

**SUNSHINE NOTICE
BOROUGH OF BERGENFIELD
ZONING BOARD OF ADJUSTMENT REGULAR MEETING
TELECONFERENCE MEETING VIA WEBEX**

Please be advised due to the current state of emergency and public health emergency declared by Governor Phil Murphy pursuant to Executive Order No. 103, and in an effort to prevent further spread of COVID-19, the May 4, 2020 Borough of Bergenfield Zoning Board of Adjustment meeting will be held via teleconference using Cisco Webex Meetings in lieu of an in-person meeting. This meeting is scheduled to commence at 8:00 pm.

Members of the public can join this meeting from their computer, tablet, or smartphone. Members of the public who join this meeting will be able to give public comment during the relevant portions of the meeting.

To join by phone:

Call: +1-408-418-9388

Meeting number (access code): 795 459 835

To join from a video system or application

Dial 795459835@boroughofbergenfield.my.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Meeting number (access code): 795 459 835

Meeting password: PFiBq3u4tD2 (73427384 from phones and video systems)

The Zoning Board of Adjustment agenda and the applications to be heard at this meeting can be reviewed and downloaded from the Borough website.

Please visit the Borough website on www.bergenfield.com for updates and additional information on this meeting.

Hilda Tavitian, Clerk
Zoning Board of Adjustment
Borough of Bergenfield

***THIS IS A PUBLIC NOTICE, NOT A PAID LEGAL AD.**

**BERGENFIELD ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
TELECONFERENCE VIA CISCO WEBEX
MAY 4, 2020 8:00 PM**

To join by phone:

Call: +1-408-418-9388

Meeting number (access code): 795 459 835

AGENDA

MEETING CALLED TO ORDER

OPEN PUBLIC MEETING STATEMENT

In compliances with the Open Public Meetings Act, the notice requirements have been satisfied. Meeting dates are confirmed at the Annual Meeting. Notice of this meeting was provided to the Record, Star Ledger, and Cablevision, posted on two municipal public notice bulletin boards and published on the borough website. Notice of this meeting via the April 27, 2020 Sunshine Notice has been sent to the Record, Star Ledger, and Cablevision, posted on two municipal bulletin boards and the Borough website.

Any board member having a conflict of interest involving any matter to come before the board this evening is reminded they must recuse himself/herself from participating in any discussion on that matter.

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVE MINUTES OF PREVIOUS MEETING – March 2, 2020

Motion from board members to approve minutes.

CORRESPONDENCE

VERBAL COMMUNICATIONS

Comments by members of audience on matters not on evening's agenda

OLD BUSINESS

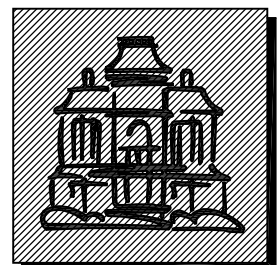
1. Appointment of Board Engineer
2. Resolutions:
 1. Jordan Silvestri – 58 Sussex Rd – Addition of two floor
 2. Cesar & Bernadette Abella – 79 Lilac Street – Addition to single-family dwelling
3. Applications Carried Over from Previous Months:
 1. 104 Highgate Terrace LLC
104 Highgate Terrace
Construct an addition to single-family dwelling

2. Zenon Kopec
514 S. Prospect Avenue
Addition to a single-family dwelling.
3. SkyZone Trampoline Park
450 South Washington Avenue
Application for change of use.

MOTION TO ADJOURN MEETING

NOTE: No applications will be heard by the Board that were not on the agenda at the time of publication release to the newspaper or applications that do not comply with Article VIII title "Hearings contained in the By-Laws of the Bergenfield Board".

Proposed Addition/Renovation
Over Existing Single Family Residence
104 Highgate Terr. Bergenfield, New Jersey



Jordan Rosenberg
ARCHITECTS
& ASSOCIATES
27 N. Broad St
Ridgewood NJ
(201) 669-8614
jarchitect@gmail.com

ZONING DATA

PROJECT DESCRIPTION: PROPOSED ADDITION & RENOVATION			BLOCK: 323	LOT: 19
ZONE: R-5 , SUBJECT TO R-6 REQUIREMENTS			BUILDING CODES USED:	BERGENFIELD TOWN ORDINANCE
<u>LOT SIZE</u>	<u>EXISTING</u>	<u>MIN. REQ'D</u>	<u>PROPOSED</u>	<u>VARIANCE REQ'D</u>
AREA	6,000 SF	6000 SF	(NO CHANGE)	NO
WIDTH	50 FT	60 FT	(NO CHANGE)	NO
DEPTH	120 FT	100 FT	(NO CHANGE)	NO

SETBACKS	EXISTING	MIN. REQ'D	PROPOSED	VARIANCE REQ'D
FRONT YARD	31'-6"	25 FT	28'-6" TO COVERED PORCH	NO
R SIDE YARD	5 FT	7.5 FT	5 FT	YES (MATCH EXISTING)
L SIDE YARD	12'-5"	7.5 FT	7.5 FT	NO
COMBINED SIDE YARD	17'-5"	15 FT	12.5 FT	YES
REAR YARD	64.5 FT	25 FT	35'-7"	NO
MAXIMUM BUILDING HEIGHT	N/A	30 FT/2 STORY	30 FT	NO
MAXIMUM LOT COVERAGE (BUILDING COVERAGE)	695 SF (11.2%)	1,800 SF (30.0 %)	2,035 SF (33.9%)	YES
TOTAL IMPROVED LOT COVERAGE COUNTING PAVERS	N/A	2,100 SF (35.0 %)	2,972 SF (49.5%)	YES
TOTAL IMPROVED LOT COVERAGE NOT COUNTING PAVERS	N/A	2,100 SF (35.0 %)	2,100 SF (35.0%)	NO

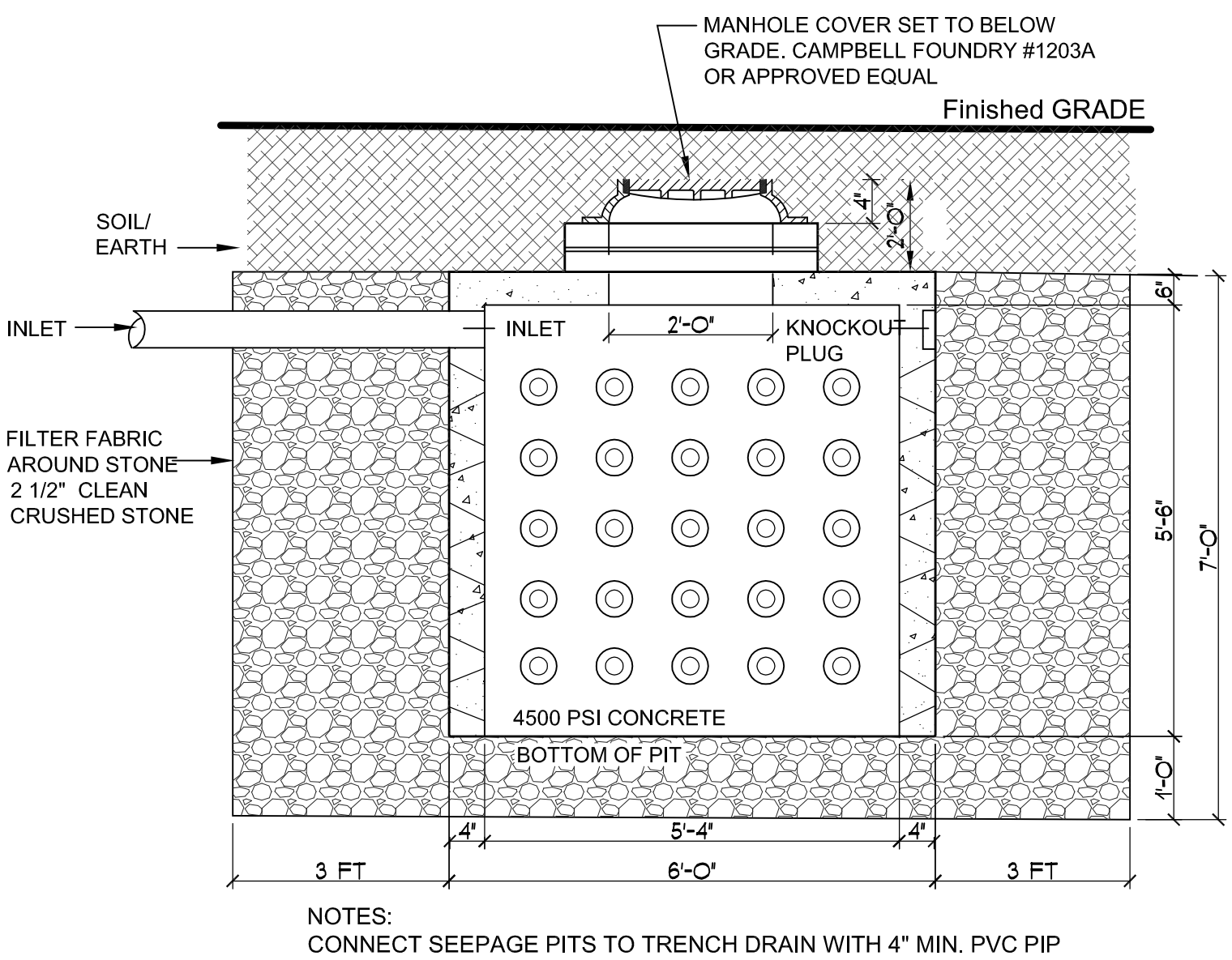
LOT COVERAGE (BUILDING)			
IMPROVED COVERAGE	EXISTING	PROPOSED	EXIST. + PROP.
MAIN DWELLING	695 SF	1,220 SF	1,915 SF
COVERED PORCH	0 SF	120 SF	120 SF
TOTALS (% OF ENTIRE LOT AREA)	695 SF	1,340 SF	2,035 SF

BUILDING CHARACTERISTICS	
BUILDING CLASSIFICATION	SINGLE FAMILY RESIDENCE
USE GROUP	R5
CONSTRUCTION TYPE	5B
NUMBER OF STORIES	2
AREA OF LARGEST FLOOR	1,915 SF
NEW BUILDING AREA	3,830 SF (1ST FL. + 2ND FL.)
VOLUME OF NEW STRUCTURE	48,967 CU FT

TOTAL IMPROVED LOT COVERAGE	
IMPROVED COVERAGE	PROPOSED
MAIN DWELLING	1,915 SF
COVERED PORCH	120 SF
DRIVEWAY	563 SF
SIDE WALKWAY	72 SF
SIDE STEPS & LANDING	30 SF
REAR PATIO	235 SF
REAR STEPS & LANDING	37 SF
TOTALS (% OF ENTIRE LOT AREA)	2,972 SF

ALL DRAWINGS HERE WITHIN SHALL CONFORM TO THE LATEST LOCAL AND STATE CODES AS LISTED BELOW:
REHABILITATION SUBCODE (NJAC 5:23-6) NUJCC, SUBCHAPTER 6
WHEN APPLICABLE, INTERNATIONAL RESIDENTIAL CODE/2018, NJ ED (IRC W/ NJ EDITS FROM 3.21)
NATIONAL STANDARD PLUMBING CODE/2018 (NJAC 5:23-3.15)
NATIONAL ELECTRICAL CODE (NFPA 70)/2017 (NJAC 5:23-3.16)
ENERGY SUBCODE ASHREA 90.1-2016
INTERNATIONAL MECHANICAL CODE/2018 (NJAC 5:23-3.20)
INTERNATIONAL FUEL GAS CODE/2018 (NJAC 5:23-3.22)

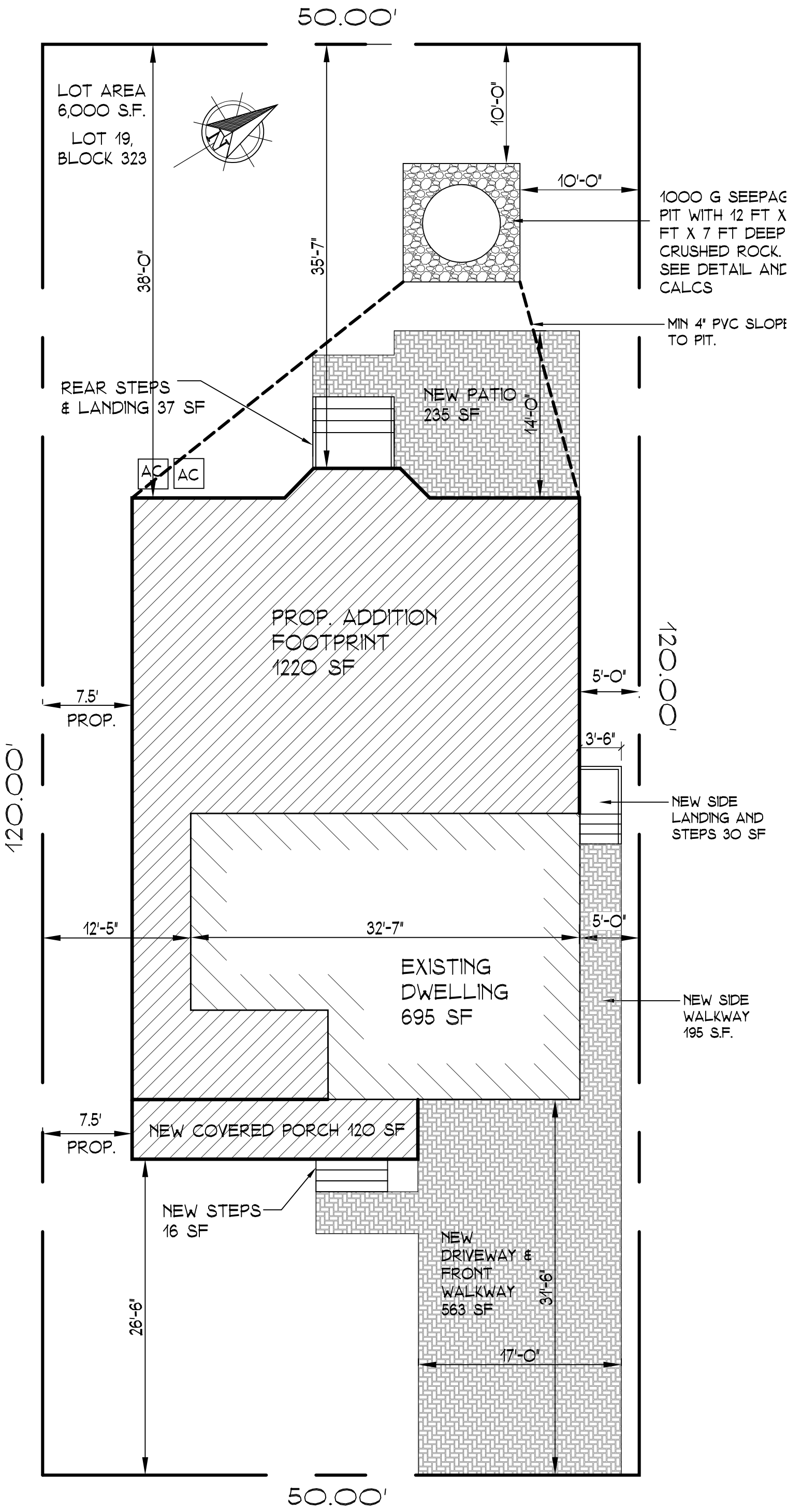
PERVIOUS PAVERS VS IMPERVIOUS PAVERS IMPROVED LOT COVERAGE CALCULATION	
PERVIOUS PAVERS	IMPERVIOUS PAVERS
35.0% IMPROVED LOT COVERAGE (2,100 S.F. IMPROVED COVERAGE)	49.5% IMPROVED LOT COVERAGE (2,972 S.F. IMPROVED COVERAGE)



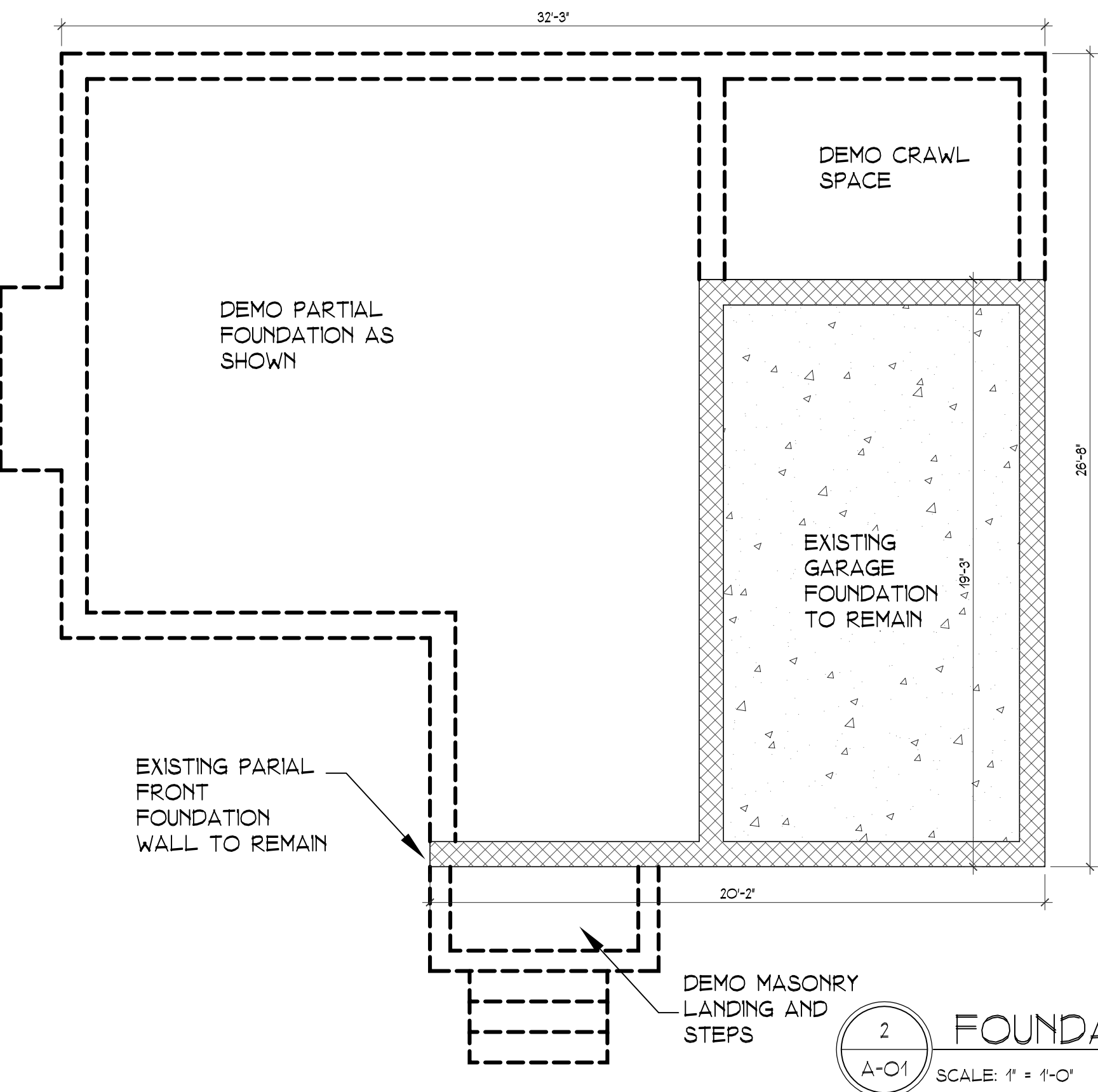
1000 G PRECAST CONC. SEEPAGE PIT (SHEA MANUF. OR EQUAL)
NOT TO SCALE

SEEPAGE PIT VOLUME CALCULATIONS	
PRECAST CONCRETE SEEPAGE PIT 6 FT DIA X 6.5 FT H SHEA 1000G CYLINDRICAL DRYWELL OR EQUAL	
VOLUME OF (1) SEEPAGE PIT	
HEIGHT OF PIT	6.5 ft
OUTSIDE DIAMETER OF PIT=	6 ft
INSIDE DIAMETER OF PIT=	5.34 ft
CAPACITY OF SEEPAGE PIT=	134 CF
	1,002 gal
VOLUME OF STONE TRENCH	
WIDTH=	12.0 ft
LENGTH=	12.0 ft
DEPTH=	7.0 ft
TRENCH VOLUME = L x W x D=	1,008 c.f.
LESS OUTER VOLUME OF SEEPAGE PIT = $\pi R^2 \times D$ =	183 cf
NET VOLUME=	825 cf
VOID RATIO=	0.4
VOLUME OF STONE VOIDS=	330 cf (2,468 gal)
TOTAL VOLUME PER SEEPAGE PIT	513 cf (3,837 gal)
NUMBER OF PITS PROVIDED	1

RAINWATER RUNOFF CALCULATIONS	
EXISTING IMPERVIOUS AREA =	1,340 S.F.
PROPOSED IMPERVIOUS AREA =	3,068 S.F.
INCREASE =	1,728 S.F.
DESIGN BASIS:	
1 GAL OF STORAGE / 1 S.F. OF IMPERVIOUS AREA	
RUNOFF COEFFICIENT: 1.0	
INCREASE IN IMPERVIOUS AREA: 1,728 S.F.	
RUNOFF VOLUME: 1,728 GAL. REQ'D	
TOTAL VOLUME OF SEEPAGE PIT PROVIDED:	
USE (1) PITS = 3,837 GAL. PROVIDED	
(SEE SEEPAGE PIT VOLUME CALCULATIONS)	
USE (1) 6" DIA. X 6.5" DEEP SEEPAGE PITS IN A 3/4" STONE BED OF 12" X 12" X 7" DEEP	



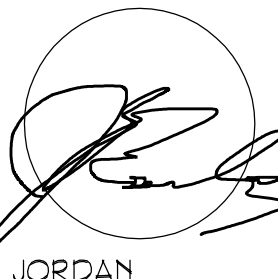
1 SITE PLAN
A-01 SCALE: 1" = 1'-0"



2 FOUNDATION DEMO PLAN
A-01 SCALE: 1" = 1'-0"

SET ISSUES & DATES:

PROPOSED ADDITION/RENOVATION
TO EXISTING SINGLE FAMILY RESIDENCE
104 HIGHGATE TERR. BERGENFIELD, NJ

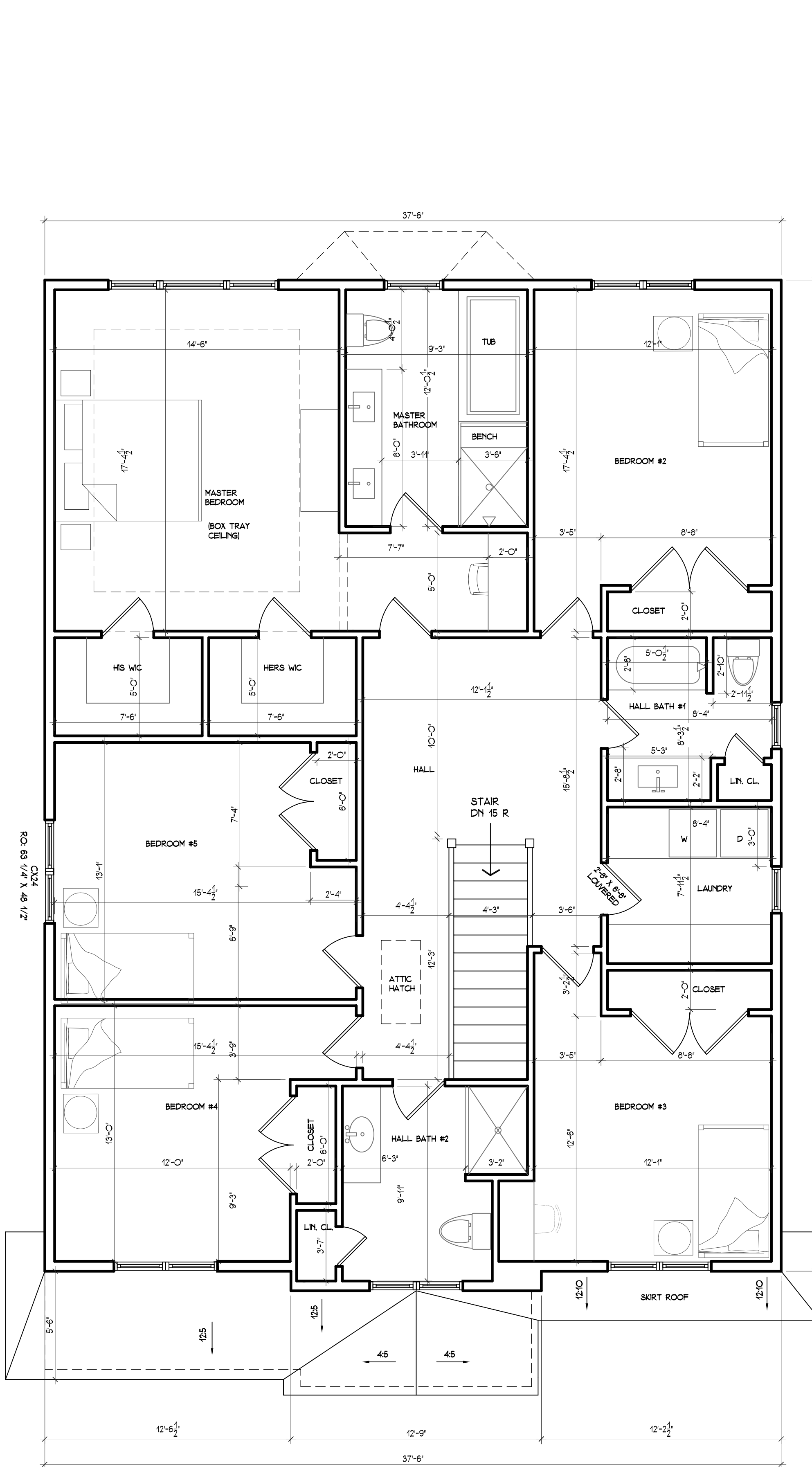


JORDAN
ROSENBERG, R.A.
NJ ARCHITECT:
#16495

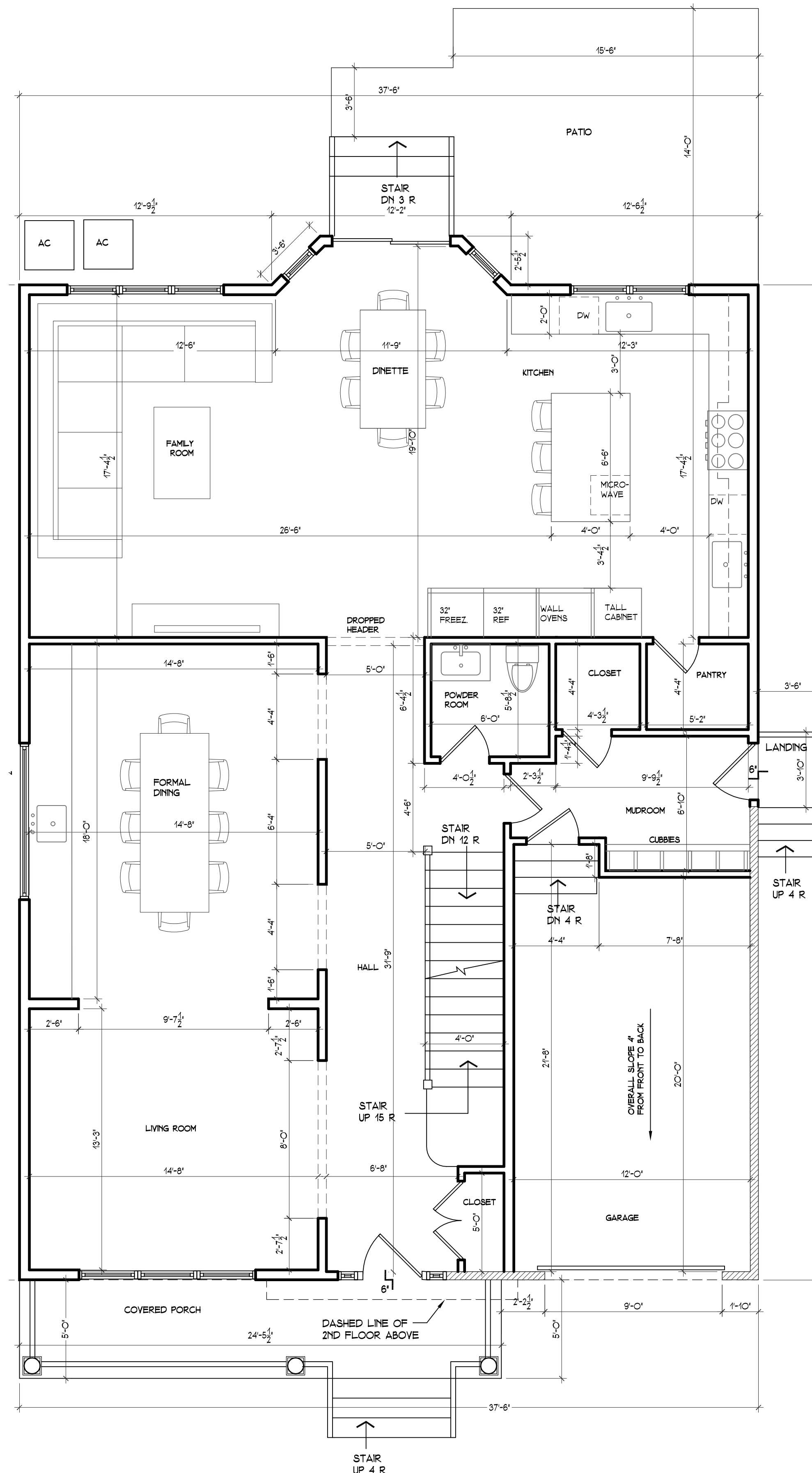
DATE
2-19-20

DRAWN BY
JR

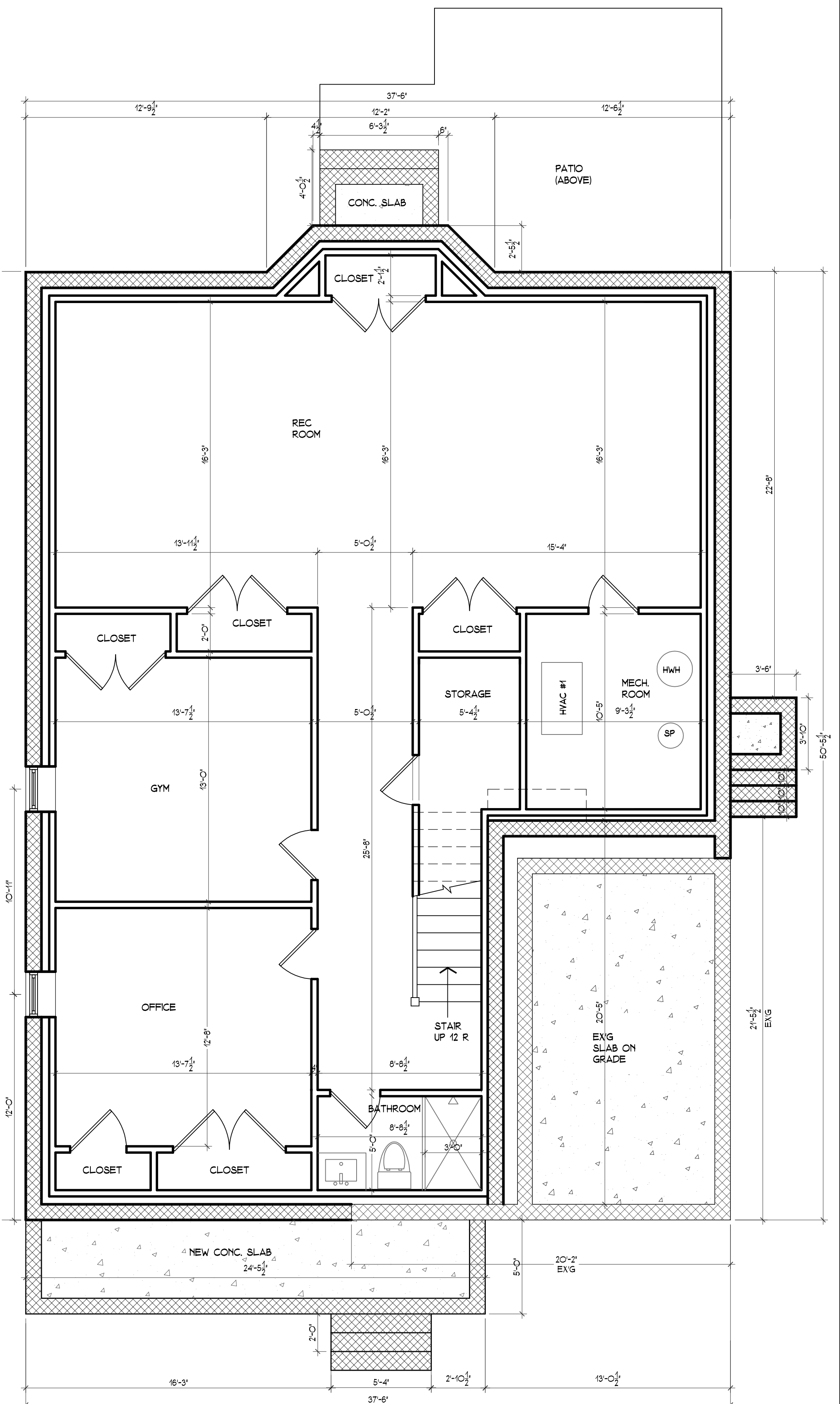
A-01



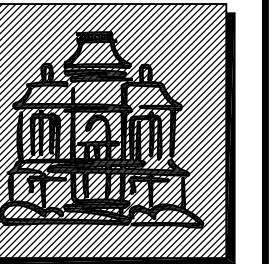
3 SECOND FLOOR PLAN
A-02 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
A-02 SCALE: 1/4" = 1'-0"



1 FOUNDATION PLAN
A-02 SCALE: 1/4" = 1'-0"



Jordan Rosenberg
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& ASSOCIATES
27 N. Broad St
Ridgewood NJ
(201) 669-8614
jarchitect@gmail.com

SET ISSUES & DATES:
144-20 ZONING BOARD OF ADJUSTMENTS SUBMISSION
2-19-20 RESUBMISSION FOR ZONING BOARD OF ADJUSTMENTS

PROPOSED ADDITION/RENOVATION
TO EXISTING SINGLE FAMILY RESIDENCE
104 HIGHGATE TERR. BERGENFIELD, NJ

JORDAN
ROSENBERG, R.A.
NJ ARCHITECT:
#16495

DATE
2-19-20


DRAWN BY
JR

A-02



	ZONING BOARD OF ADJUSTMENTS SUBMISSION
1-14-20	
2-19-20	RESUBMISSION FOR ZONING BOARD OF ADJUSTMENTS

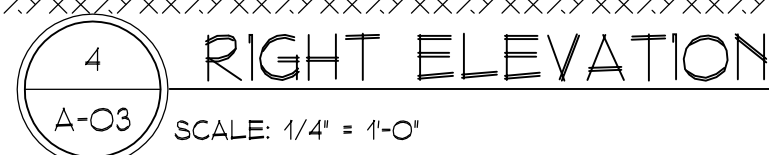
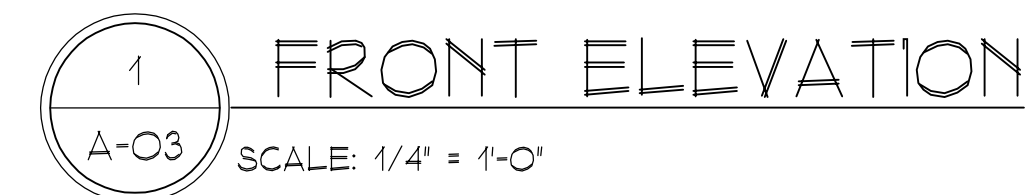
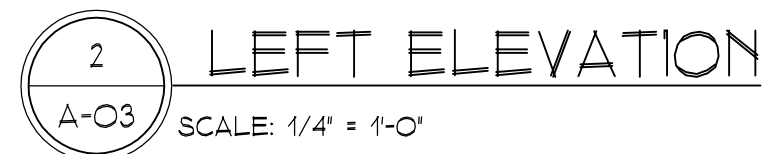
PROPOSED ADDITIONAL/RENOVATION
TO EXISTING SINGLE FAMILY RESIDENCE
104 HIGHGATE TERR. BERGENFIELD, NJ

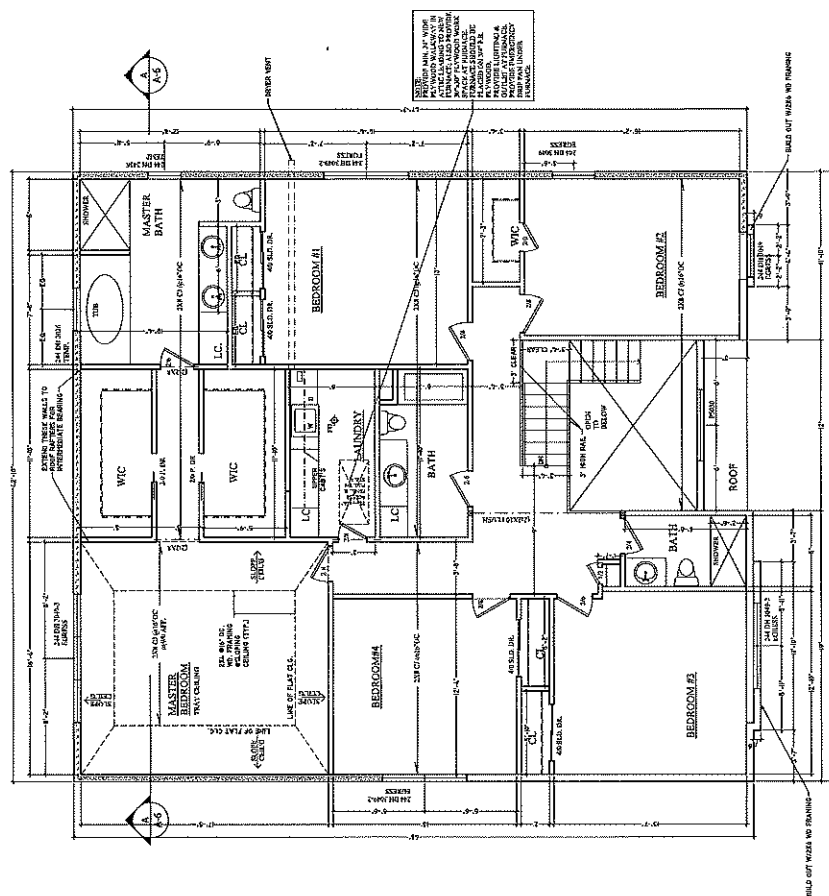
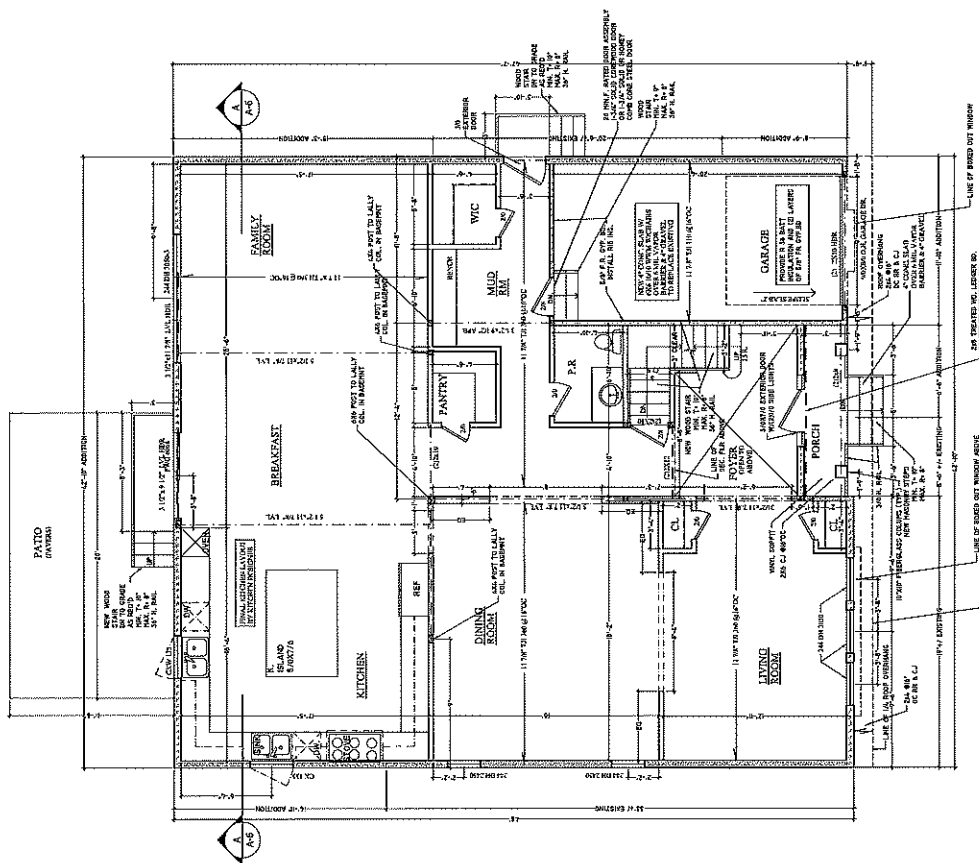


ROBERT A. ROSENBERG, R.A.
ARCHITECT:
16495

DATE	DRAWN BY
19-20	JR

A-03





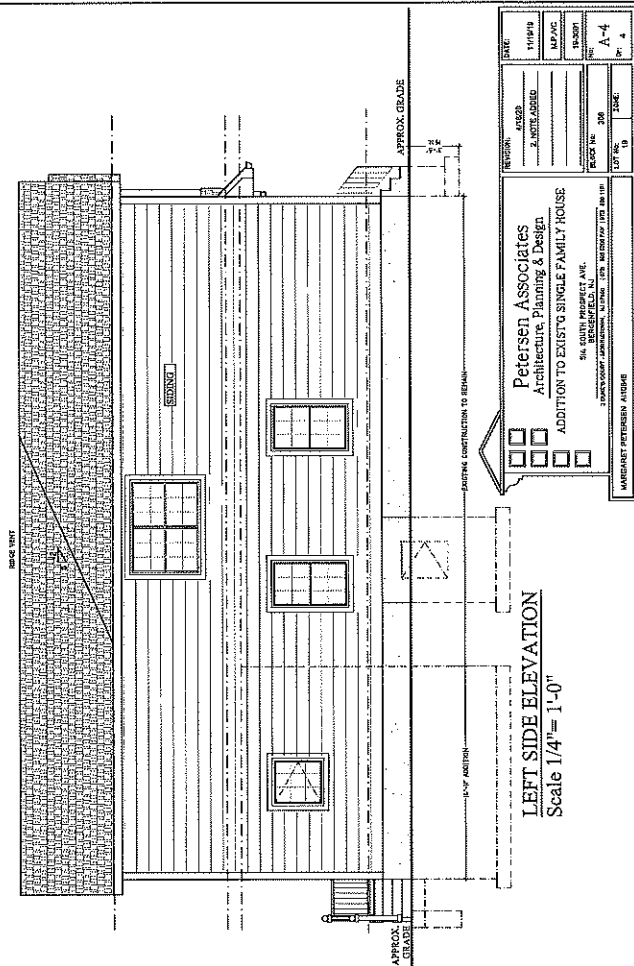
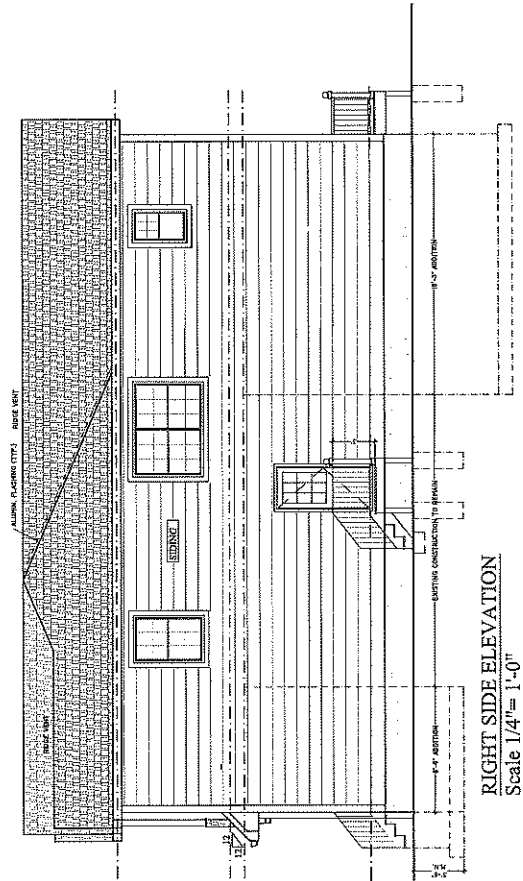
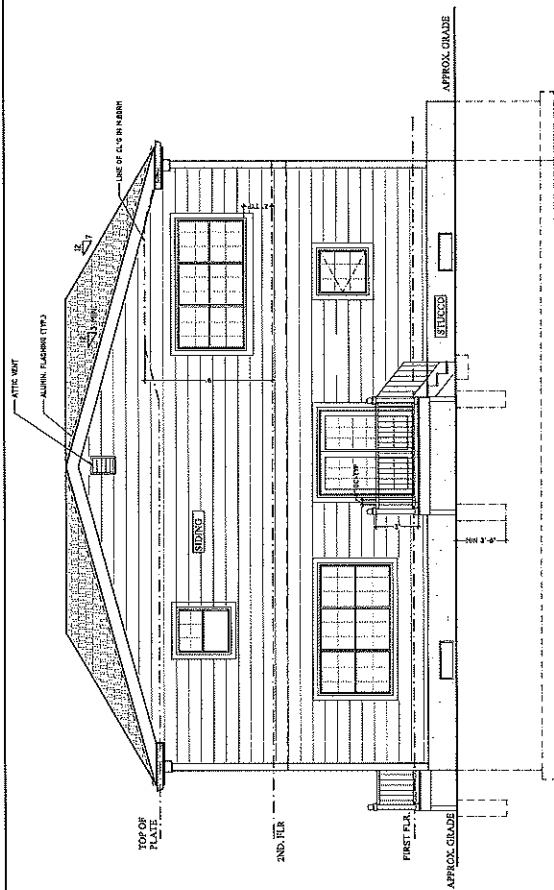
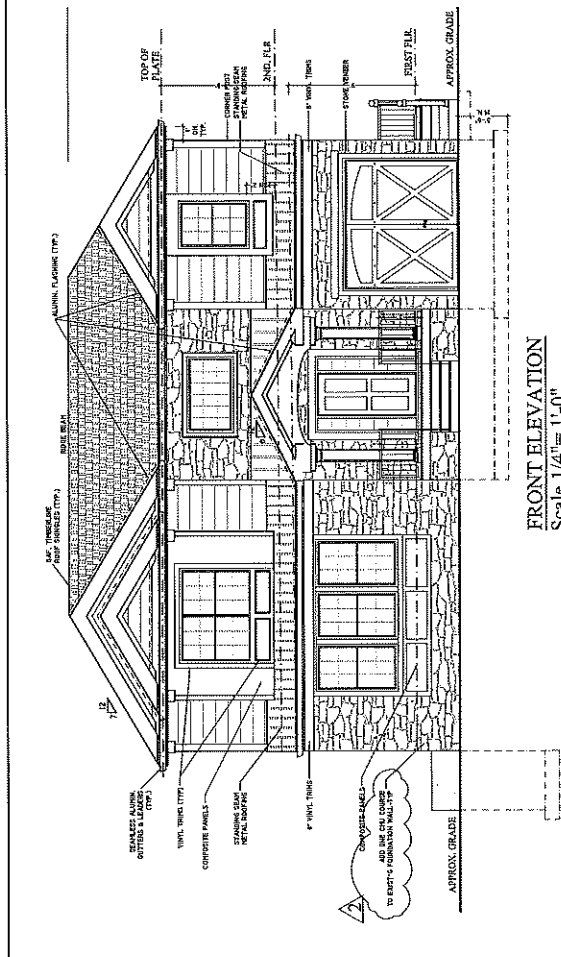
PROPOSED SECOND FLOOR PLAN 2017 SQ. FT.
Scale 1/4"= 1'-0"

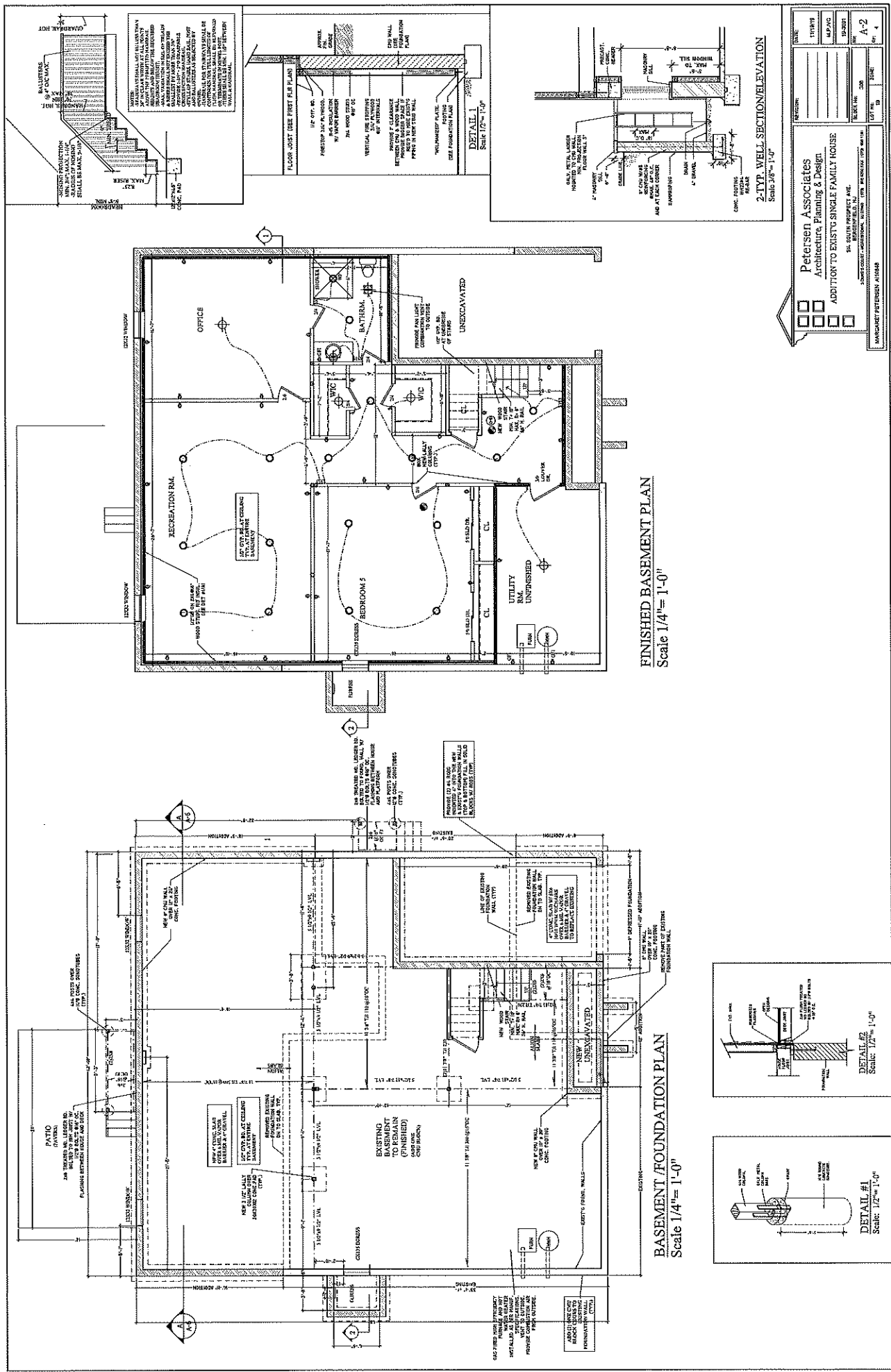
PROPOSED FIRST FLOOR PLAN 2009 SQ.
FT. (INCLUDING GARAGE)
Scale 1/4" = 1'-0"



Petersen Associates
Architecture, Planning & Design

[illegible]





Petersen Associates
Architecture, Planning & Design

ADDITION TO EXISTING SINGLE FAMILY HOUSE

300 SOUTH PERSPECTIVE AVE.
SUNNYVALE, CALIFORNIA 94086

DATE: 11/18/87
BY: JAC
CHECKED: JAC
SCALE: A-2
SHEET: 1 OF 1

UNUSUAL PETERSEN ARCHIT.



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

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

March 19, 2020

Zenon Kopec
514 S. Prospect Avenue
Bergenfield, NJ 07621

RE: Addition

Dear Mr. Kopec


Your application for an addition has been denied for the following reasons:

1. Required lot coverage 35% or 1,865.5 sq. feet. Proposed lot coverage 38.37% or 2,045 sq. feet.
2. Required improved lot coverage 40% or 2,132 sq. feet. Proposed improved lot coverage 52.6% or 2,807 sq. feet.
3. 10% credit for pavers minus 76.26 sq. feet equal 2,730 sq. feet or 51.22%

You have the right to appeal my decision to the zoning board of adjustment. You must contact the Building Department to obtain the proper applications.

If you have any question on the above matter, please contact our office. You can call the Building Department at 201-387-4055 Ext. 4

Sincerely,



Michael Ravenda
Zoning Officer

SKY ZONE - INDOOR TRAMPOLINE PARK
4350 SOUTH WASHINGTON AVENUE, BOROUGH OF BERGENFIELD, BERGEN COUNTY, NEW JERSEY
BLOCK 352, LOT 5



100

100

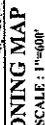
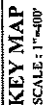
PRINCIPLES
of

and the following are the names of the persons who have been appointed to the various positions in the organization of the American Society of International Law.

INDOOR TRAPSHOOTING PARK
450 SOUTH WASHINGTON AVENUE
BIRMINGHAM 18, ALABAMA

COVER SHEET

EX-107 (Rev. 12-13-60)



ZONING REQUIREMENTS

PARKING REQUIREMENTS

[illegible]



Jarmel Kizel
ARCHITECT & ENGINEER
10000 BROADWAY
SUITE 200
BETHESDA, MD 20814
TEL: 301.991.1600
WWW.JARMELKIZEL.COM
Architect
Engineer
Interior Designer
Landscape Architect

ISSUE	
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1	10/1/10

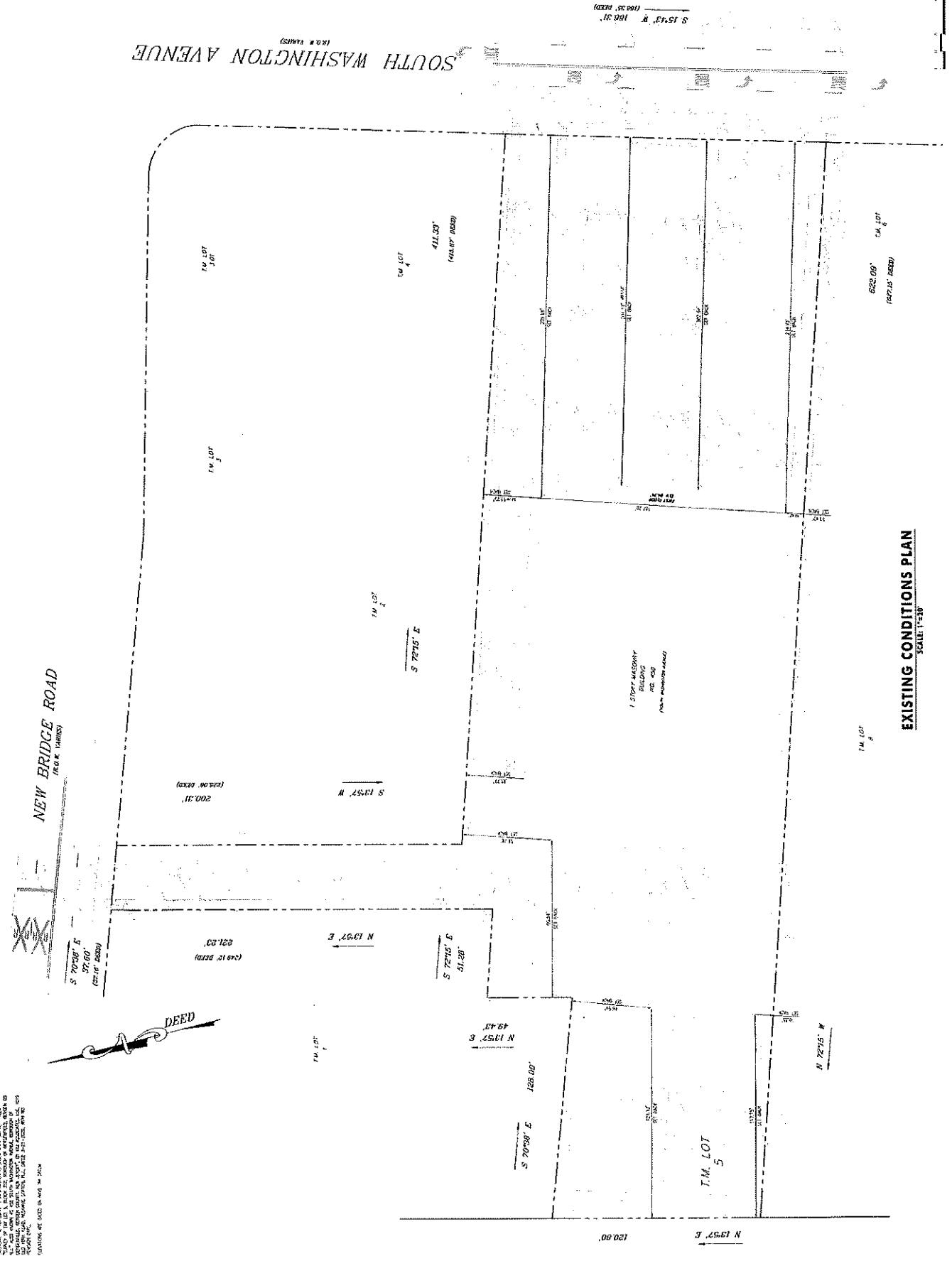
REVISION	
NO.	DATE
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PROFESSIONAL
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BETHESDA, MD 20814
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SKY ZONE
INDOOR TRAMPOLINE PARK
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WWW.JARMELKIZEL.COM

C-100
2.00' 7"
10000 BROADWAY
SUITE 200
BETHESDA, MD 20814
TEL: 301.991.1600
WWW.JARMELKIZEL.COM

EXISTING CONDITIONS PLAN
SCALE: 1"=30'



1. EXISTING CONDITIONS PLAN
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Jamel Kirel
ARCHITECT AND ENGINEER
10000 W. 10TH AVENUE
SUITE 100
DENVER, CO 80231
TEL: 303.733.1000
WWW.JKIREL.COM
Architect
Engineer
Interior Design
Information Services

DATE	DESCRIPTION	BY
1/15/03	PRELIMINARY	J.K.
1/22/03	REVISION	J.K.

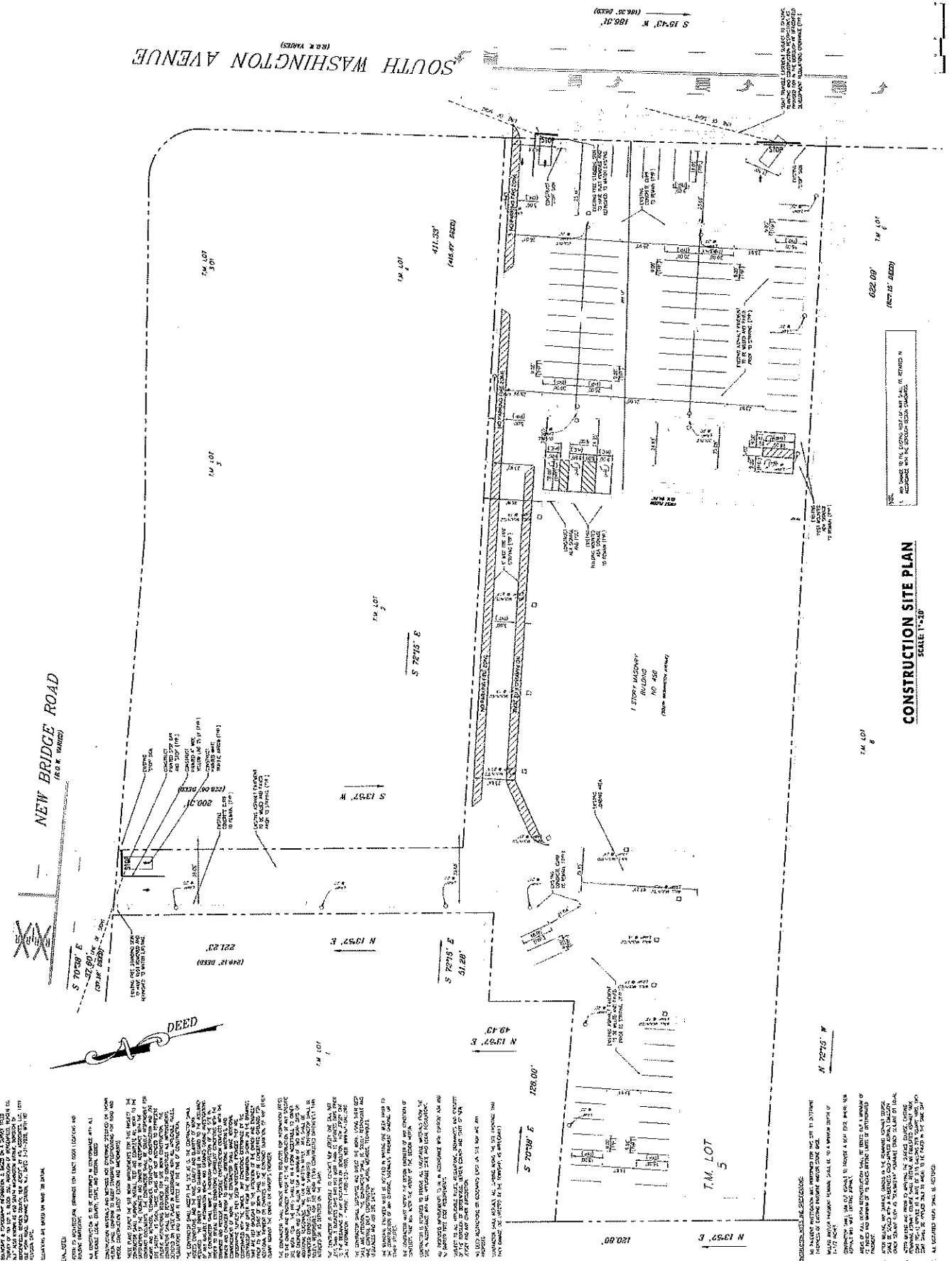
REVISION	DATE	DESCRIPTION	BY
1	1/22/03	REVISION	J.K.

PERMITS
This project is subject to the following permits:
1. BUILDING PERMIT
2. PLUMBING PERMIT
3. ELECTRICAL PERMIT
4. MECHANICAL PERMIT
5. FIRE ALARM PERMIT
6. ELEVATOR PERMIT
7. SIGN PERMIT
8. LANDSCAPE PERMIT
9. TREE REMOVAL PERMIT
10. OTHER PERMITS AS REQUIRED

SKY ZONE
SECOND TRAMPOLINE PARK
BENEFICIAL BENEVOLENT SOCIETY
10000 W. 10TH AVENUE
SUITE 100
DENVER, CO 80231
PROJECT NO. SK-2000
DATE: 1/22/03
SCALE: 1" = 20'

CONSTRUCTION SITE PLAN
SCALE: 1" = 20'

C-200
100' x 200'



CONSTRUCTION SITE PLAN

SCALE: 1" = 20'

1. BUILDING & CONSTRUCTION PERMITS: A. BUILDING PERMIT B. PLUMBING PERMIT C. ELECTRICAL PERMIT D. MECHANICAL PERMIT E. FIRE ALARM PERMIT F. ELEVATOR PERMIT G. SIGN PERMIT H. LANDSCAPE PERMIT I. TREE REMOVAL PERMIT J. OTHER PERMITS AS REQUIRED
2. BUILDING & CONSTRUCTION PERMITS: A. BUILDING PERMIT B. PLUMBING PERMIT C. ELECTRICAL PERMIT D. MECHANICAL PERMIT E. FIRE ALARM PERMIT F. ELEVATOR PERMIT G. SIGN PERMIT H. LANDSCAPE PERMIT I. TREE REMOVAL PERMIT J. OTHER PERMITS AS REQUIRED
3. BUILDING & CONSTRUCTION PERMITS: A. BUILDING PERMIT B. PLUMBING PERMIT C. ELECTRICAL PERMIT D. MECHANICAL PERMIT E. FIRE ALARM PERMIT F. ELEVATOR PERMIT G. SIGN PERMIT H. LANDSCAPE PERMIT I. TREE REMOVAL PERMIT J. OTHER PERMITS AS REQUIRED
4. BUILDING & CONSTRUCTION PERMITS: A. BUILDING PERMIT B. PLUMBING PERMIT C. ELECTRICAL PERMIT D. MECHANICAL PERMIT E. FIRE ALARM PERMIT F. ELEVATOR PERMIT G. SIGN PERMIT H. LANDSCAPE PERMIT I. TREE REMOVAL PERMIT J. OTHER PERMITS AS REQUIRED
5. BUILDING & CONSTRUCTION PERMITS: A. BUILDING PERMIT B. PLUMBING PERMIT C. ELECTRICAL PERMIT D. MECHANICAL PERMIT E. FIRE ALARM PERMIT F. ELEVATOR PERMIT G. SIGN PERMIT H. LANDSCAPE PERMIT I. TREE REMOVAL PERMIT J. OTHER PERMITS AS REQUIRED
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10. BUILDING & CONSTRUCTION PERMITS: A. BUILDING PERMIT B. PLUMBING PERMIT C. ELECTRICAL PERMIT D. MECHANICAL PERMIT E. FIRE ALARM PERMIT F. ELEVATOR PERMIT G. SIGN PERMIT H. LANDSCAPE PERMIT I. TREE REMOVAL PERMIT J. OTHER PERMITS AS REQUIRED



ISSUE					
	NO	DATE	DESCRIPTION	DNC	CUMULATIVE
1		10-1-78	BALANCE BROUGHT FORWARD		

REVISION		
ID	DATE	DESCRIPTION
1	10/10/2018	1st

[illegible]

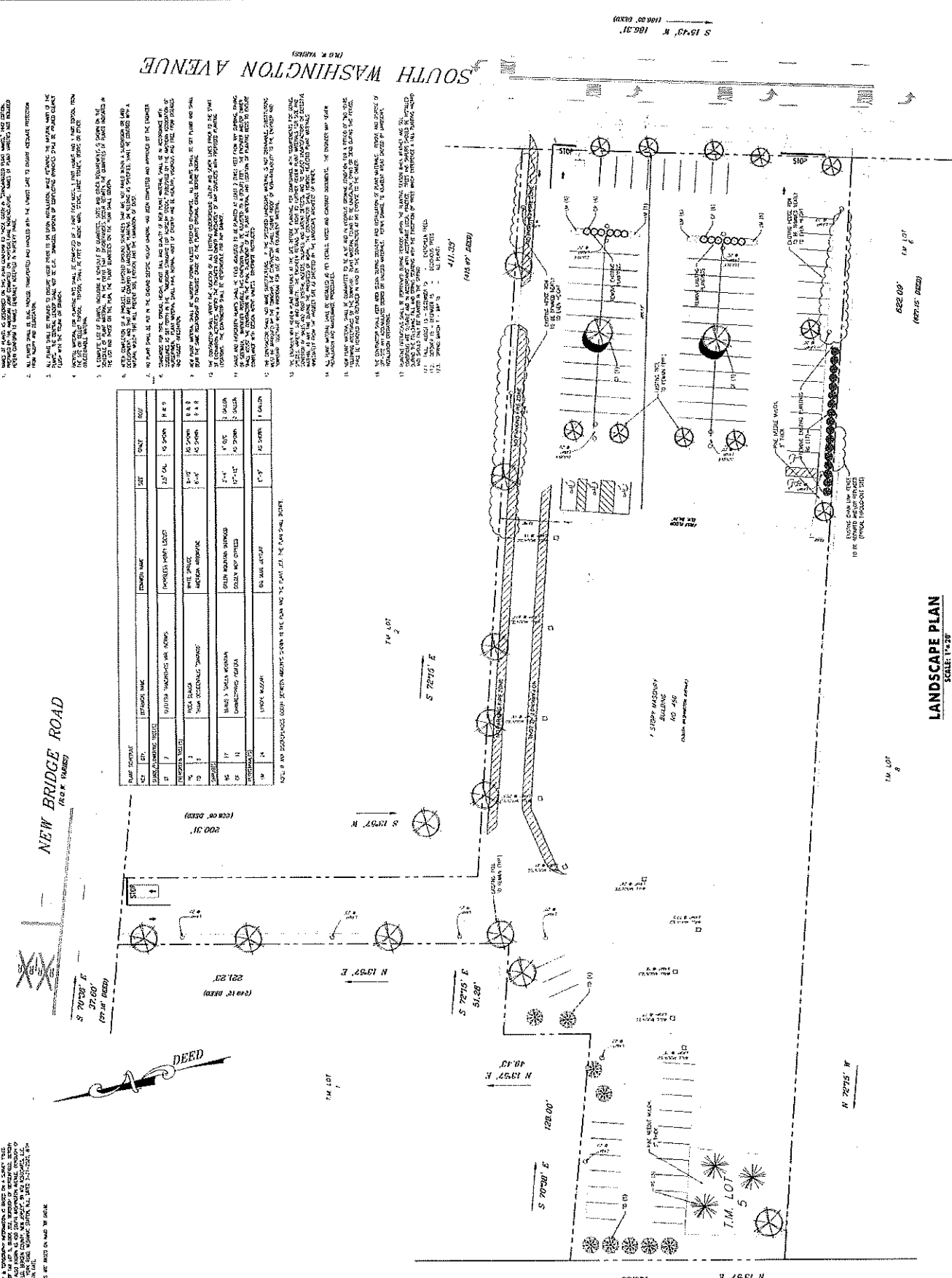
SKY ZONE
INDOOR TRAMPOLINE PARK
SOUTH WASHINGTON AVENUE
SEASIDE, BERGEN COUNTY
TEL: 201-328-1013

LANDSCAPE
PLAN

C-300

Case: 10-14587 Date Filed: 01/14/2016 Page: 10 of 10

GERARD P. GOSARIO, PE



LANDSCAPE PLAN
SCALE: 1"=20'



ISSUE			
NO	DATE	DESCRIPTION	BY
1	1/1/2010	WILLY WILSON	W.P.S

REVISION		
NO.	DATE	DESCRIPTION
1	10/1/80	INITIAL

PREFACE

SKY ZONE
INDOOR TRAMPOLINE PARK
22 SOUTH WASHINGTON AVENUE
ROCKYHOLD, DECATUR COUNTY, NJ
HOURS: 10:30-10:00 PM

C-400
3 OF 7

000000-00000000

SCALE: 1 = 37Y35S

Statistics		Symbol	Avg	Max	Min	MaxMin	AngMin
Description							
Cover Drive	◇	1.9%	2.9%	1.2%	2.4%	1.6%	
East Parking	◇	2.2%	4.1%	0.5%	8.2%	4.4%	
North Entry Drive	◇	1.0%	2.1%	0.5%	4.2%	2.5%	
Southwest Parking Area	X	1.7%	3.8%	0.1%	38.0%	17.6%	
Spot Light Summary	+	0.8%	4.1%	0.0%	N/A	N/A	

[illegible]



ISSUE			
NO	DATE	DESCRIPTION	INT
1	10-03-20	INITIAL SUBMISSION	10/3/20

REVISION		NO.
NO.	DESCRIPTION	
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[illegible]

<p>4-20-04</p> <p>SKY ZONE INDOOR TRAMPOLINE PARK 430 SOUTH WASHINGTON AVENUE BERGENFIELD, BERGEN COUNTY, NJ BLOCK 352 LOT 5</p>	<p>Project Number: 04061</p> <p>Drawn By: PREE-T-6-2D-038</p> <p>Client: Sky Zone</p> <p>Scale: 1" = 20'</p> <p>Approved By: C.P.C.</p> <p>Creating: 1/1/04</p>
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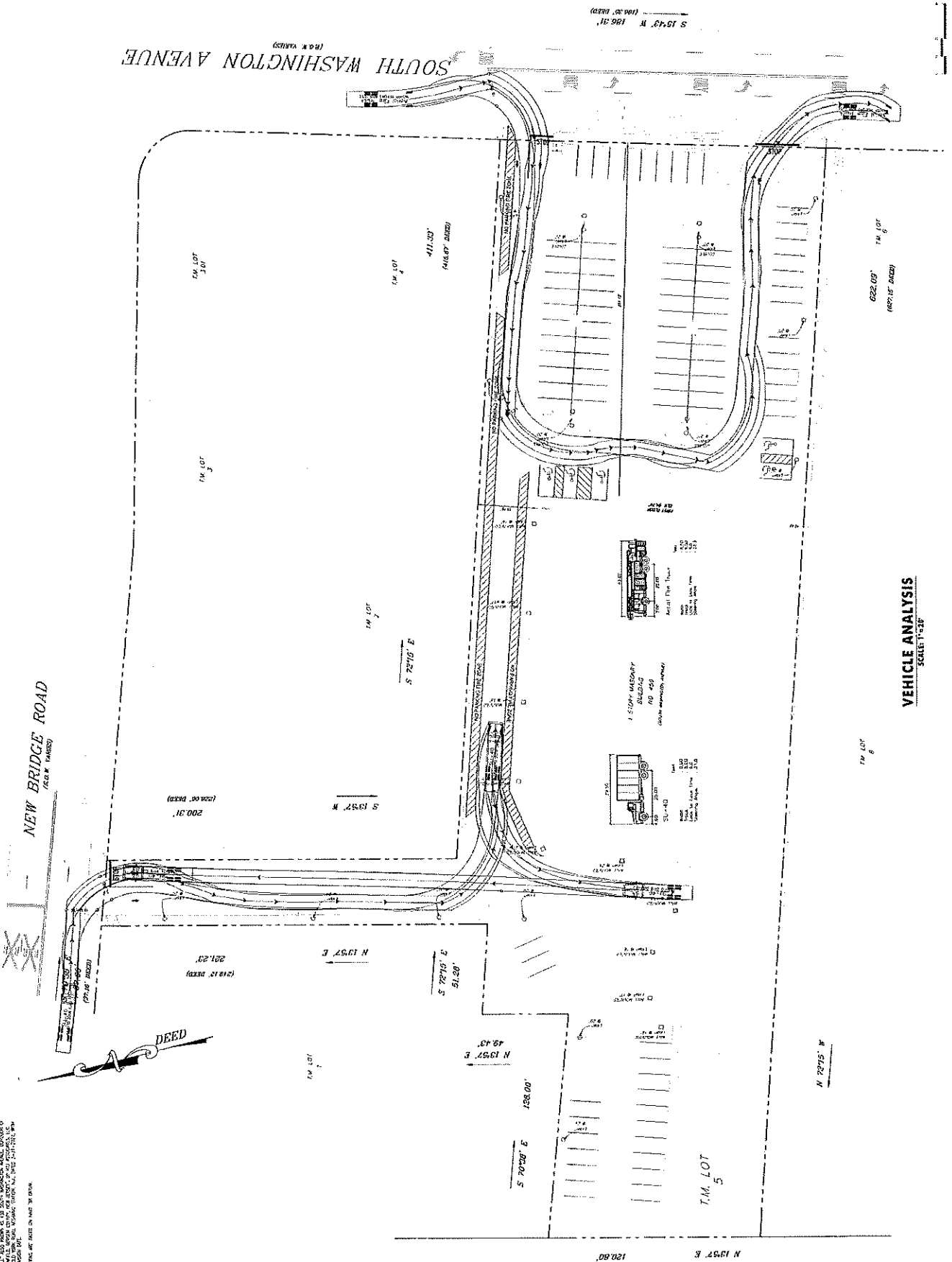
VEHICLE
ANALYSIS

C-500

1 OF 1

EDWARD K. WICKOED

GERALD P. GOSWAMI, PG
JULY 24, 1987, 1988
1987, 1988



VEHICLE ANALYSIS
SCALE: 1" = 20'

SCALE: 1"=20'

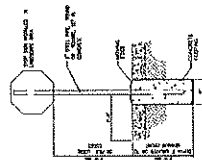


Jamel Kizel
ARCHITECTURAL FIRM
1000 NEW HAVEN AVENUE
NEW HAVEN, CT 06511
TEL: 203.333.1111
WWW.JAMELKIZEL.COM
Architectural
Interior Design
Landscape Architecture
Engineering Services

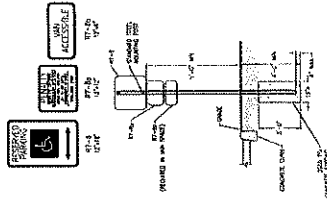
NOT TO SCALE UNLESS OTHERWISE NOTED

ISSUE	DATE	DESCRIPTION	BY	CHK
1	10/1/2010	ISSUED FOR PERMIT	JK	JK

TRAFFIC SIGN MOUNTING DETAIL N.T.S.

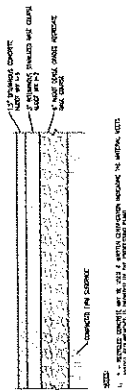


SIGN MOUNTING DETAIL N.T.S.

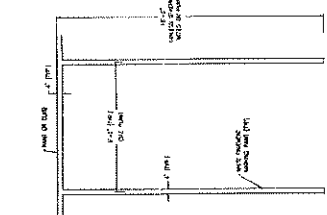


- NOTES:
1. SIGN SHALL BE MOUNTED TO THE POST BY THE MANUFACTURER'S RECOMMENDED METHOD.
 2. THE SIGN SHALL BE MOUNTED TO THE POST BY THE MANUFACTURER'S RECOMMENDED METHOD.
 3. THE SIGN SHALL BE MOUNTED TO THE POST BY THE MANUFACTURER'S RECOMMENDED METHOD.
 4. THE SIGN SHALL BE MOUNTED TO THE POST BY THE MANUFACTURER'S RECOMMENDED METHOD.
 5. THE SIGN SHALL BE MOUNTED TO THE POST BY THE MANUFACTURER'S RECOMMENDED METHOD.

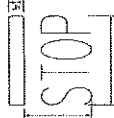
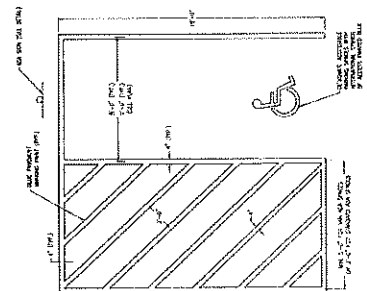
ASPHALT PAVEMENT SECTION N.T.S.



STANDARD PARKING SPACE STRIPING N.T.S.

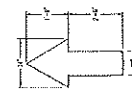


ADA PARKING SPACE STRIPING N.T.S.



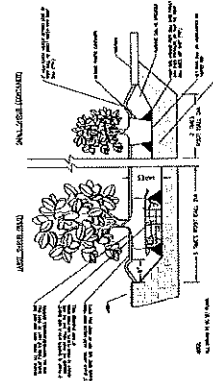
STOP BAR DETAIL N.T.S.

- NOTES:
1. STOP BAR SHALL BE MOUNTED TO THE POST BY THE MANUFACTURER'S RECOMMENDED METHOD.
 2. THE STOP BAR SHALL BE MOUNTED TO THE POST BY THE MANUFACTURER'S RECOMMENDED METHOD.

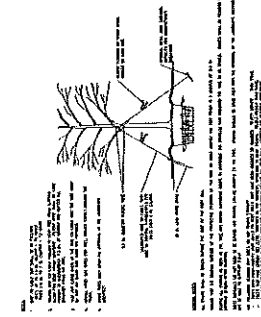


TRAFFIC FLOW ARROWS N.T.S.

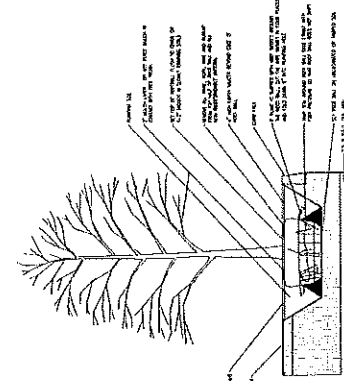
- NOTES:
1. TRAFFIC FLOW ARROWS SHALL BE MOUNTED TO THE POST BY THE MANUFACTURER'S RECOMMENDED METHOD.
 2. THE TRAFFIC FLOW ARROWS SHALL BE MOUNTED TO THE POST BY THE MANUFACTURER'S RECOMMENDED METHOD.



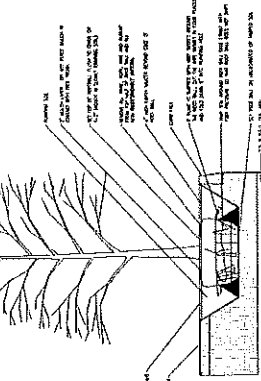
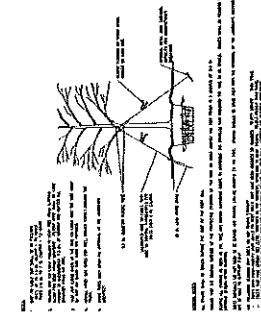
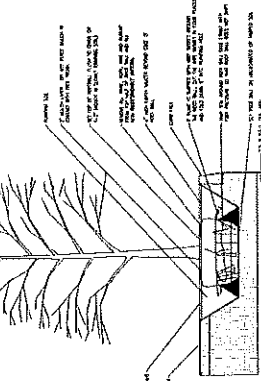
SHRUB PLANTING N.T.S.



TREE STAKING DETAIL - THREE 3/4 INCH CALIPER OR LARGER N.T.S.



DECIDUOUS TREE PLANTING N.T.S.



SURVEY OF TAX LOT 5, BLOCK 352 BOROUGH OF BERGENFIELD, BERGEN CO., N.J.



NOTES:

- PARCELS AND LOTS ARE SHOWN ON THE TAX MAP, DEPARTMENT OF TRANSPORTATION, SPECIAL PROPERTY PAGE, SOUTH WASHINGTON AVE AND NEW BRIDGE ROAD IMPROVEMENTS.
- LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NEW BRIDGE ROAD
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S 72°15' E
141.15' (41.15' E)



SOUTH WASHINGTON AVENUE
(100.00' E)

100.00' E

(100.00' E)

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100.00' E

100.00' E

100.00' E

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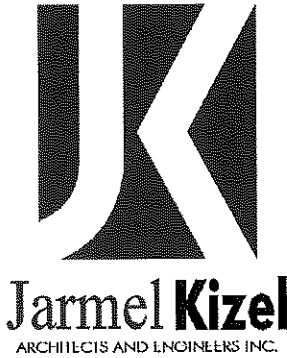
100.00' E

LEGEND:

- PARKING SPACE
- LOT LINE
- FENCE
- STREET PAINT LINES



NEW BRIDGE ROAD 141.15' (41.15' E)	
SOUTH WASHINGTON AVENUE 100.00' E	
SURVEYED BY ANDREW J. NORTLAND	
DATE 10/1/2011	
SCALE 1" = 100'	
PROJECT NO. 11-001	
SHEET NO. 1 OF 1	



ARCHITECTURE
ENGINEERING
SPACE PLANNING
INTERIOR DESIGN
IMPLEMENTATION SERVICES

PRINCIPALS
MARVIN JARMEL, IIDA
MATTHEW B. JARMEL, AIA, MBA
IRWIN H. KIZEL, AIA, PP
RICHARD A. JARMEL, PE

NJ STATE BOARD OF
ARCHITECTS CERTIFICATE OF
AUTHORIZATION NUMBER 161

NJ STATE BOARD OF
PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
CERTIFICATE OF
AUTHORIZATION NUMBER
GA278177

42 Okner Parkway
Livingston, NJ 07039

TEL: (973) 994-9669
FAX: (973) 994-4069

www.jarmelkizel.com

April 22, 2020

**Borough of Bergenfield
Zoning Board of Adjustment**

198 North Washington Avenue
Bergenfield, New Jersey 07621

**RE: 450 South Washington Avenue
Block 352 Lot 5
Change of use in B2 Zone for proposed Indoor Recreational
Trampoline Park (SkyZone)
Jarmel Kizel Project Number: PREETHI-S-20-088**

Dear Zoning Board Chairperson and members:

This application is for a site located at 450 South Washington Avenue (Block 352, Lot 5). The property is currently zoned as B-2 Business and Professional Zone and is currently vacated. The property is bounded by New Bridge Road and Liberty Road and has a frontage along South Washington Avenue as well as an ingress/egress right of way from New Bridge Road. The Applicant proposes to repurpose the existing building for use as a SkyZone Trampoline Park. The Applicant seeks Zoning Board approval as the proposed use is not a permitted use in the B-2 zone.

The Applicant is in receipt of a review letter dated February 27, 2020 prepared by Bright View Engineering (BVE). The following details our responses to the comments presented in the BVE correspondence. For ease of review, each comment is repeated in *italics* and our responses are in **bold**.

1. *A Survey signed and sealed by a licensed professional land surveyor shall be provided.*
Response: Updated signed and sealed surveys have been included with the application submission.
2. *A Site Plan signed and sealed by a licensed professional in the State of New Jersey shall be provided.*
Response: Preliminary\Final Site Plans sated March 31, 2020 consisting of seven (7) drawings have been prepared and provided with the application submission.
3. *The name and address of the lot Owner information shall be added to the site plan.*
Response: Applicant and Owner information has been included on the Cover Sheet of the enclosed Preliminary\Final Site Plan drawings.
4. *The plan shall be revised to include a scaled key and zoning map concerning the subject property. A north arrow shall be added to the same.*
Response: Key Map, Zoning Map, and North Arrow are provided on the enclosed Preliminary\Final Site Plan drawings.

5. *Existing contours with intervals of two feet or less, location of existing wooded areas, single trees with a diameter of eight inches or more as measured three feet above the base of the trunk and any other significant existing features shall be added to the existing conditions plan.*

Response: An Existing Conditions Plan has been provided with contours, critical spot grade elevations, tree locations, and other significant site features.

6. *Spot grades around the perimeter of the building shall be provided to ensure efficient drainage.*

Response: The Existing Conditions Plan provides the requested spot grades.

7. *Spot elevations shall be assigned to the corners, angle points and tips of all existing parking islands on the plan to ensure positive drainage.*

Response: The Existing Conditions Plan provides the requested spot grades.

8. *The parking spaces summary shall be added on the cover sheet to include parking calculations for the required and proposed use.*

Response: The parking spaces summary has been added on the cover sheet. The Bergenfield Land Ordinance does not provide for a parking ration specific to this use. A Traffic and Parking Statement has been prepared and included with this submission. The Applicant will also offer testimony with regard to parking.

9. *Provide dimensions to the location and layout of off-street loading areas and parking areas, showing the number of spaces required for the proposed building use and number of spaces to be required. Aisles, fire lanes, loading zone, parking spaces and driveways shall be clearly dimensioned, as well as designated snow removal equipment storage areas.*

Response: The Site Plan includes the dimensions and callouts for the requested items.

10. *Sight triangles shall be depicted at all proposed ingress and egress driveway accesses to ensure unobstructed view and safe visibility for vehicles.*

Response: The requested sight triangles have been provided on the Site Plan drawing.

11. *Truck turning templates shall be provided to prove the accessibility to the loading area.*

Response: A Vehicle Analysis Plan, drawing C-500, has been included with the submitted Preliminary\Final Site Plans.

12. *The Applicant shall provide testimony regarding the handling and collection of refuse and recyclable waste from the project site.*

Response: Testimony can be provided.

13. *Provide the existing and the proposed location, direction, type of fixture, power and time of proposed outdoor lighting, including facade lighting and lighted signs.*

Response: A Lighting Plan, drawing C-400, has been prepared. The intent is to utilize existing poles with new LED fixtures set at 18-feet. All building mounted lights will also be replaced with LD fixtures and reset to 18-feet in height.

14. *Provide the proposed location and dimensioned elevation drawings of all signs.*
Response: The site plan indicates the locations of the two (2) existing pylon signs. It is the intent to re-use these signs in their current location. Based on our reading of the current Land Use Code, the existing signs are not in conformance with the code for both the number of signs and the maximum allowable height of signs. If the Board were to grant approval for the project and the use of the signage as is, it is requested that detailed signage drawings be provided as a condition of the approval.
15. *Provide the Planting schedule giving the name, number, size and height and specific location of plants, trees, and shrubs to be installed.*
Response: A Landscape Plan, drawing C-300, has been prepared.
16. *Provide the location of any existing or proposed utilities.*
Response: The survey has been updated with all available visible information. No proposed changes to the incoming utility services are proposed.
17. *Provide the location and size of any existing or proposed drainage and sanitary sewer lines, including drainage calculations.*
Response: The survey has been updated with all available visible information. No changes to the sewer line are proposed. No additional impervious area nor changes to the direction of runoff are proposed. All existing sewer and storm lines will remain as they are currently.
18. *Construction details shall be provided for any proposed site improvements.*
Response: The provided Preliminary\Final Site Plans include construction details for the proposed site improvements.
19. *The Applicant is not proposing any improvements within the Right-of-Way. Any damage to the existing Right-of-Way shall be repaired in accordance with the Borough design standards. A note stating the same shall be added to the plan.*
Response: The requested note has been added at the bottom of the Construction Site Plan drawing.

We understand additional comments may be forthcoming. In the interim, should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,
Jarmel Kizel Architects and Engineers, Inc.



Gerard P. Gesario, PE
Director of Civil Engineering

N 13°57' E
120.80'

T.M. LOT 5

S 70°38' E
128.00'

T.M. LOT 1

S 13°57' W
49.43'

S 72°15' E
51.28'

NEW RIDGE ROAD

S 70°38' E
37.60'

S 13°57' W
221.23'

S 13°57' W
200.31'

622.09'

T.M. LOT 8

N 72°15' W

EXISTING 1 STORY
MASONRY BUILDING
28,072 sq. ft.

SKY ZONE

EXISTING 1 STORY
MASONRY BUILDING

T.M. LOT 2

411.33'

S 72°15' E

T.M. LOT 4



T.M. LOT 6

S 15°43' W
186.31'

SOUTH WASHINGTON AVENUE

TAX LOT 5, BLOCK 352
BOROUGH OF BERGENFIELD,
BERGEN COUNTY, N.J.

GENERAL NOTES
1. THIS SITE PLAN IS PREPARED FOR THE PROPOSED SKY ZONE BUILDING AND PARKING SPACES. ALL DIMENSIONS ARE IN FEET AND INCHES.

AREA=114,147 SQ. FT.
2.62 ACRES
EXISTING PARKING SPACES=100

01 ARCHITECTURAL SITE PLAN
1"=80'-0"



SKY ZONE
FRANCHISE GROUP
1251 W 8TH ST., SUITE 1-200
LOS ANGELES, CA 90017

SKY ZONE - Indoor Trampoline Park
Bergenfield
450 South Washington Avenue
Bergenfield, NJ 07621

DATE	
REVISION	
DESCRIPTION	
BY	
CHECKED	
APPROVED	

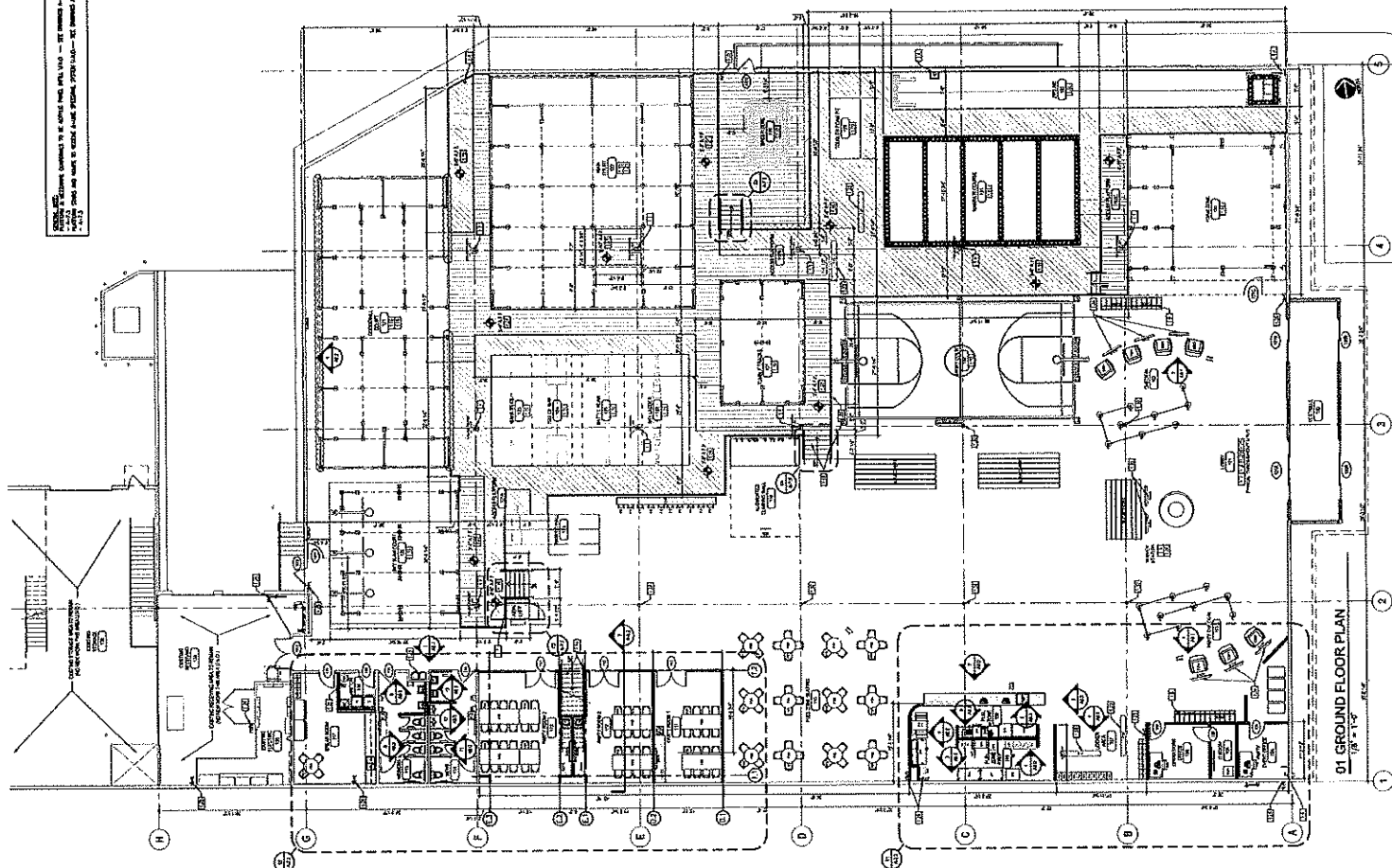
Architectural
Site Plan
AS-1.0

GROUND FLOOR PLAN LEGEND

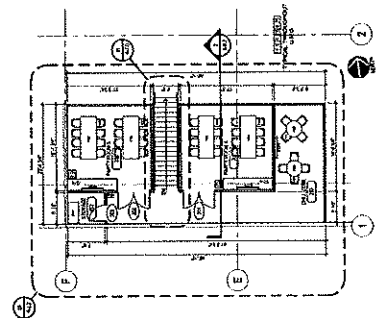
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FLOOR PLAN KEYNOTES

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2 MEZZANINE PLAN



ASTM REQUIREMENT NOTES:

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181 WEST HIGH STREET
SOMERVILLE, NJ 08876

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April 20, 2020

Borough of Bergenfield
Zoning Board of Adjustment
198 North Washington Avenue
Bergenfield, NJ 07621

Re: Proposed Sky Zone
Block 352, Lot 5
Bergenfield, Bergen County

Dear Board Members:

Dolan & Dean Consulting Engineers, LLC (D&D) has prepared this letter report to address traffic and parking characteristics associated with a Sky Zone proposed at the referenced location. Sky Zone will occupy 28,072 SF of the former Sears Home Improvement Store. The existing building is 33,005 SF in gross building area. The rear 4,933 SF of the building is uninhabitable for Sky Zone's use but may ultimately be occupied by a future tenant.

According to consultation with Sky Zone, the facility will be open 6 days a week, and typically closed on Mondays. Activity varies seasonally, but Sky Zone is typically open from 3:00 p.m. to 8:00 or 9:00 p.m. on Tuesdays, Wednesdays, and Thursday. On Friday and Saturday nights, Sky Zone is open until 10:00 or 11:00 p.m. On Sundays, Sky Zone operates from 10:00 a.m. to 6:00 or 8:00 p.m. Some facilities also provide "toddler time" from 10:00 a.m. to noontime on weekdays. During the summer, some Sky Zones provide camp, which generally runs from 10:00 a.m. to 8:00 p.m. on weekdays.

Sky Zone is busiest Friday evenings and weekends. Typical weekend capacity is 150 to 250 people.

The 10th Edition of the Trip Generation Manual by the Institute of Transportation Engineers (ITE) includes Land Use 436 "Trampoline Park." Data collected in the 2010's at sites in New Jersey and Pennsylvania was used to develop trip rates for the weekday evening peak street hour (defined as the heaviest traffic volume in one hour between 4:00 and 6:00 p.m.). Three sites were studied, with an average building size of 21,000 SF, to develop the weekday evening peak hour rate of 1.52 trips/KSF. Applying this ratio to the proposed Sky Zone results in 43 evening peak hour trips. After 6:00 p.m. on Fridays, Sky Zone trip generation would be higher.

The ITE ratio developed for the Saturday peak hour of the generator is 6.10 trips/KSF. However, this rate is based on only 1 study with a significantly smaller building area of only 10,000 square feet. ITE cautions the use of this rate because of the small sample size. Based on the resultant estimate of 170 trips, the rate appears to be inappropriate for the building area proposed.

Based on the information provided by Sky Zone, as related to typical peak activity, it is unlikely that more than 100 peak hour trips would be generated by the 28,072 SF Sky Zone proposed in Bergenfield.

It is noted that the site has historically generated traffic, as a Sears Home Improvement center. Using the ITE Land Use 816 "Hardware/Paint Store," 36 morning peak hour trips, 78 evening peak hour trips, and 74 Saturday peak hour trips would be expected for the former use.

Sky Zone peak activity will occur outside of the peak street hours, with no trips being generated during the weekday morning peak hour. Peak evening trips will occur on Fridays, generally after peak "rush hour" traffic has quieted. It is expected that the peak trip generation associated with Sky Zone will be comparable to peak activity historically generated at the site, or traffic associated with other retail uses permitted in the B-2 Zone.

With regard to parking, the latest edition of Parking Generation by ITE does not include Land Use 436 "Trampoline Park." Therefore, our office reviewed the following parking studies prepared by other traffic engineers:

- April 29, 2014 traffic study by McDonough and Rea Associates, Inc. This study included research counts at the Rebounderz indoor trampoline park in Edison, New Jersey. A ratio of 2.21 spaces/KSF of building area was recorded.
- RK Engineering Group, Inc. studied three sites in 2011 in California:
 - Sky High Sports in Sacramento, 40,000 square feet – max parking demand 1.5 spaces/KSF.
 - Sky High Sports in Orange County, 42,053 square feet – max parking demand 2.49 spaces/KSF.
 - Sky Zone in Sacramento, 20,000 square feet – max parking demand of 1.6 spaces/KSF.

Applying the highest ratio of 2.94 spaces/KSF to the proposed Sky Zone building area results in a maximum projected parking demand of 83 parking spaces. As noted on the site plan, there are 100 spaces proposed.

Based on our review of the application, it is expected that the Sky Zone will be busiest during off-peak hours, and will generate maximum volumes comparable to the prior use on site. Ample parking

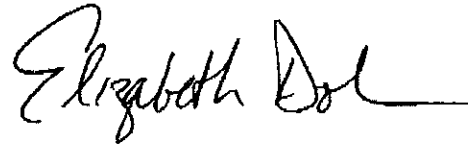
PROPOSED SKY ZONE
BLOCK 352, LOT 5
BERGENFIELD, BERGEN COUNTY

APRIL 21, 2020

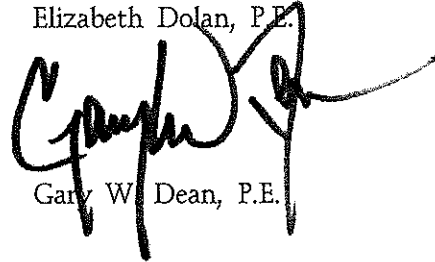
will be provided on site for peak demand. Access and on-site circulation will be maintained to continue to provide safe and efficient circulation for all vehicle types.

Very truly yours,

DOLAN & DEAN
CONSULTING ENGINEERS, LLC



Elizabeth Dolan, P.E.



Gary W. Dean, P.E.

ED\lrc

[Bergen/Bergenfield/SkyZone/Documents/020604-20 Bergenfield Letter Report.doc](#)