

# STONEFIELD

## MEMORANDUM: ENGINEERING REVIEW #3

**TO:** Honorable Chairman and Members of the Planning Board

**FROM:** Jonathan R. Istranyi PE, PP, CME, CFM  
John R. Corak, PE  
Planning Board Engineering Consultants

**PROJECT:** Holy Name Medical Center, Inc.  
Proposed Childcare Center  
Block 3002, Lots 2 through 8 / Block 3003, Lots 2, 3, 4, and 8 through 14  
Portions of the Chadwick Road Right-of-Way  
Township of Teaneck, Bergen County, New Jersey  
SE&D Job No. RUT-210031

**DATED:** January 23, 2023

**STATUS:** **COMPLETE APPLICATION**  
**Hearing scheduled for January 26, 2023**

Stonefield Engineering & Design ("SED") is in receipt of revised application materials associated with the above referenced project as outlined below:

REVISED ITEM DESCRIPTION	DATED	LAST REVISED	PREPARED BY
Denial of Application Letter	09-07-2022	01-13-2023	Township of Teaneck
Preliminary & Final Site Plans (Initial Phase Site Plan – 11 Sheets)	09-09-2022	12-27-2023	Lapatka Associates, Inc.
Initial Phase Tree Removal Plan	11-04-2022	12-27-2022	Lapatka Associates, Inc.
Proposed Site Coverage Exhibit	10-05-2022	12-27-2022	Lapatka Associates, Inc.
Drainage Calculations	09-09-2022	12-27-2022	Lapatka Associates, Inc.
Landscape Planting Plan and Landscape Planting Details – 2 Sheets	09-07-2022	01-03-2023	DMR Architects

### PROJECT DESCRIPTION

The overall property is designated as Block 3002, Lots 2 through 8, and Block 3003, Lots 2 through 4 and Lots 8 through 14. The overall property consists of an area of approximately 1,133,189 square feet (26.014 acres). The property is currently developed with Holy Name Hospital, several single-family residences, and a gravel parking lot for hospital employees which was previously St. Peters Mar Thoma Church and two (2) single-family residences. The overall property includes a portion of Chadwick Road, which is to be vacated by the Township as part of the development plan. The overall site is outlined in the aerial image below:



*Aerial image of the overall property, July 2022*

The applicant proposes to remove four (4) existing residences and construct a two-story, 16,000-square-foot child care center, construct additional parking areas for a net increase of 101 parking spaces, and construct additional site improvements generally located within the westerly portion of the site. The proposed child care center and surface parking lot would be located on Block 3003, Lots 2, 3, and 4. The extent of the improvements are located within Subdistricts H-1 and H-2.

As part of the application, all lots within the (H) Hospital zone would be consolidated to form a new Lot 4.01, including the proposed to be vacated portion of Chadwick Road.

Note that there is a separate application for Block 3002, Lots 2 through 6 for a temporary gravel parking lot with 155 parking spaces, located within Subdistrict H-3.

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## APPLICATION COMPLETENESS

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Per Form T-11 ("Site Plan Checklist") of the Township's Site Plan Application materials, our office offers the following comments for the Board's consideration:

1. The Tax and Assessment Payment Report was not included as part of the application materials received by our office. **Our office is not in receipt of this report and cannot comment on whether the Applicant has demonstrated compliance with this checklist item. We defer to the Township staff to confirm proof of payment.**
2. As detailed in this letter and the Board Planner's letter, there are variances proposed by the Applicant that were not originally identified in their application package. If the Applicant decides to not revise the proposed project scope to comply with these requirements then Form T-13 (Appeal for Variance from Certain Provisions of the Zoning Ordinance) will need to be completed and additional fees submitted to the Township. **Comment addressed – the Applicant has revised their documents to remove the variances not originally identified in their initial submission package.**
3. A certified boundary survey for all lots involved in the Application has not been provided. **Comment addressed – a copy of the Survey was provided in a previous submission.**
4. Lot line dimensions for all lots involved in the Application have not been provided. **Comment addressed – the lot line dimensions are indicated on the Survey provided in a previous submission.**
5. The Zoning District has not been provided within the Title Block. **Comment addressed.**
6. The Key Map does not depict a 500-foot radius of the site with all zoning, parcels, and roadways indicated. **Comment addressed.**

Additionally, the Applicant is requesting the following Site Plan Checklist waivers:

- A. Building Setback Lines – **this waiver is no longer requested as the requested setback lines have been provided on the Initial Phase Site Plans.**
- B. Percolation Tests and Soil Logs – **this waiver is no longer requested as the Applicant provided subsurface investigation data in a prior submissions.**

At this time, it is the opinion of our office that the Board deem the Application complete subject to addressing Application Completeness Comments #1 – 6 above.

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## ZONING ANALYSIS

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The following table outlines the zoning requirements in the (H) Hospital Zone as it relates to the proposed development.

ZONING REQUIREMENTS IN (H) HOSPITAL ZONE		
Regulation	Required	Proposed
Maximum net yield of new floor area	1,000,000 SF	16,000 SF
Minimum tract area	25 AC	26.014 AC
Maximum building coverage	45%	18.2%
Maximum lot coverage	75%	68%
<u>Minimum building setbacks:</u> To primary circulation roads To secondary service roads	15 FT 10 FT	20 FT >10 FT
<u>Accessory structure requirements:</u> Maximum height  Minimum setback to perimeter of overall tract	30 FT  10 FT	9.29 FT (storage shed) 10.67 FT (valet shelter)  10 FT (storage shed) ~179.5 FT (valet shelter)
Subdistrict H-2 Bulk Requirements		
Maximum day care building footprint	8,000 SF	8,000 SF
Maximum building gross floor area	16,000 SF	16,000 SF
Maximum building height	2 stories / 42 FT	2 stories / 32.75 FT
<u>Minimum building setbacks:</u> From Block 3003, Lot 1 From Chadwick Road ROW	35 FT for new buildings 20 FT for new buildings	40 FT 20 FT
Parking, Loading, & Bicycle Requirements		
<u>Minimum parking:</u> 0.8 spaces per employee/physician during peak shift  0.25 spaces per licensed bed  1.4 spaces per 1,000 SF of outpatient medical office space  Childcare Centers, 0 required per NJSA 40:55D-66.6	(0.8 spaces x 1,183 employees) = 946.4 spaces  (0.25 spaces x 361 beds) = 90.25 spaces  (1.4 spaces / 1,000 SF) (227,354 SF) = 318.3 spaces  0 Spaces  Total Required: 1,355 spaces	Existing campus parking: 1,224 spaces  Existing gravel parking lot: 155 spaces  <b>104 net gain of new spaces</b>  4 EV space credit  <b>1,487 spaces proposed</b>
Minimum required EV spaces	4 spaces	(Testimony required to confirm number of proposed EV spaces)
Loading and delivery spaces	1 space for each new building	1 space proposed
Bicycle parking	Indoor bicycle racks shall be provided for each new building	Approx. 7' x 13.5' bike storage room provided

Bicycle parking (cont'd)	Outdoor bicycle racks shall be provided within 50 FT of each new building's primary pedestrian entry, at a minimum ratio of one (1) for every 20,000 SF of net floor area	1 bicycle rack proposed
<b>Cul-de-sac Requirements (Ordinance)</b>		
Minimum ROW radius	50 FT	35.5 FT (W)
Minimum roadway radius	40 FT	27.5 FT (W)
Maximum lots served	14 lots	5 lots
Maximum length of street	500 FT	353 FT
<b>Cul-de-sac Requirements (RSIS)</b>		
Minimum ROW radius	48 FT	35.5 FT (E)
Minimum roadway radius	40 FT	27.5 FT (E)
<b>Signage Requirements</b>		
Maximum façade signs per building: Childcare center Valet Shelter	2 signs per building	1 sign (childcare center) 2 signs (valet shelter)
Mounting height: Childcare center Valet shelter	Façade signs shall be mounted within the two lowest levels	Complies Complies
Maximum sign dimensions: Childcare center  Valet Shelter	3 feet high x 30 feet long	2.33 FT x 15 FT (childcare center) 1 FT x 3.58 FT (valet shelter)
<b>Landscaping Requirements</b>		
Maximum average shade tree spacing, perimeter of parking areas	50 FT	~80.6 FT
Where a parking lot is more than one bay wide, trees shall be planted at each end of each parking bay	Trees required at ends of parking bays	Complies
Maximum shade tree spacing, both sides of internal circulation routes	50 FT	~80.6 FT
Where a parking lot is more than one bay wide, shade trees are required at the rate of 1 tree per 16 spaces	118 spaces / 16 trees = 7 trees required (west lot)  70 spaces / 16 trees = 4 trees required (south lot)	18 trees (west lot)  3 trees (south lot) (W)

- (V) Variance required  
(W) Waiver required  
(E) Exception required from RSIS



## SITE PLAN REVIEW

Any comments previously addressed from our October 12, 2022 and October 26, 2022 review letters have been removed from this letter for brevity.

### SITE LAYOUT PLAN (SHEET 6 OF 11)

6. As outlined in §33-24(g)(4)g – an outdoor bicycle rack shall be provided near the main pedestrian entrance of the Childcare Center. A detail of the proposed bicycle rack shall be added to the plans for review. Additionally, the Applicant shall provide confirmation on whether an indoor bicycle rack is provided within the Childcare Center. **Comment partially addressed – an outdoor bicycle rack is proposed outside the Childcare Center entrance, and a bicycle storage room is proposed on the basement level of the Childcare Center. The Applicant shall provide testimony regarding the dimensions of the outdoor bike rack to confirm it will not encroach into the adjacent sidewalk.**
7. The Applicant shall provide testimony regarding deliveries for the Childcare Center and whether the loading space dimensions are sufficient to accommodate the anticipated vehicle. **Comment remains outstanding, testimony to be provided.**
9. The Applicant should clarify if the 11 parking spaces adjacent to the existing hospital building are ADA parking spaces or reserved parking spaces (or both). **Comment partially addressed – the Applicant's response letter indicates that the 11 parking spaces are unreserved ADA spaces. The Site Layout Plan shall be updated to indicate an MUTCD designation of R7-8a for the ADA van accessible signage.**
11. Additional dimensioning shall be provided for the proposed parking restriping near the existing hospital building to confirm compliance with Township requirements. **Comment addressed - the requested parking stall dimensions have been added to the Site Plan.**
12. The Applicant notes that the final locations of the four required EV parking spaces will be provided prior to construction. The location of these parking spaces shall be shown on the plan and confirmation shall be provided by the Applicant that the EV parking spaces will comply with State requirements. **Comment partially addressed – note was previously added on the plan that indicated that 4 EV parking spaces will be provided on the middle deck of the existing parking garage in front of the hospital. In the revised plans it appears that another EV parking space is proposed adjacent to the Childcare Center loading zone. The Applicant shall confirm if they still intend to install 4 EV parking spaces in the garage or if it will be reduced to 3. Additionally, a detail of the freestanding charging station by the Childcare Center shall be provided for review.**
13. The Applicant shall provide testimony on the type of landcover proposed for the playground. **The Applicant shall also be prepared to discuss if said playground landcover was factored into the impervious coverage calculations for zoning and stormwater management design.**
14. The type of fencing surrounding the playground area shall be identified. **Comment partially addressed - a 5' solid vinyl fence is identified on the Site Plan but a detail of the fence shall be provided for review.**

15. The Applicant shall clarify if a screen wall is proposed around the limits of the playground. At a minimum the limits of the proposed retaining wall between the parking lot and playground shall be delineated. **Testimony should be provided regarding wall composition, fencing, and other measures surrounding the childcare playground.**
16. The location of detectable warning strips shall be indicated on the plan. **Comment partially addressed – at a minimum detectable warning strips shall be located at all pedestrian crossings. The Applicant shall also provide testimony on ADA compliant pedestrian access around the project area as well as clearly identifying any proposed curb ramps around the project area.**

## GRADING / DRAINAGE / UTILITY PLAN (SHEET 7 OF 11)

17. Additional spot shots shall be provided at the Childcare Center ADA spaces and playground to confirm ADA compliant slopes for the proposed ramps. **Comment Addressed.**

**Additional comment - the Applicant shall provide additional spot shots around the project area (particularly the pedestrian paths and crossings) in order to confirm ADA compliant slopes.**

18. Additional spot shots shall be provided at the ADA spaces for the existing hospital building to confirm ADA compliant slopes for the parking spaces (and curb ramps if required). **Comment Addressed.**

**Additional comment - the Applicant shall review the grading design for the pavement to be replaced around the existing hospital building in order to ensure that slopes will be a minimum 1% in open areas in order to prevent ponding.**

20. It should be confirmed that the stormwater conveyance pipe between MH #107 and MH #D2 does not intersect the stone storage bed of the proposed porous asphalt pavement. **Testimony to be provided.**
21. The Applicant shall detail how Small Scale Infiltration Basin #1 interacts with the adjoining porous asphalt pavement systems as the footprints of these systems overlap. **Testimony to be provided.**

## SOIL EROSION & SEDIMENT CONTROL PLAN (SHEET 8 OF 11)

23. Inlet filters should be installed in all inlets immediately downstream of the limit of disturbance as runoff from the area of work will drain uncontrolled within open drive aisles or parking lots. **Comment partially addressed – inlet filters shall be added to CB#1153 and CB#5052.**

## PRELIMINARY UTILITY EASEMENTS PLAN (SHEET 9 OF 11)

26. The Storm Drain Easement Inset indicates several stormwater structures and associated piping to be removed or relocated but this work is not reflected within the remainder of the plan set. If this infrastructure is to be removed the Applicant shall detail how these areas will drain under proposed conditions. **The Applicant has advised that this work is to be completed during a future phase.**

27. Similar to the comment above, The Electric / Communications & Gas Easements Inset indicates that the utility poles along the vacated portion of Chadwick Road will be relocated or removed but this work is not reflected within the remainder of the plan set. Additionally, these utility poles provide lighting for the roadway and if they are to be removed the Applicant shall detail how these areas will be illuminated under proposed conditions. **The Applicant has advised that this work is to be completed during a future phase.**
28. Once the proposed utility easements are finalized with the Township and relevant utility authorities, formal easement documentation prepared by a licensed professional surveyor shall be provided to the Township for review. **The Applicant has advised that this information will be provided as a condition of approval once finalized.**

## SITE LIGHTING PLAN (SHEET 10 OF 11)

29. Testimony shall be provided in regard to the Township lighting requirements outlined in §33-18(b)(4). An updated Site Lighting Plan with detailed footcandle measurements may be required to demonstrate compliance. **Testimony to be provided.**
30. Lighting fixtures for the proposed building shall be provided to determine any lighting impacts to the residences along Chadwick Road. **The Applicant is indicating that “additional walkway, entrance area lighting to be provided by building mounted light fixtures to be specified in final architectural plans” – testimony should be provided in regards to anticipated lighting levels.**

## DETAILS (SHEET 11 OF 11)

32. The curb details should be updated to meet the Township requirements outlined in §32-34 (or at a minimum add a separate detail for work within the public right-of-way. **Comment partially addressed, the flush curb and mountable curb details still indicate a total curb depth of 20” in lieu of the 18” specified by Township Ordinance.**
33. The sidewalk detail should be updated to meet the Township requirements outlined in §32-32 (or at a minimum add a separate detail for work within the public right-of-way. **Comment remains outstanding, Applicant should update the sidewalk detail for increased slab size and reinforcement.**
35. Cut sheet(s) of the proposed gates around the site should be provided for review. **Comment remains outstanding.**
36. The locations of the detectable warning surface shall be identified on the Site Layout Plan. **Comment partially addressed – at a minimum detectable warning strips shall be located at all pedestrian crossings. The Applicant shall also provide testimony on ADA compliant pedestrian access around the project area as well as clearly identifying any proposed curb ramps around the project area.**
38. The locations of the bollards shall be identified on the Site Layout Plan. **Comment addressed.**

**Additional comment – it is recommended that bollards be installed within the Childcare Center trash enclosure and at the vehicle gates (in accordance with manufacturer specifications).**



40. The flow arrows should be updated for the Control Structure detail. **Comment addressed.**

**Additional comment – the outlet control structure shall be updated to reflect the additional porous pavement overflow connection.**

## DRAINAGE CALCULATIONS

41. The Applicant indicates that the project area drains to the existing HNMC drainage system. While this may be the case the existing drainage system appears to discharge to multiple locations off-site including Chadwick Road, Teaneck Road, and Block 3003 Lot 7. The Applicant shall provide clarification on compliance with the Township requirements to meet runoff quantity standards at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system. **Comment partially addressed – the revised Drainage Calculations appear to still combine both the “North Line” and “South Line” in order to demonstrate compliance with quantity control requirements. The Applicant shall provide testimony on how this analysis complies with Township and State regulations. Additionally, after review of the drainage calculations our office offers the following comments:**
- a. **The Applicant shall provide testimony on what method of compliance is utilized for quantity control for the “Lot 7” point of interest.**
  - b. **There is no longer a minimum or default value that may be used for the time of concentration calculations. All subdrainage areas must have a calculated ToC.**
  - c. **The Applicant shall use the lowest of the four percolation rates within the porous pavement / infiltration basin footprint since it is modelled as a single system in the drainage calculations.**
42. The Applicant shall provide clarification on compliance with the Township requirements to meet runoff quality for all new motor vehicle surfaces. No treatment is currently proposed for the Chadwick Road cul-de-sac and portions of the internal drive aisles which bypass the proposed stormwater management system. The Applicant may look to apply a weighted average for water quality treatment to confirm compliance. **Comment addressed – the Applicant may want to revisit their level of water quality treatment to determine if the current design could be value engineered.**
43. Due to the presence of basements and the large amount of stormwater being infiltrated as part of the project, a groundwater mounding analysis should be confirmed to determine if there are any impacts to nearby structures or to the assumed functionality of the stormwater system. **Comment partially addressed – our office has reviewed the Applicant has provided a groundwater mounding analysis and offer the following comments:**
- a. **Since exfiltration is used in the routing computations the “volume of runoff to be infiltrated” parameter to be utilized in the analysis shall match the volume from the HydroCAD calculations.**
  - b. **The Applicant shall use the lowest of the four percolation rates within the porous pavement / infiltration basin footprint since it is modelled as a single system in the drainage calculations.**
  - c. **The Applicant shall provide testimony on if the proposed infiltration systems will impact the Childcare Center basement based on the results of the groundwater mounding analysis.**

## ARCHITECTURAL COMMENTS

44. The Applicant shall provide testimony on how green design elements were incorporated into the proposed building. **Testimony to be provided.**

## LANDSCAPE PLANTING PLAN (SHEET LI.1)

45. Testimony shall be provided in regards to the number of shade trees around the perimeter of the proposed parking lot and compliance with shade tree spacing no greater than 50' average on center. **Testimony to be provided.**
46. Testimony shall be provided on the applicability of edge buffering for the parking lot along the internal circulation aisle east of the proposed building. **Testimony to be provided.**
47. A tree removal plan shall be prepared quantifying the number of mature trees to be removed as part of the Application. Additionally, tree replacement calculations shall be provided on the Landscaping Plan, or alternatively, a contribution shall be made to a tree fund for use by the Shade Tree Advisory Board. **Comment partially addressed – A tree removal plan has been submitted indicating a total of 42 trees will be removed. Testimony shall be provided on whether sufficient tree replacement is proposed.**
48. Testimony shall be provided regarding the feasibility of street trees on both sides of new circulation aisles within the property. **Testimony to be provided.**

## GENERAL COMMENTS

49. The Applicant is responsible to obtain any permits or approvals required from outside agencies and/or jurisdictional agencies in order to construct the proposed development. These agencies may include, but are not limited to, Bergen County Planning Board, Bergen County Soil Conservation District, and PSE&G. The Applicant shall provide copies of any such permits or approvals to the Board upon receipt. **Comment remains outstanding.**

## TRAFFIC REVIEW

### TRAFFIC

50. No traffic study was submitted as part of the application. Testimony should be provided regarding potential traffic impacts of the proposed child care center. Testimony should be provided regarding whether this child care center would represent an expansion of existing child care facilities on-site, in terms of floor area, employees, and number of children. Testimony should be provided as to whether the child care center would be utilized by non-employees of the hospital. **Testimony to be provided.**
51. Chadwick Road is proposed to be converted into a cul-de-sac, which effectively eliminates direct access to/from Grange Road. Testimony should be provided regarding traffic capacity impacts to the remaining

hospital access points and immediately surrounding streets as a result of the access modifications.  
**Testimony to be provided.**

## PARKING

52. As per Statue NJSA 40:55D-66.6, no parking is required for the proposed child care center. The overall parking requirement applies to the overall hospital development:

a. 0.8 spaces/peak shift employee, 1,183 employees:	946.4 spaces
b. 0.25 spaces/licensed bed, 361 beds:	90.25 spaces
c. 1.4 spaces/1,000 SF of outpatient medical office, 227,354 SF:	<u>318.3 spaces</u>
Total Requirement:	1,354.95 spaces → 1,355 spaces

Testimony should be provided regarding current employee count. It is recommended that a breakdown of employees, existing and proposed, should be provided to verify the parking requirements of the hospital. **Testimony to be provided, it is recommended that the Applicant submit a written list detailing the employee count.**

53. Testimony should be provided regarding the requirement to provide 100 unreserved parking spaces in the H zone under the control of the Township Manager. **Testimony to be provided.**

54. A total of 1,484 parking spaces are proposed for the overall development, which consists of the following distribution as per the Applicant's Overall Site Plan:

a. Existing campus:	<del>1,224 spaces</del>	<b>1,224 spaces</b>
b. Existing temporary gravel lot:	<del>155 spaces</del>	<b>155 spaces</b>
c. Net gain in parking at child care center:	<del>101 spaces</del>	<b>104 spaces</b>
d. Make-ready EV credit:	<u>4 spaces</u>	<b>4 spaces</b>
Total Requirement <b>Proposed:</b>	<del>1,484 spaces</del>	<b>1,487 spaces</b>

Testimony should be provided regarding use of the existing temporary gravel lot to support the parking requirements. With the requirement to provide 100 unreserved parking spaces to the Township, a surplus of 29 spaces is provided.

**In October 2022, the Applicant provided an updated parking supply related to the existing conditions of the parking lot and incorporating a valet operation. The updated parking supply is not reflected on the December 27, 2022 Site Plans provided by Lapatka Associates. Clarification should be provided as to the future proposed parking supply of the campus.**

55. The temporary gravel lot is identified as a staging area for future construction. Given the need for this parking to satisfy the hospital's parking requirements, testimony should be provided as to how the construction staging would take place and how the parking requirements would be satisfied both during and after construction of this phase and future phases. **Testimony to be provided.**

56. In the rear of the hospital (i.e. west of the hospital building), a total of 243 parking spaces are proposed. This includes:

- 199 gated parking spaces (inclusive of three (3) ADA-accessible spaces)
- 11 standard parking spaces along the ungated rear access aisle
- 13 ADA parking spaces along the ungated rear access aisle
- 11 standard parking spaces within the ambulance drop-off area
- Nine (9) angled parking spaces adjacent to the ungated rear access aisle

**No action required; comment provided for informational purposes.**

57. Testimony should be provided as to whether additional ADA parking spaces are required within the gated area, closer to the main hospital building. **Testimony to be provided.**
58. Testimony should be provided as to the anticipated users of the various proposed parking areas, both gated and ungated. **Testimony to be provided.**
59. Testimony should be provided regarding whether there would be designated parking spaces for the child care center employees. **Testimony to be provided.**
60. Testimony should be provided regarding whether there would be designated parking spaces for child care pick up and drop off operations. **Testimony to be provided. The revised plans show three (3) parking spaces near the Childcare Center are designated for pick-up and drop-off.**

## SITE CIRCULATION & ACCESS

61. Under the development plan, the portion of Chadwick Road located approximately to the east of Lots 3 and 9 would be vacated by the Township, and portions of Lots 2 and 3 would be dedicated to the Township in order to create a dead-end roadway with a partial cul-de-sac turnaround. **No action required; comment provided for informational purposes.**
62. The proposed cul-de-sac does not meet minimum right-of-way radius requirements set forth within the Township Ordinance Section 33-15(b)(8) nor within the RSIS (NJAC 5:21-4.2).

Sufficient cul-de-sac radii is necessary for fire apparatus to be able to conduct turnaround maneuvers within the cul-de-sac. The proposed cul-de-sac provides a 12'-wide, gate-restricted concrete paver path to facilitate fire truck movements, which connects to the proposed primary rear access aisle of the hospital. **The Applicant provided truck turning plans for the cul-de-sac direct to Stonefield to review. Copies of the truck turning plans should be provided to the municipality and/or presented as an exhibit at the hearing. The plans show passenger vehicles making the 180-degree turn as a single movement, and larger vehicles utilizing a "K-turn" to make a turnaround.**

63. Testimony should be provided regarding anticipated fire truck circulation on Chadwick Road. Vehicle turning templates for a Township fire truck are recommended in order to show the movements. Review and approval from the Fire Department is recommended in order to support the cul-de-sac dimensions proposed. The concrete pavers utilized for fire truck access shall be rated to support the loading from the Township emergency vehicles. **Comment remains outstanding.**
64. Similarly, it is advantageous for residential trucks (e.g. moving vans, furniture delivery, USPS, UPS, FedEx, Amazon) to be able to use cul-de-sac turnarounds on residential streets to avoid utilizing private driveways for turnarounds.

Testimony should be provided regarding the ability for trucks to navigate the Chadwick Road cul-de-sac. Signage restricting tractor trailers and other large-wheelbase vehicles should be proposed at the intersection of Grange Road & Chadwick Road to restrict oversize vehicle access. **The revised plans show a proposed sign at the intersection of Chadwick Road and Grange Road prohibiting large-wheelbase vehicles.**

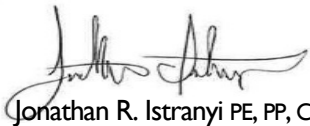
65. Along the ungated rear access aisle, access to the gated parking lot is proposed along an S-curve. It is recommended that dashed double-yellow centerline striping be continued through the curve to reinforce the path of travel on-site. **Comment Addressed.**
66. At the northern two-way gate, the entrance gate into the lot is set back approximately 75' from the ungated rear access aisle. It is recommended that the gate be shifted closer to the main rear access aisle and/or signage be installed to alert and inform motorists of the gated lot. Lack of adequate notice may result in drivers inadvertently trying to enter the gated area and having to back-up into the S-curve of the rear access aisle. **A sign has been added indicating the gated area is for parking. The sign does not inform motorists that the parking is gated-access only, which may lead to confusion for visitors.**
67. Area of detection and means of detection of the egress-only gate should be provided for review. It is unclear whether vehicles turning from the rear drive aisle would be able to properly align themselves to actuate the gated exit. **The Applicant has indicated video detection to be used, testimony should be provided confirming same.**
68. A 10'-wide valet lane is provided near the gated parking lot. Testimony should be provided regarding where valet vehicles are parked, where valeted vehicles would circulate to once dropped off, and the storage length and anticipated queues of the valet lane. Testimony regarding the number of valet employees should be provided. **Testimony to be provided.**
69. Testimony should be provided as to how visitors would reach the valet drop-off area if arriving from Vandelinda Avenue. **Testimony to be provided.**
70. Testimony should be provided regarding backing maneuvers from parking spaces into internal site driveways. The first parking space within the nine (9)-space angled lot and the southeastern-most parking spaces within the child care lot may impact driveway operations. Vehicle turning templates are recommended to demonstrate these backing maneuvers. **Testimony to be provided.**
71. Testimony should be provided regarding pick up and drop off operations of the child care center. **Testimony to be provided.**
72. Testimony should be provided regarding snow removal for the parking spaces and drive aisles. **Testimony to be provided.**
73. A trash enclosure would be located at the northwesterly corner of the child care center parking lot. Testimony should be provided regarding trash operations, frequency, and routing as the refuse vehicle must enter the gated area to collect trash. **Testimony to be provided.**

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Any revised documents shall be accompanied by a Cover Letter containing point-by-point responses to the comments contained within this Review Memorandum. The Cover Letter shall also summarize any additional revisions made to the application materials that were not specifically requested by the Board or its professionals.

Should the Board (or the Applicant) have any questions regarding the review comments contained here within please do not hesitate to contact our office to discuss in further detail.

Best regards,



Jonathan R. Istranyi PE, PP, CME, CFM  
Planning Board Engineer

**Stonefield Engineering and Design, LLC**



John R. Corak, PE  
Planning Board Traffic Engineer

**Stonefield Engineering and Design, LLC**

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