



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

August 6, 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
Third Review - Traffic

Dear Board Members:

Please be advised that I am in receipt of the following items (revised materials received since our prior report are shown in bold) 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 revised (1) set of plans** entitled, "Major 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 7/19/07**, 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.

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.

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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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Board Members
Page 2 of 4

August 6, 2007
Job No. 2-07160-000900

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 **eliminating** the driveways on Yerger Road serving Lot 3. Both the ingress **and** egress movements to Lot 3 would be redirected to NJSH Route 4 through Lot 2, and one clockwise internal loop aisle 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 elimination of the two access driveways for the parking lot on Lot 3 (off of Yerger Street) forces all traffic accessing Lot 3 to utilize the NJSH Route 4 access. This rerouting of traffic entering/exiting Lot 3 from Yerger Road to the existing driveway on NJSH Route 4 changes the existing 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 driveways 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 Applicant should provide a lot consolidation or cross access easements to address the proposed circulation through the two lots.

Board Members
Page 3 of 4

August 6, 2007
Job No. 2-07160-000900

5. 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 existing Car Wash on Lot 2 contains six (6) parking spaces. The parking requirements calculated on sheet 1 of 6 do not include requirements for the oil lube bays. Based on the floor area of the office and the oil lube bays, the site would require eleven parking spaces.
2. Per Section 125-28(A)(2) of the Borough Ordinance, Lot 3 requires forty-four (44) parking spaces, whereas twenty-three parking (23) spaces are proposed.
3. 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:

1. Handicapped curb ramps should be provided in any areas where a handicapped parking stall abuts a sidewalk.
2. The revised plan shows islands and channelization lanes throughout the site, which should be clarified. The Applicant should differentiate between proposed curb and proposed striping.
3. A wheel stop should be provided in parking space # 27.
4. Additional signage and striping is needed at the proposed internal 4-leg intersection.
 - a. Northbound vehicles:
 - i. Painted stop bar.
 - ii. A "One-way" (R6-1R) sign pointing north, facing eastbound traffic.
 - iii. "Do Not Enter" (R5-1) sign facing north.

Board Members
Page 4 of 4

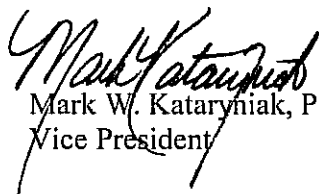
August 6, 2007
Job No. 2-07160-000900

- b. Southbound vehicles:
 - i. "Do Not Enter" (R5-1) signs on the opposite side of the proposed "Stop" (R1-1) signs.
 - ii. "One-way" (R6-1L) signs pointing south.
- 5. A No left turn (R3-2) sign should be provided at the exit from the car wash for vehicles exiting the site onto NJSH Route 4.
- 6. The Applicant should show compliance with Title 39.
- 7. MUTCD signage designations for all proposed signage should be provided.
- 8. The Applicant should provide testimony on the adequacy of the stacking lane 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.
- 9. 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

LMWK:CEM