



Borough of Fair Lawn
Zoning Board of Adjustment
8-01 Fair Lawn Avenue
P.O. Box 376
Fair Lawn, NJ 07410

July 9, 2007
Job No. 2-07160-000900

Attn: Carol LoPiccolo, Zoning Board Clerk

Re: Zap Lube
Address: 37-02 and 37-14 Broadway
Block 2201, Lots 2 & 3
Zone: B-2 (General Business)
Borough of Fair Lawn, Bergen County, New Jersey
Second Review - Traffic

Dear Board Members:

Please be advised that I am in receipt of the following items submitted in support of the above-referenced application:

1. An Application to the Zoning Board of Adjustment for a Use Variance including attachments.
2. One (1) set of plans entitled, "Minor Site Plan, Block 2201: Lots 2 and 3, 37-4 and 37-14 Broadway, Tax Map Sheet 22, Borough of Fair Lawn, Bergen County, New Jersey," consisting of five (5) sheets, dated April 2006, last revised 10/24/06, prepared by Canger Engineering Associates.
3. A Proposed Signage booklet prepared by LS Sign Co., Inc. for Zap Car Wash & Lube, 37-14 Broadway, Fair Lawn, NJ 07410.
4. Detailed Accounts of the Application for Signs and Engineering/Traffic/Parking.
5. A letter from Ron Conte, Superintendent of Public Works, to the Zoning Department, dated July 2, 2007.

I have reviewed the above items for compliance with the Borough of Fair Lawn Zoning Ordinance and offer the following information and comments for your consideration relative to traffic matters.

A. Project Description

The subject application is for the installation of signs on existing buildings at 37-04 and 37-14 Broadway and to reconfigure the parking layout and access on Lot 3.

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|---|---|--|--|
| <input checked="" type="checkbox"/> 611 Industrial Way West
Eatontown, NJ 07724-2213
P 732.380.1700
F 732.380.1701 | <input type="checkbox"/> 529 Route 9
Barnegat, NJ 08005-2120
P 609.698.1144
F 609.698.6814 | <input type="checkbox"/> 95A Connecticut Drive
Burlington, NJ 08016
P 609.239.4378
F 609.239.4567 | <input type="checkbox"/> 560 Hudson Street
Hackensack, NJ 07601
P 201.562.1500
F 201.562.1501 |
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The subject properties, located at 37-04 and 37-14 Broadway, Block 2201, Lots 2 and 3 respectively, currently contain a Zap Lube Car Wash and Lube facility, a retail building, and associated parking.

Existing access to the Zap Lube at 37-04 Broadway (Lot 2) is via a right-in/right-out only driveway on Broadway (NJSH Route 4) eastbound. Access to the retail parking lot (on Lot 3) is via two entrance and exit driveways on Yerger Road. Cross access does not currently exist.

The Applicant is seeking a Use Variance pursuant to Section 125-41F(8) of the Borough Ordinance, which states that no sign shall be permitted except where the advertisement relates to the use of the premises on which such sign is located.

The application also proposes to connect the car wash site on Lot 2 with the parking facility on Lot 3, eliminating the existing fence separating the lots and modifying the driveways on Yerger Road serving Lot 3. The ingress movements to Lot 3 would be redirected to NJSH Route 4 through Lot 2, and two parallel egress-only aisles would be created on Lot 3 with a reconfigured parking layout.

B. Variances and Waivers Related to Traffic

1. Pursuant to Section 125-41F(8) of the Borough Ordinance, no sign shall be permitted except where the advertisement relates to the use of the premises on which such sign is located.
2. Pursuant to Section 125-41B(3) of the Borough Ordinance, there shall be no more than one principal sign for each retail establishment or permitted use, whereas three are proposed.

C. Traffic Matters Related to the Use

1. The Applicant should demonstrate to the Board as part of the negative criteria for the Use Variance testimony, that the Lot 2 (Zap Lube) site can accommodate the additional traffic created by combining the site with the parking lot on Lot 3.
2. The driveways on NJSH Route 4 serving Lot 2 are under the jurisdiction of the NJDOT. The proposed connection with the parking Lot on Lot 3 provides an alternate access to the site (from Lot 2). Also, the rerouting of traffic entering Lot 3 from Yerger Road to the existing driveway on Route 4 changes the traffic operations at the site. These changes require that an Access Permit be obtained from the NJDOT.

3. The Applicant should provide testimony that the elimination of the ingress movements from the driveway on Yerger Street does not create a substantial impact to the surrounding roadways and intersections to the extent that a substantial detriment to the public good results.
4. The parking layout on Lot 3 leads to recirculation of traffic that requires the use of NJSH Route 4 and the Zap Lube site. Recirculation of the parking lot should occur within the lot. An internal circulation aisle and single egress driveway should be considered.
5. The Applicant should provide a lot consolidation or cross access easements to address the proposed circulation through the two lots.
6. With respect to the number of signs proposed for the existing car wash on Lot 2, the Applicant should provide testimony to the Board that all of the signs are necessary to identify the location of the business and direct motorists to the intended entrance driveway.

D. Parking Requirements

1. The Applicant should provide a parking compliance calculation on the Site Plans to verify conformance with Ordinance requirements.
2. The existing Car Wash on Lot 2 contains six (6) parking spaces with no provisions for handicapped spaces. Based on the floor area of the office and the oil lube bays, the site would require eleven parking spaces.
3. The use within the second floor of the retail building on Lot 3 should be identified. Based on the Ordinance requirements, the first floor alone requires twenty-nine (29) parking spaces. Twenty-nine parking spaces are proposed on Lot 3 with no provisions for handicapped spaces.
4. Handicapped parking spaces should be accommodated on both sites.
5. The Applicant should indicate to the Board what is proposed in terms of cross parking/shared parking accommodations.

E. Traffic Matters Related to the Site Plan

Assuming a favorable action by the Board with respect to the proposed use variance, we have reviewed the Minor Site Plans submitted by the Applicant for issues related to traffic, site access, circulation and safety. We note the following technical comments that should be addressed by the Applicant:

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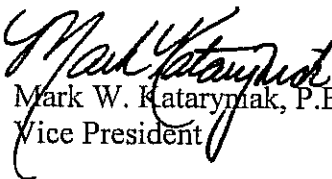
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1. Additional signage and striping is needed at both of the proposed egress driveways onto Yerger Road:
 - a. Right-only striping in addition to a Right-only (R3-5R) sign.
 - b. Painted stop bar and "Stop" (R1-1) sign.
 - c. "One-way" (R6-1L) sign pointing out of the site (to the south).
 - d. Back to back "Do Not Enter" (R5-1) and No Left Turn (R3-2) signs.
2. MUTCD signage designations for all proposed signage should be provided.
3. The Applicant should provide testimony on the adequacy of the stacking lanes located on the Zap Lube site. Vehicle stacking within the queue lanes for the car wash should not interfere with the turning lane into the Lot 3 parking lane.
4. The Applicant should consider extending the turning lane (for Lot 3) on Lot 2 to include a bypass lane for the car wash operations.
5. Signage should be considered on Route 4 directing traffic to the parking proposed on Lot 3.

If you have any questions or require additional information prior to the scheduled hearing, please do not hesitate to contact my office at (732) 380-1700, Ext. 1226.

Very truly yours,

BIRDSALL ENGINEERING, INC.


Mark W. Kataryniak, P.E., P.T.O.E.
Vice President

MWK:CEM:sab