

Via: Email

October 24, 2023

Zoning Board of Adjustment
Township of Lyndhurst
510 Ridge Road
Lyndhurst, NJ 07071

Re: **Site Plan Review – Proposed Multifamily Dwelling (6 Units)**
510 Ridge Road, Block 161, Lot 1
Township of Lyndhurst, Bergen County, NJ
Neglia Project No.: LYNDSPL23.016

Dear Honorable Board Members:

As requested, the Neglia Group (“Neglia”) has reviewed the submitted documents related to the proposed improvements on the lot located along the eastern side of Ridge Road. Specifically, we have reviewed the following:

- Signed Architectural Plans consisting of seven (7) sheets entitled “510 Ridge Road Proposed Multi-Family Residential Building,” prepared by Kirk P. Mitchell, AIA, AKT Designs, LLC, dated August 22, 2023;
- Signed Minor Subdivision Plans consisting of one (1) page entitled “Proposed Minor Subdivision,” prepared by Jeffrey S. Grunn, PLS, Lakeland Surveying, dated July 18, 2023;
- Survey of Property, prepared by Jeffrey S. Grunn, PLS, Lakeland Surveying;
- Township of Lyndhurst Application for Board of Adjustment;
- Township of Lyndhurst Application for Use Variance and Related Variances;
- Township of Lyndhurst Application for Zoning Approval;
- Township of Lyndhurst Site Plan Checklist; and
- Waiver Request Form, Tax Certificate, prepared by Castano, Quigley, Cherami, LLC.

1. **Project & Site Description**

The subject property is located on an irregular shaped lot located at the intersection of Ridge Road and Page Avenue. The property in question, Block 161, Lot 1, is located within the R-C Zoning district and the R-B Zoning District. The property contains four existing buildings, including a church, rectory, school, and former convent building.

The Applicant proposes to subdivide the property and convert the existing convent into a six-unit residential building. In addition, the Applicant proposes eleven (11) off-street parking spaces reserved for the multifamily within the existing parking lot for St. Michael’s. The proposed parking lot is accessed via Page Avenue.

LYNDHURST

34 Park Avenue
PO Box 426
Lyndhurst, NJ 07071
p. 201.939.8805 f. 201.939.0846

MOUNTAINSIDE

200 Central Avenue
Suite 102
Mountainside, NJ 07092
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Aerial Site Mapping

2. Completeness Review

Our office has completed a review of the submitted documents as it relates to completeness established within Appendix A entitled “Completion Checklist - Subdivision and Site Plan Application (Section 19-6)” of the Township Code.

The following requirements are missing or incomplete and shall be submitted or a waiver shall be requested. The Applicant shall request a waiver from supplying requirements that are not applicable to this application.

REQUIREMENTS FOR ALL APPLICATIONS

2.1 Item 3: (a) *Applicant’s affidavit that taxes are currently paid and up-to-date.* The Applicant requests a waiver for the certificate that taxes are paid to date.

REQUIREMENTS FOR SITE PLAN APPLICATIONS:

2.2 Item 10: *On-site parking and loading spaces and facilities, including calculations, and proposed on-site circulation system for both pedestrians and vehicular traffic, including sidewalks.* The Applicant proposes offsite parking on Lot 1.

2.3 Item 11: *Any proposed and existing signs and descriptive schedules.* The Applicant shall provide information related to any new and existing signage.

2.4 Item 12: *Identification of the type and location of public and private utilities and services for water and sewage disposal.* The Applicant shall provide information on the submitted plans illustrating all existing and proposed utilities.

2.5 Item 13: *Proposed plans for storm water management and calculations.* The Applicant requests a waiver for the proposed stormwater management plan.

2.6 Item 16: *Lighting.* The Applicant requests a waiver for the lighting plan requirement.

2.7 Item 17: A landscape improvement plan shall be provided indicating buffer areas, signed and sealed by a licensed landscape architect. The Applicant requests a waiver for the landscape improvement plan.

2.8 Item 18: Soil erosion and sediment control plan. The Applicant requests a waiver for the soil erosion and sediment control plan.

3. **Zoning Analysis**

Based upon Neglia’s initial review of the application materials, we offer the following findings regarding zoning compliance per Township Code Section §21-4.4:

3.1. *Use / Jurisdiction*

Permitted Uses in R-C District:

The following uses are allowed by Right:

1. All uses allowed in the R-B District.
2. Multi-family dwellings subject to the special provisions listed in subsection §21-4.4c.

Permitted Conditional Uses in R-C District:

The following uses may be established as conditional uses subject to approval by the Board:

1. Nursery schools and day care centers up to a maximum of ten children subject to the following conditions:
 - a. Bulk regulations of R-B District.
 - b. Off-street drop-off with an on-site turn around.
 - c. Screening of outdoor play area with 5-foot solid evergreen hedges or fences.
2. All conditional uses as permitted in the R-B District.

Special Regulations in R-C District:

The following Special regulations applying to multi-family dwellings and garden apartment style dwellings:

1. Requirements as to minimum lot size, setbacks, density, coverage and height, as contained in the Schedule of Regulations, Section §21-6.: Refer to the table below regarding all bulk deficiencies associated with the proposed multifamily dwelling.
2. All space not needed for building or parking shall be landscaped. A minimum landscaped open space of 2,000 square feet shall be provided.: The Applicant does not provide the total landscaped coverage area of the proposed lots regarding the noted Special Regulation. The Applicant shall provide the landscape coverage area that is proposed for each lot.
3. The minimum distance between structures within the development shall be 30 feet.: The distance between the existing school and existing convent is 29.5 feet. A variance/waiver shall be required.
4. No structure shall be more than 150 feet in longest dimension. No structure within 50 feet of the front lot line shall have a dimension of more than 100 feet parallel or nearly parallel to the front of the lot.: The Applicant complies with this requirement.
5. Structures more than 50 feet in length shall have façade setbacks of at least two feet, not more than 50 feet apart.: The Applicant’s structure does not feature a façade setback along the north side of the structure. A variance will be required.
6. Parking areas and access drives shall be paved; uncovered parking areas shall be landscaped in accordance with subsection §21-8.10.: The requirements stated in subsection §21-8.10 are not applicable to the proposed site.

7. Adequate facilities shall be provided for the handling and storage of garbage by maintaining an enclosed and screened area or a separate building into which all garbage and waste materials shall be deposited.: A location or facility to store waste is not proposed per the Applicant’s Architectural plans. A variance/waiver shall be required.
8. A minimum of 100 square feet of recreation space per dwelling unit shall be provided. The least dimension of such space shall be no less than 20 feet.: The minimum required recreation space for the proposed development is 600 square feet. The Applicant does not propose any recreational space. A variance will be required.
9. All driveways shall be at least five feet from any side lot line. All driveways and parking areas shall be at least five feet from any principal building. The Applicant’s driveway is not five feet from any principal building. A variance will be required.

3.2. Bulk Deficiencies

The following table reflects the Multi-family Residential Zone Bulk Requirements (Section §21-6) and Accessory Building Requirements (Section §21-5.2) as they pertain to the proposed multifamily dwelling:

Block: 161, Existing Lot: 1 – House of Worship with School - Bulk Deficiencies

Description	Required / Permitted		Existing	Status (R-B) (1)	Status (R-C) (1)
	R-B District	R-C District			
Use	R-B District	R-C District	House of Worship & School	Conforming	Conforming
Minimum Lot Area (square feet)	5,000 sf	15,000 sf	113,771 sf	Conforming	Conforming
Minimum Lot Width (feet)	50 ft	100 ft	232.7 ft	Conforming	Conforming
Minimum Lot Depth (feet)	100 ft	125 ft	508.1 ft	Conforming	Conforming
Minimum Front Yard Setback (feet)	20 ft	20 ft	12.3 ft	Existing Non-Conformity	Existing Non-Conformity
Minimum Rear Yard Setback (feet)	20 ft	20 ft	46.3 ft	Conforming	Conforming
Minimum Interior Lot Side Yard Setback (feet) (each/both) ^{(2) (5)}	10 ft each / 20 ft both	10 ft each / 20 ft both	N/A	N/A	N/A
Minimum Street Side Yard Setback (Corner Lot) – (feet) ⁽⁴⁾	10 ft	10 ft	4.9 ft	Existing Non-Conformity	Existing Non-Conformity
Maximum Principal Building Coverage (%)	30%	30%	19.29%	Conforming	Conforming
Maximum Lot Coverage (%) ⁽³⁾	70%	N/A	66.15%	Conforming	Conforming
Maximum Building Height (feet/stories)	32 ft / 2.5 stories.	35 ft / 3 stories.	±45 ft / 2.5 stories	Existing Non-Conformity	Existing Non-Conformity

1. Each item with a status of “non-conforming” above will require a new variance / design waiver.
2. For lots which exceed 50 feet in width, the minimum side yard dimensions shall be as follows; (1) Lot width of 51’: 7’ each side, 16’ both sides; (2) Lot width of 52’: 8’ each side, 17 feet both sides; (3) Lot width of 53’: 9’ each

side, 18 feet both sides; (4) Lot width of 54':9 feet each side, 19 feet both sides; (5) Lot width of 55 feet or greater: 10 feet each side, 20 feet both sides.

3. The total lot coverage in R-A and R-B zones shall not exceed 60%. The maximum total lot coverage shall increase 5% for every 500 square feet in area over 5,500 square feet, but in no event shall exceed 70%
4. The yard requirements for a corner lot shall be 10 feet on the side facing the street. The yard dimensions on the other side shall be in accordance with the dimensions for the interior lot.
5. If adjacent to a residential zone, the minimum side yard dimensions shall be 10 feet from each side and 20 feet for both sides.

Block: 161, Proposed Lot: 1.01 – House of Worship with School - Bulk Deficiencies

Description	Required / Permitted		Proposed	Status (R-B) ⁽¹⁾	Status (R-C) ⁽¹⁾
	R-B District	R-C District			
Use	R-B District	R-C District	House of Worship & School	Conforming	Conforming
Minimum Lot Area (square feet)	5,000 sf	15,000 sf	106,218.7 sf	Conforming	Conforming
Minimum Lot Width (feet)	50 ft	100 ft	156.9 ft	Conforming	Conforming
Minimum Lot Depth (feet)	100 ft	125 ft	508.1 ft	Conforming	Conforming
Minimum Front Yard Setback (feet)	20 ft	20 ft	14.9 ft	Non-Conforming	Non-Conforming
Minimum Rear Yard Setback (feet)	20 ft	20 ft	46.3 ft	Conforming	Conforming
Minimum Interior Lot Side Yard Setback (feet) (each/both) ⁽²⁾	10 ft each / 20 ft both	10 ft each / 20 ft both	N/A	N/A	N/A
Minimum Street Side Yard Setback (Corner Lot) – (feet) ⁽³⁾	10 ft	10 ft	4.9 ft	Non-Conforming	Non-Conforming
Maximum Principal Building Coverage (%)	30%	30%	18.20%	Conforming	Conforming
Maximum Lot Coverage (%) ⁽³⁾	70%	N/A	67.34%	Conforming	Conforming
Maximum Building Height (feet/stories)	32 ft / 2.5 stories.	35 ft / 3 stories.	± 45 ft / 2.5 stories	Non-Conforming	Non-Conforming

1. Each item with a status of “non-conforming” above will require a new variance / design waiver.
2. Each item with a status of “non-conforming” above will require a new variance / design waiver.
3. For lots which exceed 50 feet in width, the minimum side yard dimensions shall be as follows; (1) Lot width of 51': 7' each side, 16' both sides; (2) Lot width of 52': 8' each side, 17 feet both sides; (3) Lot width of 53': 9' each side, 18 feet both sides; (4) Lot width of 54':9 feet each side, 19 feet both sides; (5) Lot width of 55 feet or greater: 10 feet each side, 20 feet both sides.
4. The total lot coverage in R-A and R-B zones shall not exceed 60%. The maximum total lot coverage shall increase 5% for every 500 square feet in area over 5,500 square feet, but in no event shall exceed 70%

5. The yard requirements for a corner lot shall be 10 feet on the side facing the street. The yard dimensions on the other side shall be in accordance with the dimensions for the interior lot.
6. If adjacent to a residential zone, the minimum side yard dimensions shall be 10 feet from each side and 20 feet for both sides.

Block: 161, Proposed Lot: 1.02 – Multifamily Dwelling - Bulk Deficiencies

Description	Required	Existing	Proposed	Status (R-C) ⁽¹⁾
Use	R-C Zone	Convent	Multifamily Dwelling	Conforming
Minimum Lot Area (square feet)	15,000 sf	113,771 sf	7,552.3 sf	Non-Conforming
Minimum Lot Width (feet)	100 ft	156.9 ft	75.9 ft	Non-Conforming
Minimum Lot Depth (feet)	125 ft	N/A	99.8 ft	Non-Conforming
Minimum Front Yard Setback (feet)	20 ft	12.3 ft	12.3 ft	Non-Conforming
Minimum Rear Yard Setback (feet)	20 ft	5.1 ft	5.1 ft	Non-Conforming
Minimum Interior Lot Side Yard Setback (feet) (each/both) ⁽²⁾	10 ft each / 20 ft both	16.1 ft / (N/A)	16.1 ft / 32.4 ft	Conforming
Maximum Principal Building Coverage (%)	30%	N/A	34.66%	Non-Conforming
Maximum Lot Coverage (%) ⁽³⁾	N/A	N/A	49.38%	Conforming
Maximum Building Height (feet/stories)	35 ft / 3 stories.	±32 ft / 2 stories	±25 ft / 2 stories	Conforming

1. Each item with a status of “non-conforming” above will require a new variance / design waiver.

a. Additional Variances / Waivers

1. §21-4.4c(2): All space not needed for building or parking shall be landscaped. A minimum landscaped open space of 2,000 square feet shall be provided. A design waiver will be required.
2. §21-4.4c(4): The main entrance to the building shall not face the parking area. A design waiver will be required.
3. §21-4.4c(6): Structures more than 50 feet in length shall have façade setbacks of at least two feet, not more than 50 feet apart. A design waiver will be required.
4. §21-4.4c(10): All driveways shall be at least five feet from any side lot line. All driveways and parking areas shall be at least five feet from any principal building. A design waiver will be required.
5. §21-5.2(c): No accessory building shall exceed a height of 15 feet. A design waiver will be required.
6. §21-5.2(d): No accessory buildings except swimming pools shall occupy an area greater than 25% of the area of the required rear yard. A design waiver will be required.

4. Parking Requirements

The tables provided below identifies parking requirements associated with the Applicant’s proposed subdivision and multifamily dwelling:

Block: 161, Proposed Lot: 1.01 – House of Worship and School – Minimum Parking Requirements

Regulation	Ordinance	Units	Required/Permitted	Proposed	Status ⁽¹⁾
Required Number of Parking Spaces	Township code §21-8.18	House of worship 1 space per each 2 seats	350 Seats / 2 = 175 Spaces	86 Spaces	Non-Conforming
		Elementary schools 1 space per classroom	10 Classrooms * 1 = 10 Spaces		

1. Each item with a status of “non-conforming” above will require a new variance / design waiver.
2. If the Applicant does not specify the number of bedrooms per unit, this parking requirement shall apply.

Block: 161, Proposed Lot: 1.02 – Multifamily Dwelling - Minimum Parking Requirements

Regulation	Ordinance	Units	Required/Permitted	Proposed	Status ⁽¹⁾
Off-Street Parking Spaces	RSIS (NJAC 5:21-4.14)	1.8 per 1-Bedroom 2.0 per 2-Bedroom	4 Units x (1.8 Spaces/Unit) = 7.2 Spaces 2 Units x (2.0 spaces/unit) = 4.0 spaces Total: 11 Spaces ⁽²⁾	11 Spaces	Conforming

1. Each item with a status of “non-conforming” above will require a new variance / design waiver.
2. Per NJAC 5:21-4.14, when the determination of the required number of parking spaces results in a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

Regulation	Ordinance	Required/Permitted ⁽²⁾	Proposed	Status ⁽¹⁾
EVSE Parking Requirement	MLUL (NJS 40:55D-66.20)	15% of the required off-street spaces	0	Non-Conforming
ADA EVSE Parking	MLUL (NJS 40:55D-66.20)	5% of required EV or Make-ready spaces	0	Non-Conforming

1. Each item with a status of “non-conforming” above will require a new variance / design waiver.
2. Per NJS 40:55D-66.20, as a condition of preliminary site plan approval, for each application involving a multiple dwelling with five or more units of dwelling space shall prepare as Make-Ready parking spaces at least 15 percent of the required off-street parking spaces, and install electric vehicle supply equipment in at least one-third of the 15 percent of Make-Ready parking spaces. As the Applicant does not propose to construct a multifamily development with five or more units, the EVSE or Make Ready requirements are not applicable.
3. All parking space calculations for shall be rounded up to the next full parking space.

5. Affordable Housing Requirements

The table provided below identifies affordable housing requirements associated with the Applicant’s proposed 4-unit apartment building:

Regulation	Ordinance	Required ⁽²⁾	Proposed	Status ⁽¹⁾
Lyndhurst Affordable Housing Ordinance	§21-20.3(a) – §21-20.5	20% of Market Rate Units = 1.2 Units	Unspecified	To be Determined

1. Each item with a status of “non-conforming” above will require a new variance / design waiver. If the proposed amount is unknown, the Applicant shall provide testimony stating the number of affordable units that will be available.
2. All Affordable Housing calculations resulting in a decimal shall be rounded up to the next whole number. (Township Code §21-20.3a1.(a)).
3. Per section §21-20.3a1.(a) of the Township code, any Applicant for a residential development in the Township of Lyndhurst that includes four or more residential lots and/or dwelling units shall be required to provide the number of affordable housing units equivalent to 20% of the total number of market rate units which will result from the proposed development.

6. Standards for Granting Variance Relief

The Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-70 sets forth the standards for variance in particular cases for special reasons to allow departure from regulations pursuant to Article 8 of this act to permit: (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a nonconforming use, (3) deviation from a specification or standard pursuant to section 54 of P.L. 1975, c.291 (C.40:55D-67) pertaining solely to a conditional use, (4) an increase in the permitted floor area ratio as defined in section 3.1 of P.L. 1975, c.291 (C.40:55D-4), (5) an increase in the permitted density as defined in section 3.1 of P.L. 1975, c.291 (C.40:55D-4), except as applied to the required lot area for a lot of lots for detached one or two dwelling unit buildings, which lot or lots either an isolated undersized lot or lots resulting from a minor subdivision or (6) a height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

The Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-70c set forth the standards for variances from the bulk regulations of a zoning ordinance. A “c (1)” variance is for cases of hardship due to (a) exceptional narrowness, shallowness or shape of a specific property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

A “c (2)” variance may be granted where the purposes of the Municipal Land Use Law would be advanced by deviation from the zoning ordinance requirements, that the variance can be granted without substantial detriment to the public good, that the benefits of the deviation would substantially outweigh any detriment and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance. The benefits identified in granting a “c (2)” variance must include benefits to the community as a whole, not only the Applicant of the property owner.

No variance of any other relief may be granted under the terms of this section, including a variance or other relief involving an inherently beneficial use, without a showing that such a variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

7. Planning and Engineering Comments

- 7.1. The Applicant's professionals shall provide testimony in support of all requested / required variances.
- 7.2. At such time as a hearing is scheduled regarding this matter, a representative or owner of the project site shall be present to address questions from the Board.
- 7.3. The Applicant is responsible for providing testimony addressing any comments or concerns from the Township Police and Fire Departments as it relates to fire apparatus and emergency services.
- 7.4. The Applicant shall be responsible for the expenses related to any reconstruction of pavement, curb, sidewalk, storm drainage or other public property damaged during construction activities to the satisfaction of the Township and Township Engineer, and in accordance with current design standards. A note stating the same shall be provided in the site plans.
- 7.5. The Applicant shall provide building height calculations in accordance with the Township Code definitions.
- 7.6. The Applicant shall provide a zoning analysis on both proposed lots.
- 7.7. The Applicant shall provide a parking analysis for both proposed lots and uses.
- 7.8. The Applicant shall provide testimony that all ADA accessible routes, points of ingress/egress, parking spaces, etc. will conform to the current ADA Standards for Accessible Design provided by the Department of Justice, latest revised.
- 7.9. Neglia recommends that the Applicant provide material boards and color renderings during the Board presentation to demonstrate that the proposed building and improvements will be aesthetically acceptable. This shall include any rooftop screening should rooftop mechanical equipment be required. The rendering shall include a view of all sides of the building.
- 7.10. The Applicant shall provide testimony with respect to the building articulation, façade materials, colors, traditional design elements, visual access, entrances, awnings, signage, and roofing.
- 7.11. The Applicant shall protect any perimeter fencing, curbs, walkways, plantings, and walls on adjacent properties during construction, if approved. The Applicant shall be responsible for any damage done to neighboring properties during the installation of proposed improvements. A note stating the same shall be provided in the site plans.
- 7.12. The Applicant is responsible for ensuring that any and all soils imported to the site are certified clean soils as identified by the current NJDEP Residential Standards, with a copy of the said certificate provided to the Building Department and Neglia for all soils. No recommendation for a Certificate of Occupancy / Construction Completion will be provided without this certification, where applicable. A note stating the same shall be provided.
- 7.13. The Applicant shall ensure that the operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any street, sidewalk, public place, or within any other private property. A note stating the same shall be provided in the site plans.

8. Subdivisions Comments

- 8.1. The proposed parcels have been checked for lot closure and lot area and both are satisfactory.
- 8.2. The Applicant shall confirm the proposed Lot designations with the Township Tax Assessor.
- 8.3. In accordance with Township Ordinance 20-6.2g a copy of any protective covenants or deed restrictions applying to the land being subdivided shall be submitted, if none, so state as a note on the Minor Subdivision Plan.

- 8.4. If the subdivision is approved, The Applicant shall indicate with a note on the plan whether the subdivision will be memorialized by the recording of a deed or by filing the map.
- 8.5. The Applicant shall confirm that no existing utility service connections for the existing buildings cross the proposed subdivision line. If any exist, they shall either be relocated, or an easement shall be provided.

9. Grading, Drainage and Utility Comments

- 9.1. The Applicant shall ensure that on-site grading does not negatively impact any adjacent properties. Applicant shall ensure runoff is not directed onto adjacent property along property line. A note stating the same shall be provided in the site plans.
- 9.2. If the Applicant proposes to utilize the existing sanitary sewer lateral, the Applicant shall televise the same and submit the CDRM. Based upon the televised information, improvements to the lateral maybe required. In addition, the Applicant shall confirm the existing size, slope, material, and capacity of the existing sanitary sewer lateral.
- 9.3. The Applicant shall ensure that all runoff is directed into proposed storm water collection structures and is not directed towards adjacent properties. The Applicant is responsible for any negative impacts to adjacent properties due to on-site improvements. Should a negative impact be identified upon completion of the project, the impact shall be addressed immediately. A note stating the same shall be provided in the site plans.
- 9.4. The Applicant shall provide testimony regarding any potential HVAC equipment, appurtenances, noise levels, screening, and soundproofing.
- 9.5. The Applicant shall secure and supply will serve letters for all utilities to ensure capacity and adequate service to the proposed development. The Applicant shall construct all on-site and off-site improvements as deemed necessary by said utilities at the sole cost of the Applicant.

10. Landscaping & Lighting Comments

- 10.1. The Applicant shall provide testimony addressing any proposed landscaping or lighting improvements.
- 10.2. The Applicant shall ensure that the proposed lighting fixtures shall not glare into any neighboring properties.

11. Traffic & Parking Comments

- 11.1. The Applicant shall provide testimony regarding vehicular access for mail delivery vehicles, trash/recycling vehicles, and emergency vehicles.
- 11.2. The Applicant shall obtain and address any comments from the Township of Lyndhurst Fire, EMS, and Police Departments regarding emergency on-site site access, site safety, or other concerns.
- 11.3. The Applicant shall note that Ridge Road is designated as New Jersey State Highway Route 17. Therefore, the Applicant shall submit the plans to NJDOT for review and/or exemption. All correspondence from NJDOT shall be forwarded to the Board and Board Professionals upon receipt.
- 11.4. The Applicant proposes to provide an off-street parking supply of 11 parking spaces which meets the minimum required parking spaces. The Applicant shall provide testimony addressing any questions or concerns regarding the proposed parking supply and configuration.
- 11.5. The Applicant shall provide testimony assuring that one ADA space would be available for use for the future tenants of the proposed multifamily dwelling. The total number of ADA spaces within the adjacent parking lot amounts to three ADA spaces.

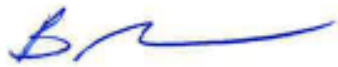
11.6. Per the MLUL (NJSA 40:55D-66.20), each application involving a multifamily dwelling with five or more units shall prepare at least 15 percent of the required off-street parking spaces as Make-Ready parking spaces. The Applicant does not propose any EVSE or Make-Ready spaces. The Applicant shall provide testimony addressing the non-conformity.

12. Final Comments

- 12.1. The Applicant shall obtain any and all approvals required by outside agencies, including but not limited to Bergen County Planning, NJDOT, NJDEP, Bergen County, and Bergen Soil Conservation District, as well as the Township of Lyndhurst Police Department, Fire Department, Emergency Services and Department of Public Works. It is the Applicant's responsibility to determine what outside agency permits are required. Copies of said approvals shall be provided upon receipt.
- 12.2. New and revised materials shall be filed with the Township and shall not be sent directly to the Board's professionals. The Township will forward the application to and related materials to the Board's professionals when they are finished with their review. Materials submitted directly to Neglia will not be reviewed.
- 12.3. Revised reports, plans and exhibits which are to be considered at the hearing should be submitted ten days prior to the scheduled hearing.
- 12.4. The above comments are based on a review of materials submitted and/or testimony provided to date. Neglia reserves the right to provide new or updated comments as additional information becomes available.

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,
Neglia Group



Brian A. Intindola, P.E., P.P., C.M.E., C.P.W.M.
Zoning Board Engineer
Township of Lyndhurst

Very truly yours,
Neglia Group



David Juzmeski, P.E., P.P.
Zoning Board Planner
Township of Lyndhurst

cc: Daniel R. Lagana – Board Attorney (*via: email*)
510 Ridge Road LLC – Applicant (*via: email*)
Michael Higgins – Applicant's Attorney (*via: email*)
Jeffrey S. Grunn – Applicant's Surveyor (*via: email*)
Kirk P. Mitchell – Applicant's Architect (*via: email*)
Carolyn Worstell – Applicant's Planner (*via: email*)