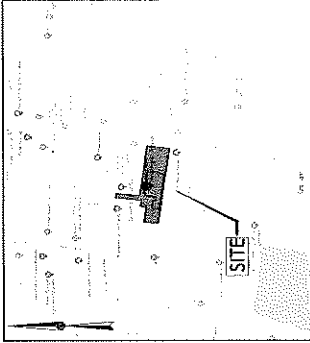
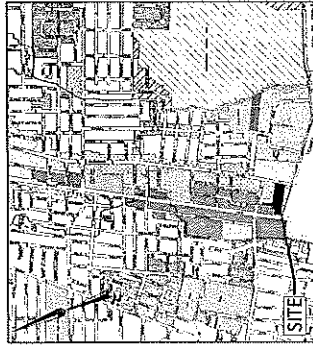


PRELIMINARY / FINAL SITE PLAN
FOR

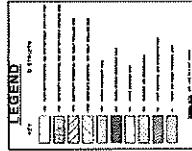
SKY ZONE - INDOOR TRAMPOLINE PARK
450 SOUTH WASHINGTON AVENUE, BOROUGH OF BERGENFIELD, BERGEN COUNTY, NEW JERSEY
BLOCK 352, LOT 5



KEY MAP
SCALE: 1"=400'



ZONING MAP
SCALE: 1"=400'



200' OWNERS LIST

Block	Lot	Owner	Address	City	State	Zip
352	1	Bergenfield	NJ	07001
352	2	Bergenfield	NJ	07001
352	3	Bergenfield	NJ	07001
352	4	Bergenfield	NJ	07001
352	5	Bergenfield	NJ	07001
352	6	Bergenfield	NJ	07001
352	7	Bergenfield	NJ	07001
352	8	Bergenfield	NJ	07001
352	9	Bergenfield	NJ	07001
352	10	Bergenfield	NJ	07001
352	11	Bergenfield	NJ	07001
352	12	Bergenfield	NJ	07001
352	13	Bergenfield	NJ	07001
352	14	Bergenfield	NJ	07001
352	15	Bergenfield	NJ	07001
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352	18	Bergenfield	NJ	07001
352	19	Bergenfield	NJ	07001
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352	21	Bergenfield	NJ	07001
352	22	Bergenfield	NJ	07001
352	23	Bergenfield	NJ	07001
352	24	Bergenfield	NJ	07001
352	25	Bergenfield	NJ	07001
352	26	Bergenfield	NJ	07001
352	27	Bergenfield	NJ	07001
352	28	Bergenfield	NJ	07001
352	29	Bergenfield	NJ	07001
352	30	Bergenfield	NJ	07001
352	31	Bergenfield	NJ	07001
352	32	Bergenfield	NJ	07001
352	33	Bergenfield	NJ	07001
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352	44	Bergenfield	NJ	07001
352	45	Bergenfield	NJ	07001
352	46	Bergenfield	NJ	07001
352	47	Bergenfield	NJ	07001
352	48	Bergenfield	NJ	07001
352	49	Bergenfield	NJ	07001
352	50	Bergenfield	NJ	07001

Block	Lot	Owner	Address	City	State	Zip
352	1	Bergenfield	NJ	07001
352	2	Bergenfield	NJ	07001
352	3	Bergenfield	NJ	07001
352	4	Bergenfield	NJ	07001
352	5	Bergenfield	NJ	07001
352	6	Bergenfield	NJ	07001
352	7	Bergenfield	NJ	07001
352	8	Bergenfield	NJ	07001
352	9	Bergenfield	NJ	07001
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352	46	Bergenfield	NJ	07001
352	47	Bergenfield	NJ	07001
352	48	Bergenfield	NJ	07001
352	49	Bergenfield	NJ	07001
352	50	Bergenfield	NJ	07001

ZONING REQUIREMENTS

Block	Lot	Owner	Address	City	State	Zip
352	1	Bergenfield	NJ	07001
352	2	Bergenfield	NJ	07001
352	3	Bergenfield	NJ	07001
352	4	Bergenfield	NJ	07001
352	5	Bergenfield	NJ	07001
352	6	Bergenfield	NJ	07001
352	7	Bergenfield	NJ	07001
352	8	Bergenfield	NJ	07001
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352	49	Bergenfield	NJ	07001
352	50	Bergenfield	NJ	07001

PARKING REQUIREMENTS

BOROUGH OF BERGENFIELD
OFFICE OF PLANNING AND DEVELOPMENT

Report dated 04/12/2011 for
Block 352, Lot 5
Sky Zone - Indoor Trampoline Park
Bergenfield, NJ

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

PLANNING BOARD
100 SOUTH WASHINGTON AVENUE, 2ND FLOOR, BERGENFIELD, NJ 07001
TELEPHONE: 201-261-1000
FAX: 201-261-1001
WWW.BOROUGHOFBERGENFIELD.NJ

GENERAL NOTES:
1. This site plan is submitted for review and approval by the Planning Board of the Borough of Bergenfield, New Jersey.
2. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.
3. The applicant is responsible for providing all necessary information to the Planning Board.
4. The applicant is responsible for providing all necessary information to the Planning Board.
5. The applicant is responsible for providing all necessary information to the Planning Board.
6. The applicant is responsible for providing all necessary information to the Planning Board.
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8. The applicant is responsible for providing all necessary information to the Planning Board.
9. The applicant is responsible for providing all necessary information to the Planning Board.
10. The applicant is responsible for providing all necessary information to the Planning Board.

NO.	DATE	REVISION
1	04/12/2011	ISSUE
2	04/12/2011	REVISION
3	04/12/2011	REVISION
4	04/12/2011	REVISION
5	04/12/2011	REVISION
6	04/12/2011	REVISION
7	04/12/2011	REVISION
8	04/12/2011	REVISION
9	04/12/2011	REVISION
10	04/12/2011	REVISION

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6	04/12/2011	REVISION
7	04/12/2011	REVISION
8	04/12/2011	REVISION
9	04/12/2011	REVISION
10	04/12/2011	REVISION

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

COVER SHEET

C-001
1 of 1

DATE: 04/12/2011

PROJECT NO.: 11-001

CLIENT: SKY ZONE

DESIGNER: JAMEL KIZEL ARCHITECTS AND ENGINEERS

SCALE: 1"=400'

PROJECT LOCATION: 450 SOUTH WASHINGTON AVENUE, BOROUGH OF BERGENFIELD, BERGEN COUNTY, NEW JERSEY

PROJECT NO.: 11-001

CLIENT: SKY ZONE

DESIGNER: JAMEL KIZEL ARCHITECTS AND ENGINEERS

SCALE: 1"=400'

PROJECT LOCATION: 450 SOUTH WASHINGTON AVENUE, BOROUGH OF BERGENFIELD, BERGEN COUNTY, NEW JERSEY



Jamel Kirel
 ARCHITECT AND ENGINEERING
 1000 W. UNIVERSITY AVENUE
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 www.jkirel.com
 Architect
 Engineer
 Interior Design
 Implementation Services

NO.	DATE	DESCRIPTION	BY	CHK.
1	01/15/2010	PRELIMINARY	J.K.	J.K.
2	02/10/2010	FINAL	J.K.	J.K.

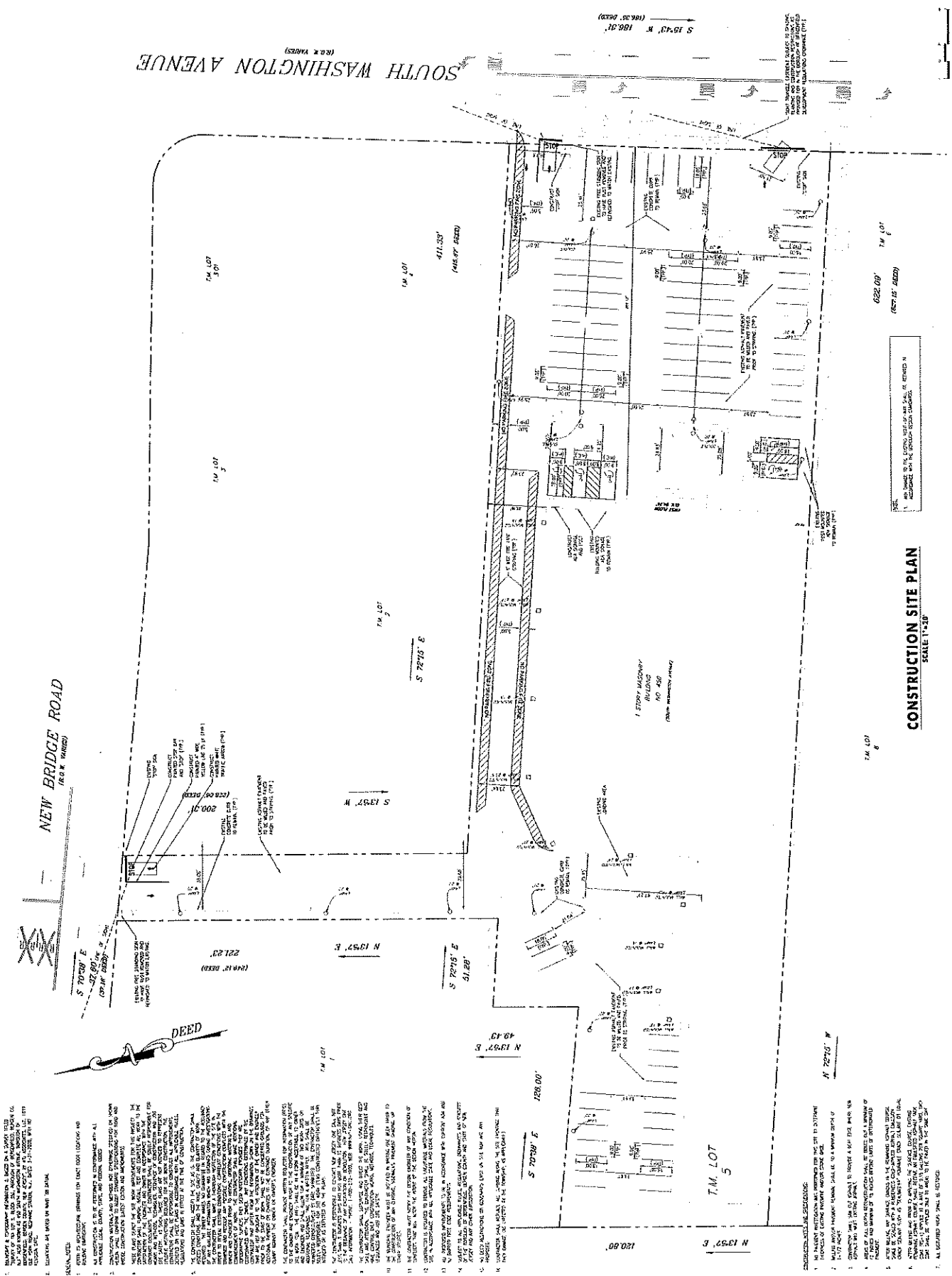
NO.	DATE	DESCRIPTION	BY	CHK.
1	01/15/2010	PRELIMINARY	J.K.	J.K.
2	02/10/2010	FINAL	J.K.	J.K.

PERMITS
 CITY OF DENVER
 DEPARTMENT OF CONSTRUCTION
 1401 BROADWAY, SUITE 100
 DENVER, CO 80202
 TEL: 303.322.3000
 FAX: 303.322.3001
 www.denver.gov

SKY ZONE
 DENVER METRO AREA
 PLANNING AND DEVELOPMENT
 1401 BROADWAY, SUITE 100
 DENVER, CO 80202
 TEL: 303.322.3000
 FAX: 303.322.3001
 www.denver.gov

CONSTRUCTION SITE PLAN
 SCALE: 1" = 20'

C-200
 100' x 100'



1. EXISTING AND PROPOSED BUILDINGS, SITES AND UTILITIES SHALL BE SHOWN AS SHOWN ON THE ATTACHED SURVEY AND AS SHOWN ON THE ATTACHED SURVEY.
2. EXISTING AND PROPOSED BUILDINGS, SITES AND UTILITIES SHALL BE SHOWN AS SHOWN ON THE ATTACHED SURVEY AND AS SHOWN ON THE ATTACHED SURVEY.
3. EXISTING AND PROPOSED BUILDINGS, SITES AND UTILITIES SHALL BE SHOWN AS SHOWN ON THE ATTACHED SURVEY AND AS SHOWN ON THE ATTACHED SURVEY.
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NO.	DATE	DESCRIPTION	BY
1	10/15/2018	ISSUE FOR PERMIT	JK
2	10/15/2018	ISSUE FOR PERMIT	JK

NO.	DATE	DESCRIPTION	BY
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2	10/15/2018	ISSUE FOR PERMIT	JK

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 BRV ZONE
 BRV ZONE
 BRV ZONE

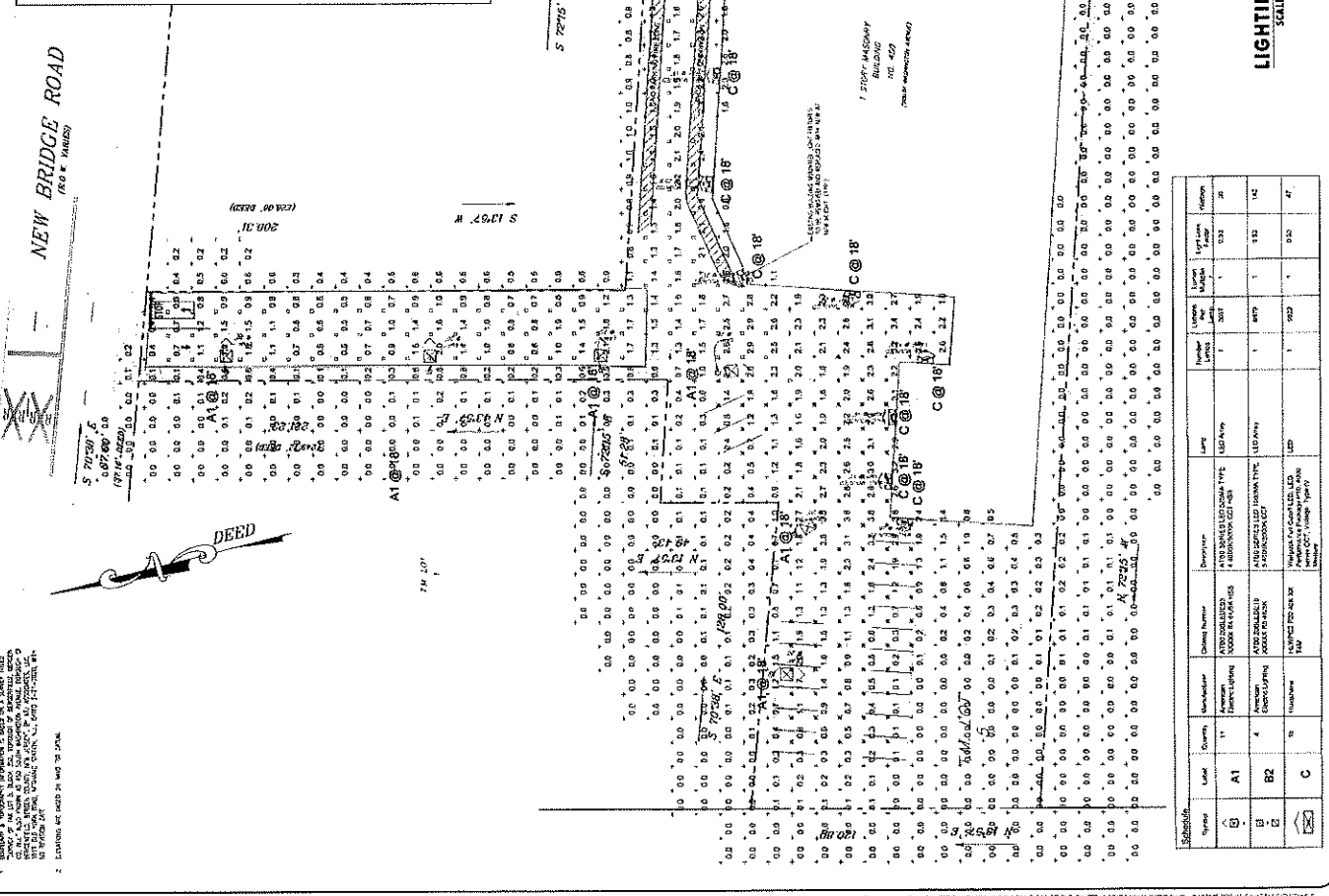
C-400
 C-400
 C-400

Lighting Plan and Details
 LIGHTING PLAN AND DETAILS

Autobahn Series AT80
 Roadway Lighting

HOLOPHANE
 HSPC

AELEC



Notes:

1. Readings shown are based on a total LLF of 0.80 as shown in the table below. Data references the extrapolated performance prediction in a 200' ambient based on 100,000 LUX at 15' using per-IESNA Method 1.1.1.1.
2. Please refer to the "Plan View" for mounting heights.
3. Probable information can be obtained at www.Hoopphane.com

Symbol	Area	Max	Min	Mean	Amplitude
□	1.9%	2.8%	1.2%	2.4%	1.6%
○	22.1%	4.1%	0.5%	2.2%	3.6%
△	10.6%	3.1%	0.8%	2.2%	2.3%
×	17.7%	3.9%	0.1%	3.0%	3.8%
+	0.9%	4.1%	0.0%	N/A	N/A

Statistics

Symbol	Area	Max	Min	Mean	Amplitude
□	1.9%	2.8%	1.2%	2.4%	1.6%
○	22.1%	4.1%	0.5%	2.2%	3.6%
△	10.6%	3.1%	0.8%	2.2%	2.3%
×	17.7%	3.9%	0.1%	3.0%	3.8%
+	0.9%	4.1%	0.0%	N/A	N/A

Symbol	Area	Max	Min	Mean	Amplitude
□	1.9%	2.8%	1.2%	2.4%	1.6%
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×	17.7%	3.9%	0.1%	3.0%	3.8%
+	0.9%	4.1%	0.0%	N/A	N/A

DEED

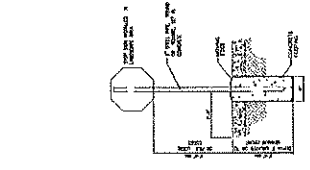


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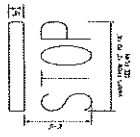
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REVISION	
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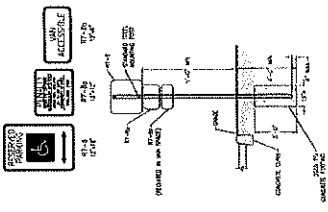
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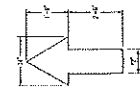
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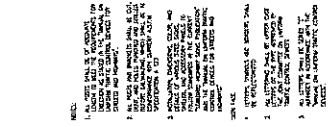
STOP SIGN DETAIL
N13



TRAFFIC SIGN MOUNTING DETAIL
N11



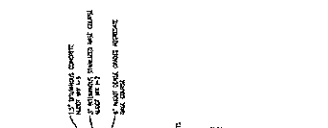
TRAFFIC FLOW ARROWS
N14



ASPHALT PAVEMENT SECTION
N15



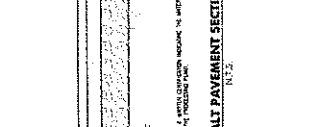
SHRUB PLANTING
N16



ADA PARKING SPACE STRIPING
N17



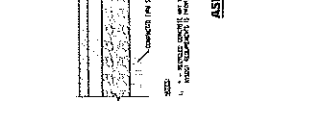
STANDARD PARKING SPACE STRIPING
N18



TREE STAKING DETAIL
N19



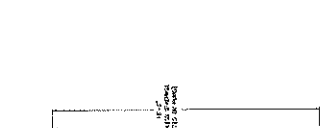
DECIDUOUS TREE PLANTING
N20



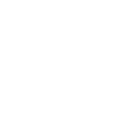
TREE STAKING DETAIL
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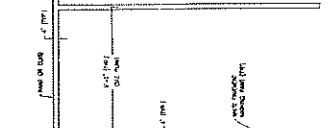
SHRUB PLANTING
N22



TREE STAKING DETAIL
N23



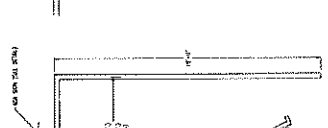
SHRUB PLANTING
N24



TREE STAKING DETAIL
N25



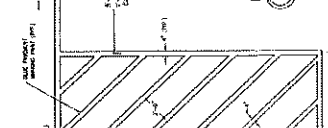
SHRUB PLANTING
N26



TREE STAKING DETAIL
N27



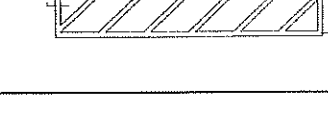
SHRUB PLANTING
N28



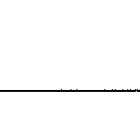
TREE STAKING DETAIL
N29



SHRUB PLANTING
N30



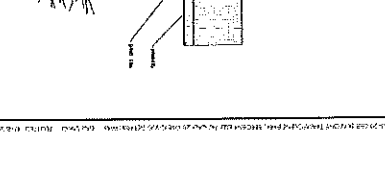
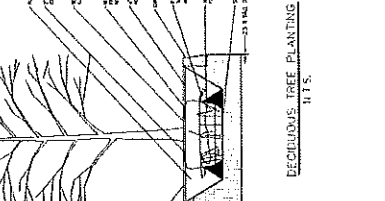
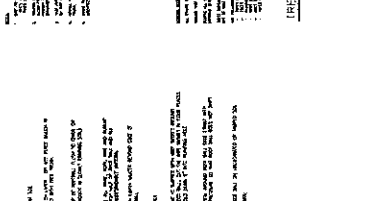
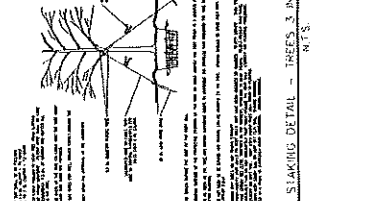
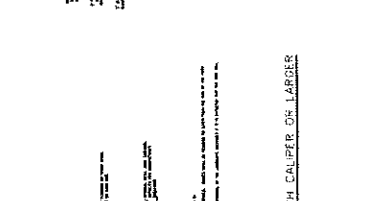
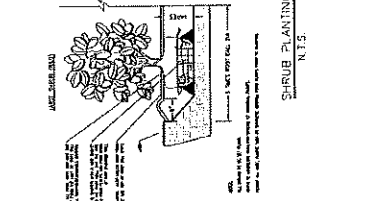
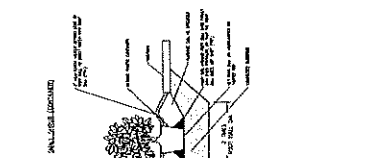
TREE STAKING DETAIL
N31



SHRUB PLANTING
N32



SKY ZONE
1000 NORTH WASHINGTON AVENUE
SUITE 2000
WASHINGTON, DC 20004-4000



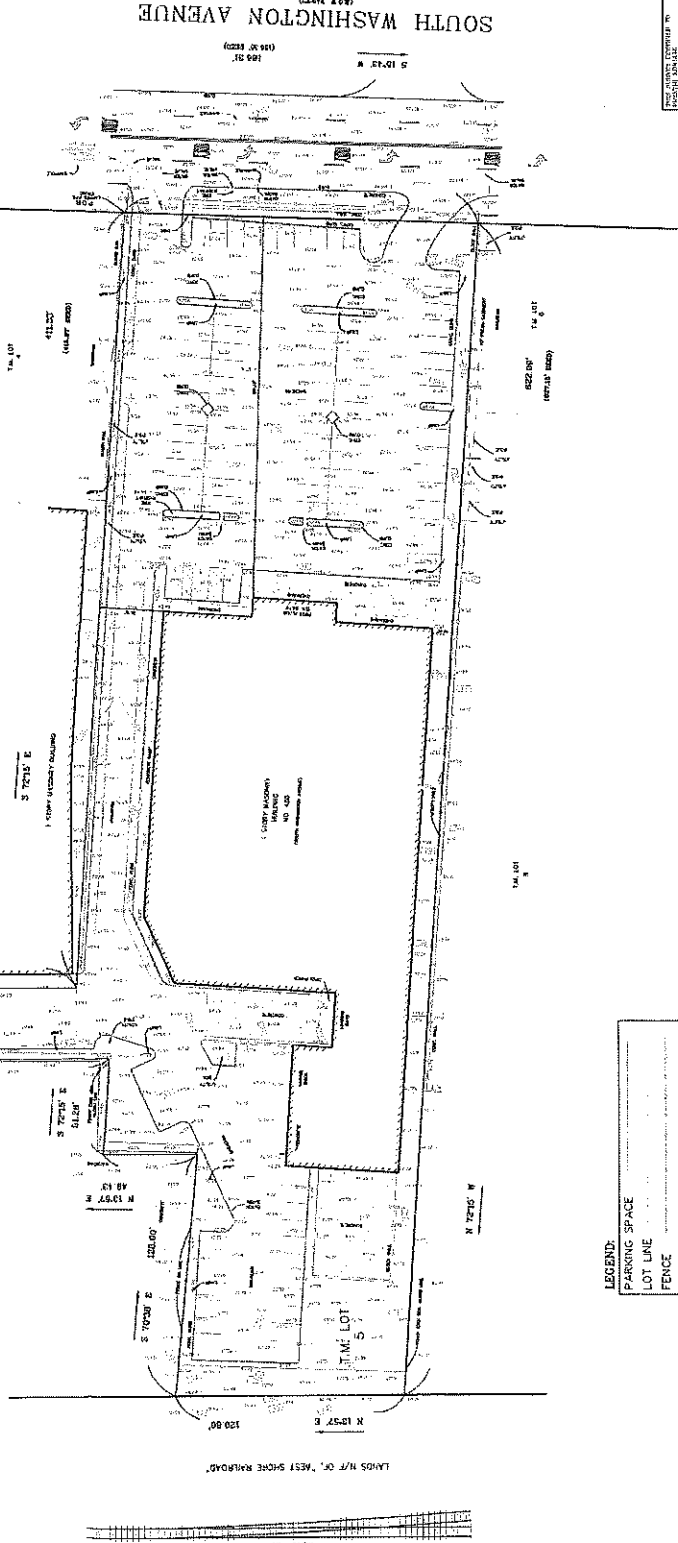
**SURVEY OF TAX LOT 5, BLOCK 352,
BOROUGH OF BERGENFIELD, BERGEN CO., N. J.**



NOTES:

- THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1905, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, NEW JERSEY.
- SOUTH WASHINGTON AVE AND NEW BRIDGE ROAD IMPROVEMENTS, SUBJECT TO EASEMENT AS SET FORTH IN DEED BOOK 8774, PAGE 228.
- SUBJECT TO EASEMENT AS SET FORTH IN DEED BOOK 7744, PAGE 228.
- SUBJECT TO RIGHT-OF-WAY AS SET FORTH IN DEED BOOK 7744, PAGE 228.
- SURVEY INFORMATION TAKEN FROM A SURVEY DONE BY KLU ASSOCIATES, L.L.C. DATED 8-7-2015.
- ALL ELEVATIONS HEREON ARE ON A MANSION DATUM.
- ELEVATIONS BROUGHT TO SITE USING GPS COMPACT AND OPUS POST PROCESSED.

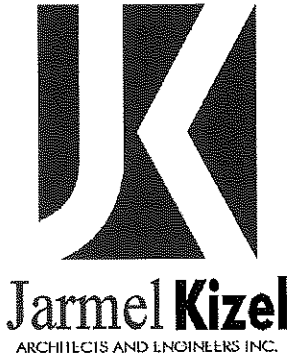
NEW BRIDGE ROAD
14.5' WIDE
S 72°00' E
14.5' WIDE
CH. OF STREETS



LEGEND:
 PARKING SPACE
 LOT LINE
 FENCE
 STREET PAINT LINES



PREPARED BY:
 ANDREW J. NORTLAND
 SURVEYOR
 1000 WASHINGTON AVE
 BERGENFIELD, NJ 07001
 TEL: 201-261-1234
 FAX: 201-261-1235
 E-MAIL: ANORTLAND@AJSURVEYING.COM
 AJSURVEYING.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**.

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

- 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

GENERAL NOTES

1. REFER TO ALL APPLICABLE SPECIFICATIONS.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT AND MANUFACTURER PRIOR TO ORDERING.
3. VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT AND MANUFACTURER PRIOR TO ORDERING.
4. VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT AND MANUFACTURER PRIOR TO ORDERING.
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9. VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT AND MANUFACTURER PRIOR TO ORDERING.
10. VERIFY ALL MATERIALS AND FINISHES WITH THE ARCHITECT AND MANUFACTURER PRIOR TO ORDERING.

EXTERIOR FINISH SPECIFICATIONS

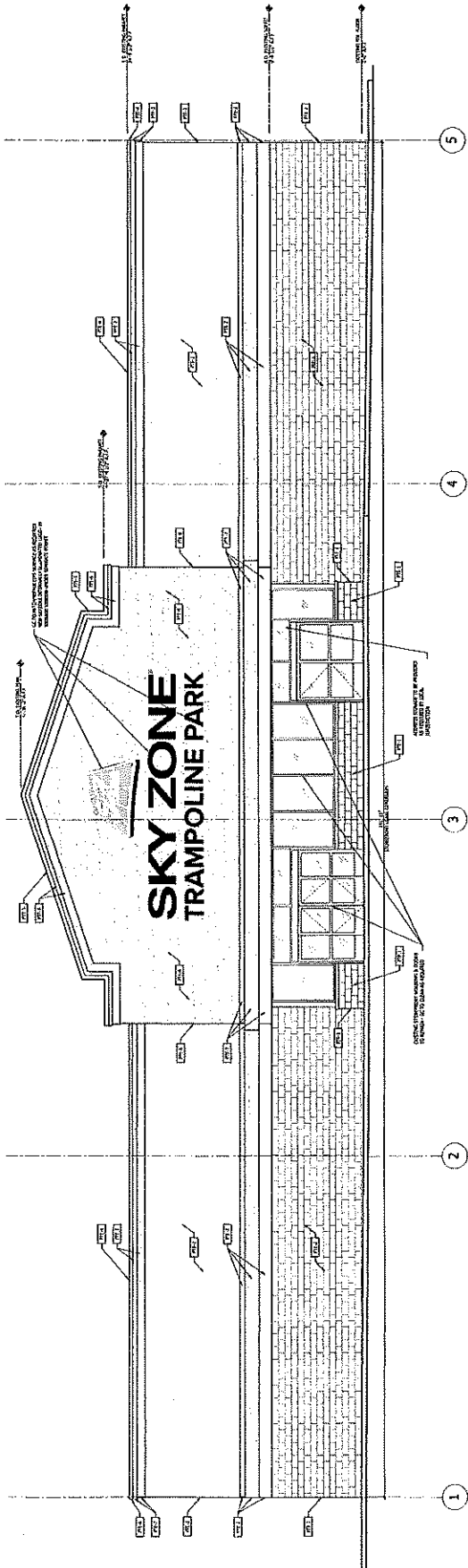
ITEM	DESCRIPTION	FINISH	MANUFACTURER / NOTES
FC-1	EXTERIOR WALL	CONCRETE	CONCRETE MANUFACTURER, CFS & MCA, INC.
FC-2	EXTERIOR WALL	CONCRETE	CONCRETE MANUFACTURER, CFS & MCA, INC.
FC-3	EXTERIOR WALL	CONCRETE	CONCRETE MANUFACTURER, CFS & MCA, INC.
FC-4	EXTERIOR WALL	CONCRETE	CONCRETE MANUFACTURER, CFS & MCA, INC.
FC-5	EXTERIOR WALL	CONCRETE	CONCRETE MANUFACTURER, CFS & MCA, INC.
FC-6	EXTERIOR WALL	CONCRETE	CONCRETE MANUFACTURER, CFS & MCA, INC.
FC-7	EXTERIOR WALL	CONCRETE	CONCRETE MANUFACTURER, CFS & MCA, INC.
FC-8	EXTERIOR WALL	CONCRETE	CONCRETE MANUFACTURER, CFS & MCA, INC.
FC-9	EXTERIOR WALL	CONCRETE	CONCRETE MANUFACTURER, CFS & MCA, INC.
FC-10	EXTERIOR WALL	CONCRETE	CONCRETE MANUFACTURER, CFS & MCA, INC.



Sky Zone - Indoor Trampoline Park
 Bergenfield
 400 South Washington Avenue
 Bergenfield, NJ 07021
 PROJECT NUMBER: 10047

DATE	DESCRIPTION

Exterior Elevation A-9.0



01 EXTERIOR ELEVATION
 1/4" = 1'-0"



181 WEST HIGH STREET
SOMERVILLE, NJ 08876

908 927 0100 p
908 927 0181 f

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

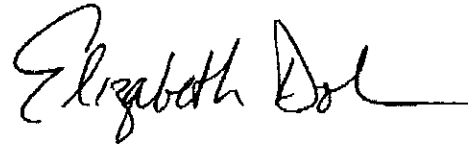
PROPOSED SKY ZONE
BLOCK 352, LOT 5
BERGENFIELD, BERGEN COUNTY

APRIL 21, 2020

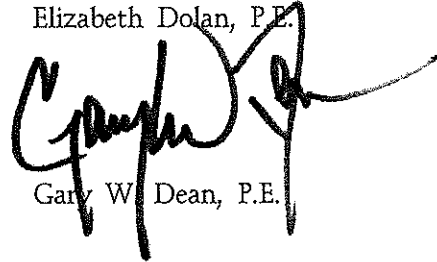
will be provided on site for peak demand. Access and on-site circulation will be maintained to continue to provide safe and efficient circulation for all vehicle types.

Very truly yours,

DOLAN & DEAN
CONSULTING ENGINEERS, LLC



Elizabeth Dolan, P.E.



Gary W. Dean, P.E.

ED\lrc

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