

On October 27, 2021, I attended the Board of Adjustments meeting regarding the property located at 251-255 Ridge Road. During the meeting, testimony was given which proposed the construction of a four-story apartment dwelling, consisting of six (6) two-bedroom apartments, 24 one-bedroom apartments and (30) parking spaces on the ground level. I am submitting the following comments for review by the Board of Adjustments:

1. **Township Ordinance 21-8.18:** This ordinance requires a newly erected building designed to be a multi-family dwelling to provide two off street parking spaces per dwelling unit. It further requires dwellings with five or more units to provide one visitor space per five units. Therefore, this location would require 66 parking spaces however the application is only proposed 30 parking spaces.
2. The surrounding area has several commuter hubs. To the north is the Kingsland Train Station. Also, there are existing bus stops located on Ridge Road and Milton Avenue going northbound, Ridge Road and Freeman Street going southbound, and Ridge Road and Valley Brook Avenue going southbound.
3. There are several businesses on Ridge Road. Ridge Road has two-hour time limit parking Monday through Saturday between 7:00 AM and 7:00 PM. Most of the businesses on Ridge Road do not provide off street parking and their employees park on the side streets so that they do not have to move their vehicles every two hours.
4. Included in the surrounding area are two existing restaurants that provide no off-street parking to their patrons. The Mariachi Grill, located at 262 Ridge Road, and Angelo's Restaurant, located at 263 Ridge Road. It was stated at the previous meeting that Angelo's off-street parking agreement with the applicant will be terminated at the end of this year.
5. The many two-family dwellings in the surrounding area that utilize the on-street parking.
6. East of Ridge Road, Freeman Street, Harrington Avenue, and Castle Terrace only allow parking on one side of the street.
7. Multi-family apartment housing currently exists at 262 Ridge Road and 263 Harrington Avenue. Both buildings provide no off-street parking to their tenants. This puts an existing burden on parking accessibility in the area.
8. Currently, there is no marked crosswalk at that location due to a site distance issue regarding southbound motorists and the trestle (hump) at the Kingsland Station.

Please note that Ridge Road is a state highway (route 17) and therefore any changes to that roadway would need the approval of The New Jersey Department of Transportation.

If you have any questions prior to the meeting regarding this memorandum, please do not hesitate to contact me at (201) 939-2900 ext. 2625 or by email at ncoviello@lyndhurstnjpolice.gov.

Sincerely,

A handwritten signature in black ink that reads "Lt. Nick Coviello #085". The signature is written in a cursive style with a large initial "N" and "C".

Lt. Nick Coviello, Lyndhurst Police Traffic Division