



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

MEMORANDUM

To: Chairman and Members of the Zoning Board of Adjustment

**From: Frank Russo, PE, PP
Zoning Board of Adjustment Engineer**

**Re: Application No. Z 20-009
317 Main Street
Preliminary and Final Site Plan
Completeness Review #2/Technical Review #2
Block 5101 Lot 33**

Date: July 7, 2020

**CC: Russell Stern, AICP, PP
Lawrence A. Calli, Esq, Esq
Gary T. Hall, Esq
Robert A. Vogel, PE, CME**

The Borough has received the following documents relating to the above referenced application for the purposes of determining technical completeness, as well as an engineering review:

1. Preliminary and Final Site Plans, as prepared by Dynamic Engineering of Chester, New Jersey consisting of twelve (12) sheets dated April 16, 2020, revised through June 10, 2020.
2. Architectural Floor Plans and Elevations, as prepared by Lauer-Manguso & Associates Architects of Buffalo, New York consisting of five (5) sheets dated March 4, 2020, revised through June 18, 2020.
3. Circulation and Parking Assessment correspondence, as prepared by Dynamic Traffic, LLC of Chester, New Jersey dated April 17, 2020, unrevised.
4. Sign Plans and Details, as prepared by Federal Heath Visual Communications of Tampa, Florida consisting of five (5) pages, dated June 8, 2020, revised through June 11, 2020.

The Applicant is seeking Preliminary and Final Site Plan approval for the construction of an additional drive through lane, various minor site improvements as well as the remodel of the existing restaurant. Based on my review of the submitted documents, the application remains technically **INCOMPLETE, as the submitted survey is unsigned and unsealed**. I would recommend the Board consider waiving this

completeness item, but require the submission of a sealed document in any future submissions. Based on my review of the submitted documents I offer the following comments:

1. The variously sized plan sets (site, signage, architectural) should be combined into a single document for ease in maintaining the public record, as previously requested. As the signage is now shown on the site plans, those separate 1"x17" sheets are no longer required.
2. A technical review of the submitted Traffic and Parking Assessment has been forwarded to the Board's traffic engineer (Hamal Associates). A separate review will be provided under separate cover.
3. The 'Signage Table' should correctly indentify Chapter 195-34 as the correct ordinance cite.
4. I note the monument sign bulk standards in the Signage Table do not coincide with the ordinance requirements. The maximum height for a freestanding sign in the CC zone, with a building setback at least 15' from the right of way is four (4') feet and the maximum sign area is six (6') feet.
5. The sign area of the freestanding sign needs to be recalculated to include the internally illuminated multiplier (1.5 x's) and the request for an additional variance noted on the site plans.
6. The maximum height of direction signs is two (2') feet where the details indicate this signage as being (3'6") tall. The appropriate relief should be requested.
7. The Borough ordinance prohibits the installation of building mounted signage on any façade that does not front a public right of way or municipal parking lot. Additional variance relief for those signs on the eastern, western and southern building facades will be required.
8. The site plans indicate the existing freestanding sign is to be replaced with an internally illuminated monument sign. I note from a site inspection that there is a mature Japanese maple between the existing signage and the curbing that would require removal to provide any visibility to the proposed monument sign, as shown in the photo below.



The Board and Applicant may wish to discuss whether there are any means of preserving this landscaping feature as part of the design of the new branding/signage package.

9. The applicant should seek the necessary input from the Borough Fire Chief regarding the extent and placement of any required fire zones on site. The plans should be revised according to those discussions if required.
10. The site plans indicate the applicant is proposing to remove all of the existing granite block curbing to replace it with concrete curbing. I note from a site inspection on July 2 that the granite block curbing throughout the site is in good condition. The Applicant may wish to consider keeping the existing curbing as a cost saving measure.
11. Evidence that the existing stormwater system has been maintained in accordance with the NJDEP Best Management Practices Manual should be provided, or the required maintenance should be performed at this time. I note from my site inspection that there are several inlets with standing water and/or filled with debris.
12. The site plans note the proposed drive through lanes will be constructed with 'black' reinforced concrete. I would suggest utilizing un-tinted concrete as a means of better defining the drive through lanes from the rest of the parking area.
13. The site plans depict a loading area occupying the easterly parking stalls on site, noting it would be utilized during 'off peak' hours. Testimony should be provided identifying the peak business hours of this establishment. The existing and proposed hours of operation should be identified on the site plans.
14. There is a localized drainage issue in the southern portion of the site, where overland flow from uphill properties has begun eroding under the solid vinyl fencing. The Site Engineer should investigate and propose some means of addressing the erosion.
15. The survey shows the existing fencing along the southwesterly (rear) of the site is distant from the property line. Some discussion on the continued maintenance of the property beyond the fencing should be provided.
16. I note from my site inspection that the limbs of the trees adjacent to the dumpster enclosure are impacting the existing freestanding light in that area. Pruning of those limbs would improve the illumination of the parking lot.
17. The Borough Health Department should be provided with a set of architectural floor plans for review prior to any building department applications.
18. Should the Board look favorably on this application, an engineer's estimate of the probably construction costs should be provided in order to determine the engineering escrow inspection fees and any site stabilization bonding that may be required.
19. Based on my review of the application as presently submitted, I believe the following outside agency approvals would be required:
 - NJDOT Road Opening
 - Morris County Planning Board

- Morris County Soil Conservation District

20. I defer to the Board Planner on the waiver and variance requests.

Any revised plans should be accompanied by a cover letter responding individually to each of the comments presented in this review letter in order to reduce review times and associated costs. The cover letter should also outline those changes to the plans that were required, as well as those not readily apparent.