



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

CONSTRUCTION CODE DEPT.
(201) 387-4055 EXT. 1-4092
FAX: (201) 385-7376

Borough of Bergenfield
Site Plan Committee Minutes
August 9, 2021

1. Roll Call:

<u>Bobby Burns</u>		<u>Robert Mader</u>	<u>Chris Naylis</u>
<u>Richard Morf</u>		<u>John Pampaloni</u>	
<u>Scott Jezequel</u>			
<u>Perry Sulich</u>			

2. Item 1.

Bergen Regency LLC
Kaiser Pathan
24 East Main Street # 5375
Clinton, NJ 08809

Site Address 51-59 Bedford Avenue
Seeks to build new multi family building consisting of 7 rental units

Attorney: **Douglas Bern**
Bern Root Law
90 West Palisade Avenue
2nd Floor
Englewood, NJ 07631
201-431-5000

Architect: **Marios Lachanaris Architect, LLC**
1610 Center Avenue
Fort Lee, NJ 07024
201-947-4904



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Engineer: **Mike Hubschman**
 Hubschman Engineering, P.A.
 263A South Washington Avenue
 Bergenfield, NJ 07621
 201-384-5666

Open Meeting:

Scott Jezequel opened the meeting at 7:00PM

Douglas Bern - Attorney

Mr. Bern gave a brief description of the project.

- 7 unit apartment building
- Ground floor unit handicap accessible
- Previously approved by the board in 2012, no changes since that time except that our ordinance concerning stories has changed thereby eliminating one of the variances needed.
- The original owner died since the approval was granted, the property was inherited by Kaiser Pathan, who wants to proceed with the development of the property.
- A change of use variance is needed along with 2 bulk variances related to driveway width and minimum buffer width.
- The building will substantially improve the neighborhood.
- Mr. Bern turned the meeting over to Mike Hubschman.

Mike Hubschman - Engineer

Mr. Hubschman gave a synopsis of engineering work proposed and variances needed.

- The building contains:
 - o 1 - One bedroom handicap accessible unit
 - o 4 - Two bedroom units
 - o 2 - Three bedroom units
- Fully sprinklered building
- The storm drainage has been over calculated providing almost double the amount of water retention needed.
- Each unit has a garage space and a tandem space except for the ground floor unit, which has a handicap space.



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Marios Lachanaris – Architect

Mr. Lachanaris was not present.

The meeting was opened up for comments and questions.

Chris Naylis:

- Questioned what type of sprinkler system will be installed, a 13R system or a 13 system. Chris would like a full 13 system which covers more of the building than the 13R system, attics, voids, etc.

Michael Hubschman

He was not sure which system is being proposed, but will take Chris' suggestion to the owner.

John Pampaloni:

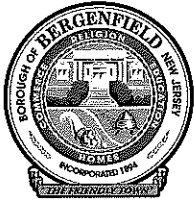
- Questioned the amount of sewer connections. John thinks 3 would be better than the 1 - 6" proposed.
- He stated that there are no current problems with the sanitary sewer in that area.
- He stated that flooding is a problem at that intersection and that the storm water management needs to be designed accordingly. (**Bobby Brynes stated that the storm drains have been corrected at that intersection and it does not flood as it once did**).
- John stated that he would speak with the DPW to confirm what work had been done at that intersection.

Mike Hubschman

Stated that the 1 - 6" sanitary sewer is more than adequate to service the 7 units.

He also stated that the storm water design has been over designed and that the new building will not exacerbate the current issue.

They will be interested in knowing what storm system work has been done in that area, and they will plan accordingly.



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Robert Mader:

- Does not foresee any traffic problems.
- He is concerned how the parking spots for the Accessible Apartment back out directly onto South Front Street.

Perry Sulich:

- Wanted clarification on the tandem/garage parking spots.
- Suggested perhaps tenant could back into parking spots that are on South Front Street.

Richard Morf:

- Pointed out several issues on the plans needed to be clarified.
- He stated that the board had previously passed the application in 2012
- He did not have any major concerns, and stated that the area has residential and commercial uses.

Mike Hubschman

He will bring the issues with the plans to the architect for his review and modification.

Meeting was closed at 7:30 PM

Site Plan Committee Recommendations:

1. Install a full NFPA 13 sprinkler system
2. Investigate flooding issues and plan water retention system accordingly
3. Consider more than 1 sewer connection
4. Review and correct inconsistencies on the plans
5. Consider handicap parking spots and perhaps address with signage.

Attached is an email from John Pampaloni concerning storm water work.