July 22, 2020

City of Hackensack
Planning Board
410 East Railroad Ave
Hackensack, NJ 07601

Re: Preliminary and Final Site Plan Application
307 Main MF 2019-Q, LLC
321 Main Street
Block 407.01
Lot 5, 6.01, 6.02, 7, 34, 36.01, 36.02, 37
NEA File#: HACKSPL20.021

To whom it may concern:

The enclosed plans and reports have been revised in response to the City of Hackensack Fire Department review checklist, dated June 24, 2020, and the engineering review letter by Neglia Engineering Associates, dated June 25, 2020.

In order to help facilitate your review, the responses below have been enumerated in the same format as the comments in the review letters.

City of Hackensack Fire Department Checklist Review (June 24, 2020)

1. The applicant agrees to provide a Gamewell Masterbox. The location will be coordinated with the Fire Department.
2. The applicant agrees to undergo testing with emergency responder radio communications.
3. Two (2) fire department connections have been provided. Please refer to the revised architectural plans and site plans for their locations. Refer to Sheet C-05.
4. Any stairs that do not open to the roof will be furnished with hatches, the sizes of which will be coordinated with the Fire Department.
5. The applicant agrees to provide a Knox Box. The location will be coordinated with the Fire Department.
6. The applicant agrees to identify any trusses with signage should they be utilized.

Neglia Engineering Associates Review Letter (June 25, 2020)

1. Statement of fact.
2. Statement of fact.
4. Zoning Analysis
   a. Statement of fact.
   b. Statement of fact.
   c. Statement of fact.
   d. Enclosed please find revised architectural plans with a note stating that all signage will comply with the redevelopment plan.
5. Completeness
   A. Statement of fact.
B. Enclosed please find revised architectural plans with a note stating that all signage will comply with the redevelopment plan. Review letters have been obtained from the City’s Fire and the plans have been revised as noted in each response.

C. Testimony will be provided regarding the handling of storage and solid waste. The applicant has applied to the Bergen County SCD and received approval. Enclosed please find a copy of said approval. Testimony will be provided regarding any additional permits that may be required or any deed restrictions that relate to the site.

6. Planning and Engineering Comments

   *Engineering/Planning Comments*

1. Statement of fact.
2. Testimony will be provided.
3. Testimony will be provided.
4. The applicant has obtained review letters from the City’s Fire and have revised the plans to address their comments.
5. Testimony will be provided.
6. Testimony will be provided.
7. Testimony will be provided.
8. Testimony and exhibits will be provided.
9. Testimony will be provided.
10. The applicant agrees to consolidate the lots as a condition of approval.
11. Testimony will be provided.
12. A note has been added to the site plan that trash is to be collected by a private trash hauler. Refer to Sheet C-03
13. The relocation of the utility pole located along State Street will be coordinated with the City of Hackensack and applicable utility company.
14. The plans have been revised to provide a note stating that the applicant shall restore all roadways, sidewalks, curbing, signs, and parking meters to the satisfaction of the City and its Professionals. Refer to Sheet C-03
15. The site plans have been revised to include callouts for the proposed wheel stops as well as a construction detail. Refer to Sheet C-09.
16. The concrete sidewalk detail has been revised to illustrate 3/4-inch clean crushed stone. Refer to Sheet C-09.
17. The concrete apron detail has been revised to illustrate the proposed subbase material. Refer to Sheet C-09.
18. The site plans have been revised to show stop bar striping and “Stop” pavement markings at all crosswalks, the State Street and Berry Street egress driveways and the ends of each parking aisle. Refer to Sheet C-03.
19. The site plans have been revised to label the radii of the curves entering the drive-thru aisle. Refer to Sheet C-03.
20. The site plans have been revised to show new ADA ramps at the intersections of Berry Street/Main Street and Berry Street/State Street. Refer to Sheet C-03 and C-04.
21. The site plan has been revised to correct the callout. Refer to Sheet C-03.
22. The site plans have been revised to reconfigure the proposed ADA spaces to provide the full eighteen (18) foot space depth. Refer to Sheet C-03.
23. The site plans have been revised to reconfigure the proposed ADA parking space location. Refer to Sheet C-03.
24. The ADA ramp detail has been revised to provide a note stating that all ADA ramps within the right-of-way shall be six (6) inch thick reinforced concrete. Refer to Sheet C-12.
25. The site plans have been revised to indicate there will be 50 proposed bicycle space capacity. Refer to Sheet C-03.
26. The architectural plans have been revised to provide clear landing areas at all doors to eliminate any safety compromise with vehicular traffic. Refer to Sheet C-03 and architectural plans.
27. The Site Plan has been revised to illustrate access doors at all stairways at the ground floor elevation. Refer to Sheet C-03 and architectural plans.
28. The site plans have been revised to show striping at the loading zone. Refer to Sheet C-03.
29. All soils imported to the site will be certified clean soils and a copy of said certification will be provided to the City of Hackensack and NEA prior to the import of any materials. A note has been added to the grading plan regarding the import of soil. Refer to Sheet C-04.

Grading, Drainage & Utility Comments:
1. Testimony will be provided.
2. Major development stormwater comments:
   a. The stormwater report has been revised to utilize a minimum 10-minute time of concentration. Refer to revised Stormwater Report. Refer to Revised Stormwater Report.
   b. The stormwater report has been revised to illustrate compliance with Stormwater Management Adopted New Rule NJAC 7:8.
   c. A Low Impact Development Checklist has been added to the stormwater report.
   d. The below ground detention basin is in compliance with the design standards identified with the NJDEP BMP manual.
3. The stormwater system does not rely on infiltration for stormwater management. The detention system utilizes a 6" PVC underdrain to ensure all captured stormwater will drain entirely from the system without utilizing infiltration. A geotechnical study was performed at 359 Main Street which is located in close proximity to 321 Main Street. These results from the 359 Main Street geotechnical report have been reviewed and utilized to confirm the design of the proposed detention basin, specifically the depth of encountered groundwater. Enclosed please find a copy of the test pit analysis.
5. Statement of fact.
6. A stormwater management maintenance manual is included with the submission. Upon approval, the manual will be filed with the deed.
7. A note has been added to the plans stating that the applicant is responsible for any negative drainage impacts to adjacent properties due to on-site grading or drainage, and should a negative impact be identified upon completion of the project, the impact shall be addressed immediately. Refer to Sheet C-04.
8. The plans have been revised to provide 15” drainage pipes in vehicular areas. Refer to Sheet C-04.

9. Enclosed please find a Preliminary Water & Sewer Report which addresses water usage calculations and sanitary sewer calculations. A set of plans has been submitted to the City of Hackensack DPW and the City’s C-Operator for review. The applicant agrees as a condition of the approval to perform a thirty-day flow metering study and submit the findings to NEA to verify the adequacy of the existing sewer mains.

10. Upon receipt of approval, the NJDEP Treatment Works Approval will be provided to the City. It appears a NJDEP water extension permit is not required, but should it be determined through coordination with Suez that one is required, the approval will also be forwarded to the City.

11. A hydrant flow test has been performed by Suez and the calculations are included in this submission. Refer to hydrant flow test data provided by Suez.

12. A note has been added to the site plans indicating electric service is to be installed underground. Refer to Sheet C-05.

13. The Utility Plan has been revised to illustrate the location of all gas valves, water valves and sanitary cleanouts. Refer to Sheet C-05

14. The plans have been revised to show a 6” PVC sanitary lateral connection at the 8’ sewer main in Main Street. Refer to Sheet C-05.

15. The architectural and site plans have been revised to show the required Siamese connection locations. Refer to Sheet C-05.


17. A final certification memorandum will be provided containing the required content prior to a request for a certificate of occupancy.

*Lighting and Landscaping Comments:*

1. The Applicant will coordinate the City of Hackensack Streetscape fixture with a shop drawing submittal prior to construction.

2. It is confirmed the proposed light fixtures do not interfere with the proposed parking spaces. All light fixtures in the parking lot are ceiling mounted and are in-level with the bottom of the ceiling crossbeams.

3. Testimony will be provided. A note has been added to the Landscaping Plan to ensure that all typical streetscape palettes are utilized. Refer to Sheet C-06.

4. Paver cut sheets with colors identified will be provided prior to construction. A note has been added to Landscape plan indicating the applicant/contractor shall coordinate with the City.

5. Planting Specification #11 on the Landscaping Plan sheet has been revised to stipulate a guarantee period of two (2) years. Refer to Sheet C-06

6. A planting/construction detail for the street trees, including a footing detail for the grate, has been added to the site plan set.

7. A note has been added to the Landscaping Plan stipulating that the trees within the sidewalk areas are to be provided with twenty (20) gallon tree watering bags or diapers, and shall be filled/refilled and maintained by the landscape contractor for the two (2) year guarantee period. Refer to Sheet C-06.
8. The Landscaping Plan has been revised to provide the recommended notes.
   Refer to Sheet C-06.

Traffic Comments:
1. The plans have been revised to depict an anticipated maximum four (4) car
   stacking at the proposed bank drive-in lane. Refer to Sheet C-03.
2. Testimony will be provided.
3. Testimony will be provided.
4. A trip generation comparison has been provided in the Traffic Impact
   Statement.
5. The site plan has been revised to provide line-of-sight triangles at the
   intersections of driveways and streets or other public right-of-way on the
   site plan to ensure visibility. Refer to Sheet C-03.
6. Testimony will be provided.
7. The plans have been revised to included vehicle-manuevering templates to
   illustrate refuse pick-up and emergency vehicle access. Refer to Sheet C-
   03B Vehicle Maneuver Plan.
8. Testimony will be provided.

General Comments:
1. Statement of fact.
2. Statement of fact.
4. A copy of the Bergen County Soil Conservation District certification and
   Bergen County Planning Board exemption are included with this submittal.
   The Other outside agency approvals will be submitted as they are received.
5. Statement of fact.

7. Hearing Dates for Complete Application
   • Statement of fact.

Should you have any questions or comments, please do not hesitate to call.

Very truly yours,

L2A Land Design, LLC

Michael E. Dipple, PE
Principal