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October 1, 2020

Planning Board
Borough of Ringwood
60 Margaret King Avenue
Ringwood, NJ 07456

RE: Amended Site Plan – 21 Van Natta Drive, Inc. - Docket S.P. 1988 #103
21 Van Natta Drive
Block 508 - Lot 2.27
Borough of Ringwood, NJ

Dear Board Members:

I have made a site inspection and reviewed the following:

- a. Site Plan Application dated September 14, 2020.
- b. Plan entitled “Amended 21 Van Natta Drive, Borough of Ringwood, Block 508, Lot 2.27” prepared by Houser Engineering, LLC, dated August 21, 2020, containing 3 pages.
- c. 1988 and 1991 Resolutions of Approval.

I have reviewed the submitted documents and a survey of the property must be submitted. It is my opinion that this application should be considered for completeness provided a survey of the property is submitted.

My comments on the application are as follows:

1. Applicant/Owner
21 Van Natta, Inc.
21 Van Natta Drive
Ringwood, NJ 07458
2. The property is located on the westerly side of Van Natta Drive. The property is improved with a two-story masonry office/warehouse building, associated parking, and storage areas. There are two metal storage containers located along the westerly property line.
3. The property is located in the I-60 Industrial, Office and Research Zone district.
4. The property contains 120,194 S.F. or 2.759 acres.
5. The property is Lot 2.27 in Block 508.

6. The applicant is seeking Amended Site Plan approval for the expansion of the rear pavement area for storage of commercial vehicles and outdoor storage of portable toilets. The proposed improvements include:

- a. Expansion of the asphalt pavement on the rear or westerly side of the building.
- b. Restriping of the parking areas to provide 45 (9' x 18') parking spaces.
- c. The rear pavement area is to be lit with (5) 25' high pole mounted lights.
- d. The stormwater from the new parking area is proposed to be collected and controlled by (4) 1000 gallon stone wrapped seepage pits.
- e. Spruce trees are proposed to screen the new rear pavement area. Thirteen to the south and three to the north of the pavement area.

7. The following variances and waivers have been identified:

- a. Required Parking (Chapter 38-3.2)
 - 51 spaces required
 - 45 spaces provided
- b. Accessory Structure Side and Rear Yard Setback (Chapter 40-8.2.b)
 - Metal Container southwest corner of site
 - 25' side yard and 75' rear required
 - 10' side yard and 5' rear yard existing & proposed
(var. 15' side yard & 70' rear yard)
- c. Accessory Structure Side and Rear Yard Setback (Chapter 40-8.2.b)
 - Metal Container northwest corner of site
 - 25' side yard and 75' rear required
 - 10' side yard and 25' rear yard existing & proposed (estimated)
(var. 15' side yard & 50' rear yard)

8. The required parking for the site is calculated as follows:

Office: $6,680 \text{ SF} / 1 \text{ Space} / 250 \text{ SF} = 27 \text{ spaces}$

Warehouse: $1 \text{ Space} / \text{Employee or Building Size} / 2 / 180 \text{ SF Space Size}$

Proposed number of employees = 18

Warehouse space = $(8,433 \text{ SF}) (0.5) / 180 = 23.4 \text{ spaces} - \text{Use } 24 \text{ spaces}$

Total Req. = 27 spaces + 24 spaces = 51 Spaces

45 Parking spaces are provided which includes 3 ADA spaces.

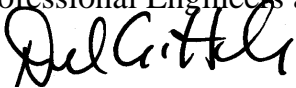
9. The 1988 Resolution of Approval granted a parking waiver for the number of parking spaces. The total parking spaces required was 21 spaces. The existing site has 37 striped spaces.
10. The applicant should provide testimony on the proposed number of employees and the anticipated number of parking spaces required for the facility.
11. There are 2 metal containers located along the westerly property line. Only one is shown on the Site plan. The southwesterly container is approximately 5' from the property line. The northwesterly metal container appears to be about 10' from the property line. It appears that both the accessory structures were installed without appropriate approvals. Accessory structures are not to be located within the required side and rear yards.
12. The ADA parking spaces must be dimensioned. One space must be a van accessible space.
13. The proposed seepage pit system is designed for the increase in runoff from the new pavement area. The 1988 Resolution of Approval required that a detention/retention drainage system be required for the entire site when Phase II of the approval was constructed. Phase II was the expansion of the site to the west or rear of the existing building. This proposal expands the site improvements similar to the Phase II as discussed in the Resolution. It is my recommendation that the stormwater detention/retention facilities for the site be installed as part of this application as conditioned in the 1988 approval.
14. The stormwater runoff from the existing rear parking area flows overland onto the existing lawn area which provides water quality for the parking area. The proposed drainage system will collect the stormwater from the existing pavement and new pavement and discharge it directly to the proposed seepage pits. Water quality must be provided for the rear parking area.
15. The Site Plan must show the location and size of all of the existing stormwater pipes on the site.
16. The existing stormwater inlets need to be retrofitted with eco-type curb pieces in accordance with the Stormwater Management Regulations.
17. Soil movement calculations and a Soil Movement Permit Application must be submitted as part of this application.
18. There are recently planted shade trees along the southerly property line which should be shown on the landscape plan.

Amended Site Plan
21 Van Natta Drive
Block 508 - Lot 2.27
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October 1, 2020

19. Addition landscaping and evergreen trees should be provided to screen the proposed outdoor storage area.

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors

A handwritten signature in black ink, appearing to read "D. Hals", written over a horizontal line.

David A. Hals, P.E., L.S., P.P., C.M.E.
Planning Board Engineer