld Brook.



4. Aquifer Recharge Areas

Aquifer recharge areas are critical landforms with permeable soils that help replenish groundwater basins. The project site is underlain by the Brunswick aquifer system (ba). This aquifer system is comprised of the Passaic, Towaco, Feltville and Boonton Formations, which consist of sandstone, siltstone and shale. The Brunswick aquifer system stores and transmits groundwater in fractures. Waters are dominantly calcium-bicarbonate and are typically fresh, slightly alkaline, non-corrosive and hard (Herman et al. 1998). The NJDEP's mapping of groundwater recharge shows that Lot 1 is comprised of wetlands and open water, therefore recharge was not calculated and Lot 2 is not capable of groundwater recharge with a calculated recharge rate of 0 inches per year (Fig. 11).

D. Cultural Resources

Cultural resources are man-made or man-modified features of the environment, including objects, structures, sites and districts deemed to be of cultural significance. Such resources may be pre-historic or historic in age, and are often worthy of consideration for preservation.

1. Archaeological and Historic Resources

The New Jersey & National Registers of Historic Places (NJDEP HPO 2015) did not identify any historic or archaeological sites, or historic districts on or directly adjacent to the subject property (Fig 16).

2. Unique or Scenic Resources.

As a developed property, the project site does not have scenic value and does not possess any significant viewsheds.



IV. ASSESSMENT OF ENVIRONMENTAL IMPACTS

The proposed development includes the re-zoning of the site for multi-family residential dwellings with typical appurtenant site improvements. Potential impacts are identified below according to specific site characteristics set forth in the previous sections of this document and the requirements of the Township's Land Use Ordinance. Some mitigation measures to reduce or eliminate these impacts are discussed here for the construction and operational phases of the proposed project, and are also summarized in the following section on environmental performance controls.

A. Impacts to Physical Conditions

1. Topography, Geology, and Soils

Topography will be altered to perform site grading. Excavation and filling will be required to construct stormwater management facilities. A soil erosion and sediment control plan, approved by the Bergen Soil Conservation District, will be implemented to reduce construction effects of the project related to erosion and sedimentation.

2. Hydrology/Water Quality

Potential impacts to surface and groundwater quantity and quality include short-term impacts related to the construction phase, and long-term impacts related to the operation of the development. A construction period stormwater management plan, including use of erosion reduction/prevention techniques, materials, and plantings will be prepared and implemented to prevent impacts to water quality from sedimentation and construction-related stormwater runoff. Stormwater management for the project will be determined during the design phase of the project. Construction, stabilization, and utilization of these during the construction of the project will aid in the reduction of impacts to water quality. The stormwater management measures will be designed according to the NJDEP Best Practices Management Manual, and will be effective in removing the pollutants associated with a residential development such as the proposed project, including suspended sediment, nitrogen, and phosphate/phosphorus. The stormwater



management measures proposed for the site will be designed to meet erosion control, stormwater runoff quantity and quality standards as set forth by N.J.A.C. 7:8.

B. Impacts to Biological Resources

1. Vegetation and Flora

The majority of the proposed multi-family residential dwellings and the associated site improvements will occur in the currently developed areas which is sparsely vegetated with landscape vegetative species. Any trees to be removed as part of the proposed development will be replaced in accordance with the Township's tree replacement requirements. A landscaping plan will be prepared to improve vegetative conditions.

2. Wildlife

Noise, heavy equipment, and human activity during the construction phase of the project will cause the most mobile wildlife species to move from the property into adjacent properties temporarily. There is the potential that wildlife species, especially avian species, might utilize the site on an incidental basis; however it is most likely that only the most disturbance-tolerant species are currently utilizing the site. Some may be able to utilize the new landscaped areas of the site. It is unlikely that the project construction will cause significant declines in the populations of any of the wildlife species currently using the property.

3. Rare Species and Species of Special Concern

A request was sent to the NJDEP Natural Heritage Program. According to the NJ-GeoWeb the Special Concern Snowy Egret may use the site for foraging (Fig. 14). Threatened and endangered species located within one mile of the site will not be affected by the project, since stormwater quantity and pollutants in stormwater will be reduced through management and treatment.

The NJDEP's response indicated one species habitat may exist on the subject property for foraging. It is the Special Concern Snowy Egret (*Egretta thula*). The Snowy Egret forages in the



shallow waters of marshes, swamps, ocean inlets and lake edges. A Special Concern classification has no regulatory constraints associated with the designation.

The letter reports three species habitats within one mile of the project site. They are the Special Concern Glossy Ibis (*Plegadis falcinellus*) and the Special Concern Snowy Egret (*Egretta thula*) for foraging and the Special Concern Wood Thrush (*Hylocichla mustelina*) for breeding and sighting. One potential vernal habitat area, ID number 2507, is reported to be within one mile of the subject property.

C. Impacts to Critical Environmental Resources

1. Wetlands

There are two small areas of wetlands that may be present on the subject property according to the the NJ GeoWeb. At this time no impacts to the wetlands are anticipated. If impacts are anticipated, NJDEP permits from the Division of Land Use Regulation will be applied for.

2. Critical Wildlife Habitat

One Rank 2 (Special Concern) critical habitat is located along Hirshfeld Brook and two Rank 1 (Habitat specific requirements) critical habitats are located in the southeast and southwest corners of the site by the NJDEP's Landscape Project 3.1 (Fig 14).

A Special Concern classification and/or Rank 2 has no regulatory constraints associated with the designation.

3. Stands of Mature Vegetation

The majority of the site is comprised of developed land. Some Mature vegetation is present along the perimeter of the site ,the majority of which will be preserved.



4. Floodplains

The Preliminary FEMA FIRM Flood Insurance Rate Map (Panel No. 34003C0192J for Bergen County) (Fig. 15) indicates that the site is located within a floodplain without the base elevations determined. NJDEP requires that new buildings and parking lots be set at least one foot above the flood hazard design flood. Filling within a floodplain is also regulated, so that there has to be zero net fill. This regulation requires the fill that is brought on site to raise the elevation must be compensated by a cut on site or within the same floodplain to increase flood storage. The proposed development will be designed in accordance with these NJDEP regulations.

A 50 foot riparian buffer, regulated under the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13), is present on both sides of the Hirshfeld Brook. Stormwater management measures will be used to manage stormwater runoff on the site by minimizing runoff from the site entering nearby waterways. To meet the NJDEP standards, the stormwater management measures will be designed so that the post-development peak runoff rate for the post construction runoff hydrographs for the 2, 10 and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events. It is not anticipated that the proposed project will cause downstream flooding.

5. Aquifer Recharge Areas

The NJDEP's mapping of groundwater recharge shows that the majority of the site has no groundwater recharge with a rate of 0 inches per year. The landscaped areas will provide for groundwater recharge in accordance with the NJDEP's Stormwater Management Rules (N.J.A.C. 7:8).

D. Impacts to Cultural Resources

1. Archaeological Resources

Archaeological resources are not known to occur on the site; therefore, no impacts are anticipated.



2. Historic Resources

Historic properties and districts are not known to occur on the site; therefore, no impacts are anticipated.

3. Impacts to Scenic Resources

Scenic resources are not present on the site; therefore, no impacts are anticipated.

E. Impacts to Community Resources and Conditions

1. Potable Water Supply

Water service is currently being provided to the subject property by the Hackensack Water Company. Water service to the proposed development will be determined during the design phase of the project. There will be an increase in the water demand associated with the proposed development.

2. Sewerage Facilities

Public sanitary sewer is currently being provided to the subject property Bergen County Utilities Authority. Public sanitary sewer service to the proposed development will be determined during the design phase of the project.

The site is located in the sewer service areas established under the Northeast Water Quality Management Plan. Sewerage in the Township is directed to the Bergen County Utilities Authority. According to the NJDEP's GeoWeb web site, the site is located in an area serviced by the Bergen County Utilities Authority, which discharges to the Hackensack River (Bergen County Utilities Authority 2015).



3. Solid Waste

Solid waste will be collected directly by private haulers and not through the Township of Teaneck. Recyclables will be picked up by the Township of Teaneck on designated days according to its pick-up zone. The subject property lies within Pickup Zone 7.



V. ENVIRONMENTAL PERFORMANCE CONTROLS

In the previous section, environmental impacts were identified, discussed and some specific mitigation measures were articulated for the various categories of physical, biological, cultural, aesthetic, and community resources. The selection of the project site has eliminated the need for many environmental performance controls, since sensitive natural resources are not present on or adjacent to the site. Due to the location of the project site, no and/or minimal impacts to wetlands or natural steep slopes are anticipated. Environmental performance controls to be implemented include the following.

- Impervious surfaces will be minimized by utilizing minimum roadway and driveway widths per Township of Teaneck design standards.
- Low maintenance landscaped areas will be proposed throughout the development to minimize the use of lawn fertilizers, and pesticides. Further, this site will be professionally maintained helping to ensure that fertilizer and pesticides that are used will be correctly and appropriately applied.
- Preventative source controls at the inlets help to contain floatable debris and promote public awareness. Erect sediment filter fences and implement other erosion control measures.
- Soils will be stabilized following construction by implementing a Landscaping Plan and other revegetation measures to control post-construction erosion.
- All construction-related erosion control measures will be maintained until project is complete and revegetation measures have been approved.
- The stormwater management facilities will be maintained for maximum efficiency to reduce impacts to water quality and water quantity.
- The spread of sediment onto public roads by construction vehicles and the increase of dust from trucks transporting crushed rock and other debris from construction site will be prevented by proposed soil erosion and sediment controls.
- The burning of wastes is prohibited, which will minimize impacts to air quality.
- Exhaust and emission control devices on construction machinery will be maintained to reduce impacts to air quality and water quantity.



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- Noise impacts from construction equipment will be reduced by restricting construction activities to daytime hours and proper maintenance of machinery.
 - Compliance with the Township's noise ordinance will assure that only acceptable levels of noise are generated by the facility.
 - Compliance with Township, State and Federal air emissions regulation will avoid impacts to air quality.



VI. SUMMARY OF ENVIRONMENTAL ASSESSMENT

The proposed project will require the Township to rezone the property for multi-family residential dwellings. The site possesses no significant scenic value.

The implementation of a Soil Erosion and Sediment Control Plan and a Stormwater Management Plan for the project will ameliorate or avoid potential impacts. The development may lead to an increase in the production of stormwater runoff from the site due to the potential addition of impervious surfaces. In that case, stormwater management measures will be designed to limit the post-development runoff discharge rates to less than peak pre-development rates. The stormwater management measures will be in compliance with the Township of Teaneck and NJDEP regulations and will result in required peak discharge rate reductions and meet the required water quality, recharge and non-structural criteria.

The majority of the site is currently developed with little environmental and/or ecological value. Most environmental impacts have been avoided in the site selection process. Environmental performance control will limit unavoidable impacts.



VII. REFERENCES

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