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December 14, 2021

Via: Email & Regular Mail

Zoning Board  
Borough of Fair Lawn  
8-01 Fair Lawn Avenue  
Fair Lawn, NJ 07410

Attn.: Ms. Ann Peck, Board Secretary

Re: **iLearn Schools Traffic Engineering Review**  
33-00 Broadway  
Block 2218, Lot 13  
Borough of Fair Lawn, Bergen County, New Jersey  
NEA No.: FRLWSPL21.011

Dear Honorable Board Members,

Neglia Engineering Associates (“NEA”) has performed an engineering and traffic review of the application and plans for the above referenced development. Specifically, we have reviewed the following documents:

- Signed and Sealed site plan drawings consisting of six (6) sheets entitled, “Preliminary and Final Major Site Plan, iLearn Schools, Block 2218, Lot 13, 33-00 Broadway, Borough of Fair Lawn, Bergen County, New Jersey,” prepared by Kenneth D. Dyksta, P.E., of Dyksta Walker Design Group, dated August 9, 2021, revised November 19, 2021.
- Borough of Fair Lawn Application for Development
- Borough of Fair Lawn – Application Checklist for Major Site Plan
- Borough of Fair Lawn – Application Checklist for Variances
- Borough of Fair Lawn Environmental Questionnaire
- List of Property Owners within 200 feet of subject property;
- Certification of Payment of Taxes
- Contribution Disclosure Statement;
- Ownership Disclosure Statement;
- Zoning Board Resolution of Approval Adopted July 5, 1983

**1. Project & Property Description**

The subject property is located on Block 2218, Lot 13 as per the Borough of Fair Lawn Tax Map and is commonly known as 33-00 Broadway. The property partially located within the B-2 Business Zone and R-1-3 Single Family Residential Zone. The property has frontage on Broadway. Broadway is also New Jersey State Highway Route 4 with a posted speed limit of forty (40) miles per hour. The lot area is approximately 81,112 square feet (1.862 acres) and is currently developed with an existing three (3) story office building.

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The Applicant proposes the construction of a 24 foot wide egress only driveway along 34<sup>th</sup> Street. The new driveway would eliminate four (4) parking spaces. Additional site improvements include the installation of a new Stop Sign and Stop Bar striping, concrete driveway apron, concrete curbing, tree planting, and sidewalk modification.



*Aerial Site Mapping*

## 2. General Comments

- 2.1 Neglia Engineering Associates (NEA) recommends that the comments and their required revisions be considered by the Borough of Fair Lawn Zoning Board of Adjustment as Conditions of Approval should the Board act favorably in this matter unless indicated otherwise. We recommend that comments requesting testimony be addressed during the Applicant's presentation to the Board. This comment remains applicable
- 2.2 Neglia Engineering Associates defers to the Board Planner with respect to proposed building height, setbacks, bulk variances, waivers and other elements specifically requiring planning review as it relates to the Borough of Fair Lawn Ordinances.
- 2.3 The Applicant shall comment on whether or not ADA compliant Curb Ramps are to be constructed at the proposed driveway.

## 3. Traffic Comments

- 3.1 The Applicant shall provide testimony addressing vehicular circulation for deliveries, drop-off, pick up areas, trash/recycling, circulation, number of employees, hours of operation, security measures and other operational issues as may be deemed relevant to the application.

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- 3.2 The Applicant shall provide an exhibit illustrating vehicle maneuvering in the parking lot. The Applicant shall provide testimony addressing deliveries, fire apparatus, and trash removal.
- 3.3 The Applicant shall add a stop bar at the driveway located along Broadway to compliment the existing stop sign.
- 3.4 The Applicant has submitted a revised site plan which changes the previously proposed ingress only driveway along Broadway to remain as an existing ingress and egress driveway.
  - The Applicant should provide an exhibit that indicates site traffic distribution for the prior approved condition and traffic distribution for the requested modification Broadway driveway modification to now include exiting traffic.
  - The applicant should clarify whether this request was part of the NJDOT review process for Route 4 (Broadway) or was of their own volition.
- 3.5 The Applicant shall provide testimony regarding the potential traffic impact the proposed driveway will have on the 34<sup>th</sup> Street.
- 3.6 As per the Borough of Fair Lawn Ordinance, Section §125-48 the parking requirements are as follows:
  - 4 spaces per 1,000 SF of Office Space: 23,821 SF of Office space is reported.
  - 5 spaces per 1,000 SF of Medical Office Space: 8,785 SF of Medical Office Space is reported.The Applicant proposes 139 parking spaces and is in conformance with the Borough of Fair Lawn Ordinance.

#### 4. Final Comments

- 4.1 The Applicant shall comply with all approvals required by outside agencies or municipal departments, including but not limited to Bergen County Soil Conservation District, NJDOT, BCUA, NJDEP, the Borough of Fair Lawn Police Department, Fire Department, Emergency Services, and Department of Public Works and other applicable utility providers. It is the Applicant's responsibility to determine what outside agency permits or municipal approvals are required. Copies of said approvals shall be provided upon receipt.
- 4.2 Revised reports, plans and exhibits which are to be considered at the hearing should be submitted ten days prior to the scheduled hearing.
- 4.3 The above comments are based on a review of materials submitted to date. NEA reserves the right to provide new or updated comments as additional information becomes available.
- 4.4 We defer all comments regarding application completeness, variances, and waivers to the Board Planner.

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,  
**Neglia Engineering Associates**



Brian Intindola, P.E., P.P., C.M.E.  
Zoning Board Traffic Engineer  
Borough of Fair Lawn