




Borough of Madison
Hartley Dodge Memorial
50 Kings Road
Madison, NJ 07940

MEMORANDUM

To: Planning Board -TCC

From: Dennis J. Harrington, P.E. 
Planning Board Engineer

Re: Application No. P-21-002
Waseem Chaudhary – Proposed House of Worship
120 Madison Avenue
Technical Review for TCC
Block 3101, Lot 21

Date: April 8, 2021

CC: Vince Loughlin, Esq
Dr. Susan G. Blickstein, AICP/ PP, PhD
Robert A. Vogel, PE, CME
James M. Turteltaub, Esq., Applicant's Attorney
James E. Henry, P.E., P.P., Applicant's Engineer

The Borough has received an application for Preliminary and Final Site Plan approval for the referenced site. The following documents have been submitted for the purposes of an engineering review for the Technical Coordinating Committee:

1. The application and supporting checklists, certifications, and attachments. Submission deemed complete for review by the TCC by Board Planner Dr. Susan Blickstein.
2. A seventeen (17) sheet set of site plans entitled "Preliminary and Final Site Plan for Waseem Chaudhary, Proposed Institutional Building – House of Worship" prepared by Dynamic Engineering, dated March 16, 2021.
3. An eight (8) sheet set of architectural drawings entitled "Proposed Institutional Building, New Construction, 120 Madison Ave., Madison, NJ" prepared by Heritage Madison Architecture, LLC, dated March 18, 2021.
4. A signed and sealed survey of the site prepared by Control Point Associates, Inc. dated April 13, 2020.
5. Preliminary Environmental Checklist dated March 10, 2021.
6. Environmental Impact Assessment prepared by Dynamic Engineering dated March 2021.

7. A report entitled “Drainage Statement for Waseem Chaudhary, Proposed Institutional Building – House of Worship” prepared by Dynamic Engineering dated March 2021.
8. A Traffic Impact Study prepared by Dynamic Engineering dated March 12, 2021.

Based on a review of the submitted documents, I offer the following comments for the TCC’s consideration:

1. The site plans depict a significant area of disturbance of the site (1.47 ac.). Particular attention is drawn to the disturbance of the entire front yard along both Madison Avenue and Vinal Place. Regrading of the right-of way of Madison Avenue is included in the plan. Madison Avenue is a State highway, therefore the NJ DOT must approve of the regrading. It is also noted there is an existing drainage swale within this area which is proposed to be eliminated. It is recommended the grading plan be revised to reduce the limit of disturbance, preserve the existing swale and eliminate regrading within the NJ DOT right-of-way. It is noted that this area along the State highway is subject to chronic flooding.
2. The Applicant may wish to consider eliminating the driveway to Madison Avenue with such a relatively small parking lot and traffic impact. This would also reduce the impervious surface area.
3. The Drainage Statement indicates the proposed development is classified as a Major development in accordance with NJ DEP regulations (disturbance greater than 1 acre), but is not subject to water quality or groundwater recharge requirements due in part to being in the Metropolitan planning Area PA-1. The applicant should provide specific cites to support this contention. The DEP definition of a Major development is an “either /or “ definition where a development is considered Major if it disturbs more than one acre or creates more than a quarter of an acre of new impervious surface. It is also noted the site is located within a “Wellhead Protection Area” (WHPA) as depicted in the Borough’s Environmental Resource Inventory, and noted in the provided Environmental Impact Assessment. The project should be designed to be compliant with the applicable requirements of the Borough Code (195-30.7, 195-37) and NJ DEP regulations.
4. The project is also subject to the Borough requirement for the installation of drywell(s) since the project includes new roof area of more than 400 sf. (195-37.11, form. 195-37.8).
5. The project proposes constructing the parking area and driveways with pavers on sand. This type of construction is subject to a reduction in the calculation of net impervious cover by 20%, which the applicant has applied. There is no detail for the parking area provided in the plans.
6. The plans depict a stormwater collection system with drainage inlets in the middle of the parking areas. It is suggested the system be reviewed in light of the concerns and comments expressed above.
7. The plans indicate a parking demand of 36 spaces based on section 195-35.A.3 of the Borough Code. This demand is based solely on the assemblage area for the Prayer Room. In prior applications for a house of worship, other uses and areas were also accounted for in the calculation of parking demand. The applicant should recalculate the parking

demand to include the other areas used for assemblage (refreshment room, meeting rooms), offices, etc. In prior applications, the parking demand was reported based on weekday use vs. weekend use when religious services are held. The applicant should produce a similar analysis for this application.

8. The traffic impact of the project is being reviewed by the Board's traffic engineering consultant. Comments will be submitted under separate cover. \
9. The proposed trash enclosure appears undersized for the site. The Applicant's Engineer should provide the methodology and calculations on how the enclosure was sized.
10. Please see the Board Planner's comments on variances, lighting and landscaping.

Please contact me at 973-408-8791 or at harringtond@rosenet.org if you have any questions or would like to discuss this report prior to the TCC meeting.