



FNPB-R0525

May 19, 2025

Borough of Fanwood Land Use Board
c/o Pat Hoynes, Board Secretary
Borough of Fanwood
75 North Martine Avenue
Fanwood, New Jersey 07023

**Re: Preliminary and Final Major Plan
NB Home Improvements, LLC
383 South Ave
Block 69, Lot 5
Third Engineering Review**

Dear Board Members:

As requested, we have reviewed the Preliminary & Final Major Site Plans, application, and supplemental information submitted for the referenced project. The plans were reviewed for engineering related items.

The applicant submitted the following materials:

- Site Plan entitled “Preliminary and Final Site Plan – No. 383 South Avenue, Block 69, Lot 5, Tax Map Sheet No. 21, Town of Fanwood, Union Conty, New Jersey”, consisting of eight (8) sheets as prepared by Victor Vinegra, PE of Harbor Consultants, Inc., dated January 27, 2025.
- Architectural Plans titled “New Multifamily Building – 383 South Ave, Fanwood, N.J.” consisting of three (3) sheets as prepared by Andrew Podberezniak, R.A., dated January 26, 2025 **last revised on April 22, 2025.**
- Stormwater Management Report prepared by Victor E. Vinegra of Harbor Consultants dated October 31, 2023 **and last revised on August 29, 2024.**
- **Traffic and Parking Study prepared by Joseph Steiger Engineering, LLC, dated December 30, 2024.**
- Response Letter prepared by Christian Cueto, P.E., C.M.E. from Harbor Consultants Inc., dated January 28, 2025.

The Applicant has submitted a new plan seeking Preliminary & Final Major Site Plan and Major Subdivision approval of a three-story multi-family residential building with two (2) one-bedroom apartments, twelve (12) two-bedroom apartments and two (2) three-bedroom apartments. A twenty-four (24) parking space garage is proposed on the ground floor with access to Old South Ave.

The site is located on South Avenue (New Jersey State Highway Route 28) at the intersection of Old South Avenue, east of Martine Avenue. The lot is irregularly shaped and has an area of 18,650 SF. The site is located within the CC-Eastern District.

Based on our review of the submitted documents, we offer the following comments:

1. Grading and Drainage

- 1.1. The proposed area of disturbance does not exceed 1 acre and less than 1/4 acre of new impervious is proposed as part of this application and therefore it is considered a “minor development” as defined by N.J.A.C. 7:8 and is subject to the NJDEP Stormwater Management requirements.



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- 1.2. Currently, the site has an impervious cover of 6,780SF (36.35%) and the proposed project will have a coverage of **13,028SF (69.9%), or an increase of 5,843SF.**
- 1.3. The stormwater report references the Metropolitan Planning Area's requirements, however the Borough's requirements for minor Stormwater Control for Non-Major Developments, Chapter 256, require all projects that increase impervious area by more than 200SF to provide recharge. **Comment Addressed.**
- 1.4. The stormwater management report does not clarify the increase of impervious area to be controlled with the proposed drainage system. The report should be more specific with the required square footage of the area to be recharged by the system. **Comment Addressed. Drainage calculations have been updated to include the increase of the impervious areas. The Applicant has not provided an updated stormwater report and drainage calculations for final review. Changes to the impervious area from the last submission are *deminimus* and do not have a large impact to the stormwater requirements. However, an updated stormwater management report with operations and maintenance requirements shall be provided as a condition of approval.**
- 1.5. The stormwater management report references an outlet control structure, but none is shown on the plans or in details. This should be clarified. **Comment Addressed. A detail has been provided.**
- 1.6. The proposed drainage directs stormwater from proposed 15" pipes to a 12" pipe that crosses South Avenue. The 12" pipe shall be upgraded to 15" to prevent a bottleneck situation. **Comment Addressed. The Applicant proposes to change the smaller pipe.**
- 1.7. The drainage system shall be revised to provide recharge and the overflows can be connected to the storm system. Percolation testing be completed prior to the project being presented to the Board to ensure that the system is properly sized. It is recommended that a mix of underground infrastructure and rain gardens be used for stormwater recharge. Details shall be provided for all proposed improvements. **Partially Addressed. Percolation testing shall be provided to ensure proper sizing of the drainage system. This may be a condition of approval.**
- 1.8. Roof leaders shall be shown on the plans and their connection to the retention system. Riser diagrams shall also be provided on the architectural plans. **Addressed.**
- 1.9. The site is relatively flat with a steeper pitch along Old South Avenue and the adjacent property to the west, where it drops by about 5 feet. The proposed project will use the 5' change in grade between South Ave and Old South Ave to have the ground floor parking access off Old South Avenue and the second floor (first floor of living space) to be visible about 5 feet higher than the current South Avenue elevation. A ramp and stairs are proposed as the access into the lobby area, which is located on South Ave.
- 1.10. **Details shall be provided for the proposed sump pump. Is there a backup or emergency power proposed for the pump in emergency situations?**

2. Utilities

- 2.1. We defer to the Fanwood Fire Department regarding any required fire connections needed as part of this project. The Applicant shall discuss this directly with the Fire Department and report to the Board. Additionally, the nearest existing fire hydrant seems to be located about 600 feet away. If the Fire Department feels that a new hydrant is necessary, it shall be a condition of approval that it is provided as part of this project.
- 2.2. The Water, Gas and Sewer utilities are proposed to be provided on Old South Avenue.



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2.3. Electric will be provided from the overhead wires along South Avenue. The service shall be designed to enter the building underground.

2.4. In accordance with NJAC 7:14A-23.3, the following sanitary sewer flows are noted:

1-bedroom:	2 units x 150 =	300 gpd
2-bedroom:	12 units x 225 gpd =	2,700 gpd
3-bedroom:	2 units x 300 gpd =	600 gpd
TOTAL =		3,600 gpd

A Treatment Works Approval is required and should be applied for accordingly.

2.5. Is a transformer required for the project? The location shall be shown on the plans.

2.6. The Applicant shall discuss if they plan to include a generator for the buildings as part of the project, including the type of generator, location, area of service, etc.

3. Traffic and Parking

3.1. A Traffic Study shall be provided as part of this application, for review prior to the hearing.

3.2. The required parking is as follows:

Residential:	16 Units - 1.5 spaces/Unit	= 24 spaces
EV Parking Credit (10%)		= (2 space credit)
TOTAL REQUIRED		= 22 Required Spaces

3.3. RSIS Parking Requirements –

One-Bedroom Units	2 units x 1.8 spaces/unit	= 3.6 spaces
Two-Bedroom Units	12 units x 2 spaces/unit	= 24 spaces
Three-Bedroom Units	2 unit x 2.1 spaces/unit	= 4.2 spaces
TOTAL REQUIRED		= 31.8 spaces ->32

A *de minimus* exception shall be required from RSIS Standards for the deficient amount of site parking.

3.4. The Applicant proposes 24 parking spaces. All spaces will be covered by the building, but the 4 spaces closest to Old South Avenue will be located outside the garage. Two (2) of the spaces are ADA compliant and are located at the nearest spaces in comparison to the elevator, and meets ADA requirements. **The plans shall include ground and top ceiling elevations inside the garage to confirm ADA and van accessibility requirements. Elevation drawing shall be provided. To verify acceptable measurements for the spaces nearest the exit, will be shown on the illustration.**

3.5. Per Section 184-162, of the Ordinance, the minimum parking space dimensions shall be 9'x20', where the applicant proposes 8.5'x18' parking spaces, therefore a variance will be required. **Comment Addressed. The Applicant proposes parking increase shall be 9'x20'.**

3.6. Required bicycle parking is as follows:

Residential – 16 units x 1 space/unit	= 16
Total Required	= 16 Spaces

The applicant proposes 16 bicycle parking spaces.

3.7. The Applicant shall provide testimony regarding how the spaces are to be assigned for the proposed project.

3.8. Testimony shall be provided regarding the availability of guest parking.

3.9. The Applicant shall provide testimony regarding deliveries to the site. No loading space/Loading Zone, delivery parking, etc. is proposed. Move-in/Out procedures shall be discussed.



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- 3.10. Electric vehicle charging stations are required in accordance with Ordinance O-2022-05R of the Borough Ordinance. A total of 15% of all proposed parking is required to be “make ready” Electric Vehicle parking and charging, with 5% of the EV spaces to be used as ADA parking. A total of 5 spaces are required to be “Make Ready”, where 2 of the spaces shall be operating prior to Certificate of Occupancy, and the rest be fully installed within 3 years of that date. The Applicant has provided five (5) EV parking spaces on the plans, but none are proposed in an ADA space. The plans shall be revised to show the one EV space in an ADA parking space. Details shall be provided for these improvements. **Comment Addressed.**
- 3.11. The geometry of the parking in the garage is awkward and feels forced. **Comment Addressed. The Parking has been configured into a functional lot.**
- 3.12. Turning radius shall be provided for an ambulance in the garage. The Applicant shall confirm that the garage will be high enough to provide access to an ambulance.
- 3.13. The applicant proposes a 75-foot wide curb cut to service the garage and six parking spaces along Old South Avenue. The curb cut is excessive and is out of place in this neighborhood. The geometry of this road combined with the head-on parking off of Old South Ave, make me worried about safety. **Comment Addressed. The material referenced above a 24’ dropped curb is provided.**
- 3.14. Site triangles shall be provided for exiting onto Old South Avenue from the east-most parking space outside the garage. The retaining wall shall be taken into account. **Comment Addressed.**
- 3.15. The Applicant should contact NJDOT to request to install a crosswalk across South Avenue as part of this application. The sidewalk should be shown on the plans to be proposed as part of this project. **Partially Addressed. The crosswalk is shown on the plans. The Applicant shall make the application to NJDOT for the crosswalk as a condition of approval.**
- 3.16. **The engineering plans incorrectly show that there are four (4) one-bedroom units on the parking schedule. The plans shall be updated.**
- 3.17. **Traffic and Parking Report:**
 - 3.17.1. **In summary, the proposed sixteen (16) unit multi-family building will have a trip generation of 6 AM peak hour trips and 10 PM peak hour trips.**
 - 3.17.2. **The former restaurant use generated a peak hour morning, evening and weekend trip generation of 11 vehicles. Therefore there is a decrease in peak hour traffic generated from this proposed site be changing from a restaurant to a residential building.**
 - 3.17.3. **The Applicant shall discuss the use of mass transit for the site’s parking and traffic impact.**
 - 3.17.4. **The traffic currently exits onto South Avenue and is proposed to exit onto Old South Avenue as the new access point to South Avenue. Applicant to provide testimony regarding the change in level of service on Old South Avenue.**

4. Paving and Sidewalks

- 4.1. South Avenue is a State highway, and the Applicant will be responsible to construct the improvements in accordance with their standards and permitting requirements.
- 4.2. The Applicant shall make an application to NJDOT to request a crosswalk to be installed to cross South Avenue at Old South Avenue. The applicant shall be required to install any ADA ramps, crosswalk striping, etc. in accordance with NJDOT standards. **Proposed grading information shall be provided. The curb along Old South Avenue shall be Belgian**



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block curbing following the detail provided. A detailed grading shall be provided for the sidewalks and ADA ramps, as well as any accessible routes. Old South Avenue shall be paved from curb to curb 10' before the first utility trench in the road as far as 10' passed the last utility trench for the project.

5. Landscaping & Lighting

- 5.1. No outdoor recreation area is provided for the tenants. The only "amenity space" is a 17'x15' lobby area on the 1st floor with a sitting area.
- 5.2. No lighting is shown along South Avenue and only partially on Old South Avenue. Lighting shall be provided to light the sidewalks fronting the site.
- 5.3. It is strongly recommended that all landscaping used on this project be native plantings.
- 5.4. The Applicant should consider constructing a rain garden on the site to offset some of the drainage recharge requirements.
- 5.5. Proposed street trees shall be located between the curb and sidewalk.
- 5.6. Details shall be provided for the fence along the west side property line. **Comment Addressed. A detail for a wooden board-on-board fence has been provided.**

6. General

- 6.1. The site is located on South Avenue, which is a State Highway. The Applicant shall obtain any required approvals for the project as a contingency of approval. Have any discussions started with the State?
- 6.2. The Applicant shall discuss their plans, if any, to provide security at the site such as cameras and site access control into the lobby and parking.
- 6.3. The Applicant shall provide testimony regarding the trash pickup procedures and scheduling.
- 6.4. The Applicant shall discuss the logistics of the parking, including access, assigned parking, security, etc.
- 6.5. We defer to the Fanwood Rescue Squad for any access comments they may have for the site.

7. Construction Issues

- 7.1. All structures and ADA requirements are subject to review by the Construction Code Official.

8. Other Agency Approvals

- Applicable Town Building Permits.
- County Approval
- NJDOT Approval
- NJDEP Approvals
 - Bureau of Safe Drinking Water
 - TWA
- Soil Conservation District approval
- All other agencies having Jurisdiction.

Should the Board decide to grant approval of the site plan application request, same should be conditioned upon: submittal of revised plans addressing the review comments indicated above; payment of all fees, charges, escrows, liens, taxes, etc. as may be owed the Borough; posting of performance guarantees; The Applicant's engineer providing an estimate for the cost of improvements to the Borough in order that



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performance guarantees and inspection fees can be calculated; proof of all permits, approvals, and/or waivers of such agencies having jurisdiction thereof and such other terms and conditions as required by the Board.

We reserve the right to present additional comments pending the testimony of the Applicant before the Board and the receipt of the revised plans.

Should you have and questions regarding this matter, please contact this office.

Very truly yours,

ANTONIOS PANAGOPOULOS, P.E., C.M.E.
BOROUGH OF FANWOOD
PLANNING BOARD ENGINEER

Cc: Mayor Colleen Mahr, (mayor@fanwoodnj.org)
Pat Hoynes, Board Secretary (phoynes@fanwoodnj.org)
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