



HRPB-R0941

February 15, 2022

Harrison Planning Board
Subdivision and Site Plan Review Committee
318 Harrison Avenue
Harrison, NJ 07029

Attn: Site Plan Review Committee

Re: **Preliminary and Final Major Site Plan Review
Block A Partners Urban Renewal I LLC
1000 Rodgers Blvd South, 1000 S. Fifth Street
Block 138.01, Lot 1; Block 138.02, Lot 1
First Engineering Review**

Dear Board Members:

As requested, we have reviewed the Preliminary & Final Major Site Plans, application, and supplemental information submitted for the referenced project. The plans were reviewed for completeness and engineering related items.

The applicant submitted the following materials:

- Preliminary and Final Major Site Plan entitled “Preliminary and Final Major Site Plans for Advanced Realty Investors, Proposed Mixed-Use Development, Block 138.01, Lot 1 & Block 138.02, Lot 1, 1020 Frank E. Rodgers Blvd S, Harrison, Hudson County, New Jersey” consisting of twenty three (23) sheets, prepared by Stonefield Engineering and Design, dated November 11, 2021.
- Subdivision plan entitled “Major Subdivision Plan” consisting of one (1) sheet, prepared by Stonefield Engineering and Design, dated December 16, 2021 and revised through December 21, 2021.
- Boundary and Topographic Survey prepared by Stonefield Engineering and Design, dated October 23, 2021.
- Traffic Impact Study prepared by Stonefield Engineering and Design, dated November 4, 2021.
- Stormwater Management Statement prepared by Stonefield Engineering and Design, dated November 5, 2021.
- Architectural Site Plan Submission entitled “Harrison Riverbend District Blocks A&B” prepared by Robert A.M. Stern Architects, dated November 5, 2021
- Application and associated information.

The Applicant seeks Preliminary and Final Site Plan approval to construct four (4) mixed-use residential buildings consisting of 2,000 residential units and approximately 61,000 sf of retail space. The proposed buildings will vary in height with sections 3, 7, and 11 stories in height. 1,861 new parking spaces are proposed within new parking garages within the buildings and on a new constructed roadway and South Street.



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Based on review of the application, we offer the following comments:

1. Completeness Review

Based upon our review we find the application to be technically **Complete** from an engineering standpoint.

2. Site Plan

- 2.1. The applicant should clarify if a Major Subdivision is proposed and revised the plans and application accordingly.
- 2.2. An outdoor park area is proposed and testimony should be provided regarding the functioning of this space. Will it be open to the public, hours of operations, etc.
- 2.3. Two pedestrian loading areas are proposed along Riverbend Drive. Testimony should be provided regarding functioning of these areas, as well as any proposed signage and striping.
- 2.4. Two raised crosswalks and a raised intersection are proposed along the new street and testimony should be provided regarding materials to be used, signage & striping and the future maintenance and repair.
- 2.5. Four on-street loading zones are proposed along the new street and testimony should be provided regarding the functioning of these zones. Additionally, consideration should be given to these zones being converted to parking spaces during non-typical deliveries times such as evenings and weekends.
- 2.6. The proposed roadway will create a new intersection with Frank E. Rodgers Boulevard which will not be signalized. The intersection will require approval from Hudson County.

3. Grading and Drainage

- 3.1. The proposed area of disturbance exceeds 1 acre (5.28 acres), therefore, the project is considered a “major development” as defined by N.J.A.C. 7:8, and is subject to the NJDEP Stormwater Management requirements.
- 3.2. The proposed area of disturbance exceeds 1 acre, therefore, the project is considered a “major development” as defined by N.J.A.C. 7:8, and is subject to the NJDEP Stormwater Management standards for stormwater quantity requirements.
- 3.3. This project increases the impervious surface area by more than 0.25 acres of motor vehicle surfaces; therefore, the water quality requirements are applicable per N.J.A.C. 7:8-5.5. The applicant indicates that the project meets the water quality requirements by using Manufactured Treatment Devices (ADS Ecopure Biofilter) to reduce the post-construction load of total suspended solids (TSS) per N.J.A.C. 7:8-5.5.
- 3.4. The project is located within a Metropolitan Planning Area (PA-1) and therefore the groundwater recharge requirements do not apply to the project, in accordance with N.J.A.C. 7:8-5.4(a)2ii.
- 3.5. The applicant shall provide evident that demonstrates how the project complies with the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13.



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- 3.6. The applicant shall demonstrate how the project complies with the stormwater runoff quantity standard at N.J.A.C. 7:8-5.6 (b)4 and green infrastructure requirements. The design engineer shall demonstrate through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of the stormwater runoff or any combination of the three will not result in additional flood damage to adjacent properties.
- 3.7. The applicant will be responsible to obtain any required permits from NJDEP for construction within a flood zone and shall provide evidence of compliance with the stormwater management rules at N.J.A.C. 7:8.
- 3.8. The applicant shall provide the following documents for review:
 - 3.8.1. Metropolitan Planning Area (PA-1) Map
 - 3.8.2. Water Quality Manufactured Treatment Devices designs and calculations
 - 3.8.3. Pipe calculations and associated IDF Curve
 - 3.8.4. Low Impact Development Check List
 - 3.8.5. Major Development Stormwater Summary Form.
- 3.9. The site is located within the AE (Elev 11) Flood Zone. Testimony shall be provided to discuss the measures being taken to propose a project that is in conformance with FEMA, NJDEP and Building Department and all other required standards.
- 3.10. Maintenance of the stormwater treatment devices should be discussed. The applicant should be responsible for all maintenance required for these structures.
- 3.11. The proposed 15" RCP stormwater pipe running south down the middle of South Street appears in conflict with the existing sanitary sewer and proposed electrical line. We recommend that this pipe is relocated along the curblineline.
- 3.12. Several proposed stormwater structures, most notably the proposed manhole on the new roadway between South Street and Pete Higgins Blvd have multiple pipe connections. The applicant should review the constructability of these structures and add additional structures as necessary.
- 3.13. A new manhole should be added at the connection to the existing box culvert on Pete Higgins Blvd and a detail of this connection should be provided.
- 3.14. The grading for the park area should be added to the plan.
- 3.15. All proposed ADA ramps shall provide detailed proposed grades, showing the ramps, landings and the orientation of the detectable warning surface. Additionally, proposed spot grades shall be provided in the front and back of the sidewalk to ensure ADA compliance for cross-slope during construction.

4. Utilities

- 4.1. There are existing overhead utility lines and utility poles with lights along the property frontage on Frank E. Rodgers Blvd, Guyon Drive, Riverbend Drive and Pete Higgins Blvd within the sidewalk which may be in conflict with the proposed building. The Applicant should provide testimony regarding the relocation of these lines.
- 4.2. Testimony should be provided regarding the need for any pad mounted transformers.



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- 4.3. The Applicant shall discuss if emergency power via generators will be provided for the buildings, including the type of generator, locations, areas of service, etc.
- 4.4. Each proposed building will have a new potable water service and fire service to service their needs. The Applicant shall provide testimony regarding if the entire building will be sprinklered.
- 4.5. No fire hydrants are proposed as part of this application in the area of the site; only Siamese connections on the building. We defer to the Harrison Fire Department regarding the need for new hydrants around the perimeter of the site. The Applicant shall discuss this directly with the Fire Department.
- 4.6. There are several existing fire hydrants located along the property frontage. The Applicant shall confirm if that these hydrants are to remain.
- 4.7. A sanitary sewer lateral has been proposed for each of the buildings. The applicant shall demonstrate that the proposed system has capacity to handle the anticipated flows.
- 4.8. In accordance with NJAC 7:14A-22.4,(b).1.ii "*Projects involving additional flow through an existing sewer line of 8,000 GPD or more require a treatment works approval for the conveyance aspects only and may be considered under the provisions of NJAC 7:14A-22.6.*" Because the projected flows exceed 8,000 gpd (gallons per day), a Treatment Works Approval from NJDEP will be required.
- 4.9. The Applicant shall discuss where the utility meters will be located. Should they be on the exterior of the building, a screening plan shall be provided.
- 4.10. Per the Checklist for the Determination of Permit requirements for Water Main Construction (N.J.A.C. 7:10-11.10),
Does the project propose new residential service to more than 15 Realty Improvements?
The proposed building is proposing new residential service to more than 15 realty improvements; therefore, approval from the Bureau of Safe Drinking Water will be required.

5. Traffic and Parking

- 5.1. Provide clarification if on-street parking will be provided along Guyon Drive and Riverbend Drive.
- 5.2. Testimony should be provided regarding proposed traffic conditions on days with events at the Red Bull Arena.
- 5.3. The required parking ratio for the residential redevelopment area per the Waterfront Redevelopment Plans is 1 space per unit. The Applicant has proposed 1,861 parking spaces, where 1,859 spaces are required (1 space per residential unit and 1 space per 1,000 sf of retail area with a 10% credit for the inclusion of EV charging spaces.).
- 5.4. All required regulatory signage for traffic control within the parking garage shall be provided as needed in accordance with MUTCD standards. Applicable details shall be provided for same.
- 5.5. The Applicant shall discuss the logistics of the garage, including access, assigned parking, security, etc.
- 5.6. A pedestrian warning device should be provided at the garage driveways.



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- 5.7. Testimony shall be provided regarding the availability of guest parking within the proposed parking structure.
- 5.8. Testimony shall be provided regarding conformance to ADA standards regarding parking spaces.
- 5.9. Traffic Report Review
 - 5.9.1. The traffic report analyzed the following intersections to determine the existing level of service (LOS), the No-Build LOS in 2029, and the Build LOS in 2029. 2029 was selected as that is the anticipated completion date of the project.
 - Frank E Rodgers Blvd (N/S) & Bergen Street (E/W)
 - Frank E Rodgers Blvd (N/S) & Essex Street North (W)
 - Frank E Rodgers Blvd (N/S) & Angelo Cifelli Dr (E/W)
 - Frank E Rodgers Blvd (N/S) & Guyon Drive (E/W)
 - Frank E Rodgers Blvd (N/S) & Retail Corridor Driveway (W)
 - Frank E Rodgers Blvd (N/S) & Riverbend Drive (E/W)
 - Frank E Rodgers Blvd (N/S) & Crucible Drive (W)
 - Frank E Rodgers Blvd (N/S) & Cape May Street (W)
 - 5.9.2. The trip generation estimates for the proposed site generally coincide with accepted rates referencing the Trip Generation Manual published by the Institute of Transportation Engineers (ITE).
 - 5.9.3. The report recommends that the following signal timing and striping modifications made to the intersection of Frank E. Rodgers Blvd and Bergen Street, which is under the jurisdiction of Harrison, to result in a Level of Service generally consistent or improved from the 2029 No-Build Condition:
 - 5.9.3.1. Restriping of the southbound right turn bay as a shared through/right turn bay. No modifications to on-street parking proposed;
 - 5.9.3.2. Reallocation of one (1) second of green time from the northbound/southbound through phase of Frank E. Rodgers Boulevard to the eastbound/westbound phase of Bergen Street during the weekday morning peak period; and
 - 5.9.3.3. Reallocation of two (2) seconds of green time from the northbound/southbound through phase of Frank E. Rodgers Boulevard to the eastbound/westbound phase of Bergen Street during the weekday evening peak period.
 - 5.9.4. The report recommends that the following signal timing and striping modifications made to the intersection of Frank E. Rodgers Blvd and Guyon Drive, which is under the jurisdiction of Hudson County to result in a Level of Service generally consistent or improved from the 2029 No-Build Condition
 - 5.9.4.1. Reallocation of three (3) seconds of green time from the leading southbound left turn phase to the lagging northbound through phase of Frank E. Rodgers Boulevard South during the weekday morning peak period;



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5.9.4.2. Reallocation of one (1) second of green time from the eastbound/westbound phase of Guyon Drive to the northbound/southbound phase of Frank E. Rodgers Boulevard South; and reallocation of four (4) seconds of green time from the leading southbound left turn phase to the lagging northbound through phase of Frank E. Rodgers Boulevard South during the weekday evening peak period.

6. Landscaping

6.1. We defer to the Board Planner regarding the proposed landscaping.

7. Lighting

7.1. A lighting plan has been provided as part of the plans which includes the standard decorative light fixtures and building mounted lights.

7.2. A minimum of 1.0 footcandle should be provided for all sidewalk areas. Several areas are deficient and should be revised accordingly.

8. General

8.1. Testimony shall be provided regarding trash/recycling storage and hauling at the site.

8.2. Details should be provided for the raised crosswalk and raised intersection.

8.3. The Applicant shall discuss any environmental concerns at the site and plans going forward.

8.4. The project address on the cover sheet of the site plan should be checked for consistency with the application.

8.5. A note should be added to the details that all concrete shall be Class B.

9. Construction Issues

9.1. All structures and ADA requirements are subject to review by the Construction Code Official.

9.2. Testimony shall be provided regarding the phasing of the project.

10. Other Agency Approvals

- Applicable Town Building Permits
- County Approval
- NJDEP Approvals
- Passaic Valley Sewerage Commission
- Hudson Essex Passaic Soil Conservation District approval
- All other agencies having Jurisdiction.

Should the Board decide to grant approval of the site plan application request, same should be conditioned upon: submittal of revised plans addressing the review comments indicated above; payment of all fees, charges, escrows, liens, taxes, etc. as may be owed the Town; posting of performance guarantees; The Applicant's engineer providing an estimate for the cost of improvements to the Town in order that



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performance guarantees and inspection fees can be calculated; proof of all permits, approvals, and/or waivers of such agencies having jurisdiction thereof and such other terms and conditions as required by the Board.

We reserve the right to present additional comments pending the testimony of the Applicant before the Board and the receipt of the revised plans.

Should you have and questions regarding this matter, please contact this office.

Very truly yours,
T&M ASSOCIATES

PETER BONDAR, P.E.
TOWN OF HARRISON
PLANNING BOARD ENGINEER

PB

cc: Mary Gaines, Planning Board Secretary
Rocco Russomanno, P.E., Town Engineer
Susan Gruel, Planning Board Planner
Michael Pichowicz, Esq., Planning Board Attorney