



VIA EMAIL

June 15, 2018

Zoning Board of Adjustment Board
City of Hoboken
94 Washington Street
Hoboken, New Jersey 07030

Attention: Ms. Patricia Carcone, Board Secretary

Re: Mintcho Minev
**Second Engineering Review - Completeness Status
& 'C' Variance(s)**
806 Garden Street
Block 183, Lot 10
City of Hoboken, Hudson County, NJ
Hoboken Application No. HOZ-17-18
Our File No. HOZES-625

Dear Members of the Zoning Board:

Boswell Engineering (Boswell) has received and reviewed the following documents, relative to the above referenced application. Based upon our review of these documents, we offer the following comments:

- A. Letter of Transmittal from Robert C. Matule, Esq. to Pat Carcone dated June 8, 2018.
- B. City of Hoboken Zoning Board Application (HOZ-18-1) dated 2/21/18.
- C. City of Hoboken Planning Board & Board of Adjustment Application for Development, dated 2/15/18 (six pages).
- D. Checklist for Variance Applications (three pages), not dated and no application number annotated on said application.
- E. City of Hoboken Planning & Zoning Board of Adjustment Affidavit of Non-Collusion dated February 15, 2018.
- F. Planning and Variance Report for 806 Garden Street, Block 183, Lot 10, City of Hoboken, as prepared by Kenneth Ochab, P.P. of Kenneth Ochab Associates, LLC, dated January 18, 2018.
- G. City of Hoboken Planning & Zoning Board of Adjustment Certification of Taxes Paid Block 183, Lot 10. The Board shall be made aware that an unexecuted certification was submitted to this office for review. The Board Attorney shall review this matter.

- H. Elevation Certificate, as prepared by Joseph T. Caulfield, PLS of Caulfield Associates, LLP, dated 4/26/16 with an expiration date of 7/31/15.
- I. Survey entitled, "Survey of Property, 806 Garden Street, Block 183, Lot 10, Hoboken, Hudson County, N.J." as prepared by P.L. Caulfield, Jr., PLS of Caulfield Associates, LLP, dated 8/30/17.
- J. Memorandum from the Hoboken Floodplain Administrator, dated March 17, 2018.
- K. Set of seven plans entitled, "Proposed Alterations & Additions to an Existing 2 story Residential Building with (2) units to become a 3 Story Residential Building with (2) Units, 806 Garden Street, Block 183, Lot 10, City of Hoboken, Hudson County, New Jersey 07030," as prepared by **Jensen C. Vasil Architect P.C., (please note, the architect of record has changed from George Weiner, A.I.A. of GALE Associates)** and consisting of the following drawings:

Sheet No.	Description	Date	Revision Date
Z-1	Zoning Tabulation, Zoning Map, 200' Area Map, 200' Radius Owners List	2/2/18	6/7/18
Z-2	Survey Proposed Site Plan	2/2/18	6/7/18
Z-3	Utilities Plan, Lighting & Landscape Plan, Sidewalk Details, Landscape Details	2/2/18	6/7/18
Z-4	Demolition Plans, Proposed Floor Plans, Roof Details	2/2/18	6/7/18
Z-5	Existing & Proposed Front & Rear Façade Elevations	2/2/18	6/7/18
Z-6	Rear Façade Elevations, Materials Calculations	2/2/18	6/7/18
Z-7	Site Images	2/2/18	6/7/18

- L. **A letter from Structuretech Engineering PC, dated June 4, 2018 commenting on the structural integrity of the existing building.**

Based upon our review of these documents, we offer the following comments:

Applicant/Owner

- 1. The Applicant/Owner in this matter is:
Mintcho Minev
806 Garden Street
Hoboken, NJ 07030

The Applicant should immediately notify the Board of any change in the above information.

Site

2. The Site of this Application (806 Garden Street, Block 183, Lot 10) is a rectangular shaped interior lot located on the westerly side of Garden Street, approximately 55 ft north of Eighth Street. The Site has 20 feet of frontage (lot width) along Garden Street with a lot depth of 67 feet. The area of the Site is 1,340 square feet.
3. The property is located within the R-1 Residence District (Conservation).
4. According to the Planner's report, the property concerning this application can be identified as Block 183, Lot 10. The Site currently contains an existing three-story brick structure with two dwelling units. The rear portion of the building is only one-story. There are currently two residential units in the existing building.
5. According to the Planner's report, the Applicant is seeking bulk variances (refer to Item 9. of the City of Hoboken Planning Board & Board of Adjustment Application for Development) and proposes to expand the upper floors to the rear wall of the existing one-story portion of the building and construct one additional floor on the structure resulting in a four-story building. The existing façade of the building, including the stoop and railings, will be maintained. Two duplex units are proposed. One unit will occupy the first and second floors and a portion of the third floor; three-bedroom, 2,162 square feet. The second unit will occupy a portion of the third-floor and the entire fourth floor; three-bedroom, 1,438 sf. The proposed building height will be 34 ft above the Design Flood Elevation (DFE) and the building coverage is proposed for 67% due to matching the existing building coverage. No rear access stairs are proposed. A roof deck is also proposed in conjunction with the building addition. **According to Z-4, the 234 square foot (sf) roof deck will be for the private use of unit #2. In addition, there will also be a private rear yard for the private use of unit #1. The Applicant now proposes a 224 sf green roof (the total roof area is 900 sf).**

Status of Review

6. This office did not receive a:
 - City of Hoboken Planning Board & Zoning Board of Adjustment Contribution Disclosure Statement for the Applicant and its professionals.
 - Completed City of Hoboken Planning & Zoning Board of Adjustment Certification of Taxes Paid for Block 183, Lot 10. The Board shall be made aware that an unexecuted certification was submitted to this office for review.
 - IRS Form W-9
 - Neighborhood Impact Report
7. The above referenced application was received and reviewed by this office. Upon review of the application materials received by this office, the following information was determined to be incomplete, missing or a waiver requested from the Checklist for Variance Applications submitted by the Applicant:

- **No. 6: Resolution of Redeveloper Designation.** The Applicant is requesting a waiver from this item as said Applicant states that it is not in a Redevelopment area.
- **No. 11: Environmental Conditions or Remediation Documentation.** The Applicant indicates that there is an existing building being utilized with floor additions being added to the rear wall of the first floor and therefore, infers that said document is not required. **The Applicant shall provide testimony with regard to this matter.**
- **No. 21: Stormwater Management Plan.** The Applicant indicates that no stormwater management plan is required based upon the extent of the addition.

Site Plan Review/ Miscellaneous

8. The Board's Planner will review the Applicant's variance requests in detail.
9. The Applicant is proposing to utilize the existing foundation, exterior walls and building façade, while adding to the rear of the structure and adding a third floor. A report, prepared by a New Jersey licensed professional engineer, is required to demonstrate the adequacy of the existing structure to support the additional loading of the addition and third floor. **A satisfactory report (see L above) was submitted with the latest revision.**
10. According to the Elevation Certificate, the entire project site is located in the flood zone AE. The Applicant's plan must comply with the City of Hoboken Floodplain and Flood Damage Prevention Ordinances.
11. The Floodplain Administrator's comments are as follows (note the plans have subsequently been revised to address these comments):

"Please be advised that the proposed development does not comply with FEMA guidelines, NJDEP development guidelines, NJ Uniform Construction Code, or the Hoboken Flood Damage Prevention Code. As presented the proposed development will not be issued permits.

 - a) The subject property is in the Special Flood Hazard Area.
 - b) The application presented is for a full gut rehab and expansion of the existing structure. The proposed work constitutes substantial improvement of the existing structure.
 - c) The highest adjacent elevation adjacent to the building (sidewalk) is 8.10 feet. The lowest elevation (yard) is 5.90 feet. The elevation of the lowest floor (basement) is 5.51 feet. The next highest floor (1st floor) is 14.00 feet.
 - d) To comply with the FEMA guidelines, NJDEP, NJ-UCC and the Hoboken Flood Code, the basement floor will have to be raised at least 5 inches to match lowest adjacent grade, flood vents will have to be installed sufficient to service the enclosed area, and the basement will have to be abandoned for residential use. Floors below the design flood elevation shall only be used for building access and storage. **The previously revised plans (4.20.18) (Sheet Z-4) indicate the proposed elevation of the basement floor at 5.90. The Applicant shall provide a detail showing how this will be accomplished.**

- e) Electrical service connection, meters, and all mechanical equipment, not shown on the plans, will have to be relocated from the basement or yard to an upper floor(s) or roof. **The revised plans (Sheet Z-4) show the electric meters located on the first floor.**
 - f) The 1st floor, currently at 14 feet elevation, is 1 foot above design flood elevation and exactly where it needs to be. No changes need to be made for this to be the first living floor. **The revised plans (Sheet Z-4) show the first floor elevation to be 14.70.**
 - g) The basement cannot be expanded. If expanding the upper floors, those floors will have to be elevated on piers or stem walls. **The Applicant shall provide testimony on this item as Sheets Z-4 and Z-5 do not clearly show the existing versus proposed.**
 - h) Plans lack sufficient details for further review or comment.”
12. The Applicant shall provide testimony on the impact on traffic patterns on the surrounding roadways due to the proposed development, including parking impacts.
 13. The Applicant is proposing five (5) plantings at the back of the rear yard within a landscaping bed. The Applicant shall provide the type, name and size of the proposed plants.
 14. The Applicant is proposing a new four inch (4”) storm and sanitary PVC line to the curb and ductile iron thereafter. Boswell has reviewed Z-3 and cannot identify where the storm and sanitary lines are connected to any onsite system(s) and where they are to connect to within Garden Street. Stormwater management facilities are not included in the application. Sheet Z-3 shows a “linear drain” in the rear yard. Where is this pipe connected to and what is its size? The Applicant shall provide testimony regarding these items. An area drain is proposed in front of the building. The Applicant shall also provide testimony as to the purpose of the area drain and the connection details.
 15. The Applicant shall be aware that Road Opening Permits shall be obtained prior to any work performed within the City Rights-of-Way. In addition, all pavement areas shall be constructed in accordance with Chapter 168 of the Municipal Code.
 16. All street paving, curbing, gutters and sidewalks and other street improvements shall be constructed in accordance with the Ordinance. The Applicant shall place a note to this effect on a revised set of drawings.
 17. The Applicant is proposing to construct a new four inch (4”) concrete sidewalk along Garden Street (refer to Z-3) directly in front of the site. In accordance with §196-63 of the Code, it is recommended that the Board consider any other off-tract improvements necessary for the proper development and use of the site and the surrounding area. If the Board determines that additional offsite improvements are required, then the Board and Applicant should decide if the Applicant will construct the improvements or if the Applicant will make a contribution to the improvements. In addition, the Applicant shall obtain approval from the Mayor and Council.
 18. The Applicant has not provided garbage collection/pickup and recycling information, including calculations of the amount of material projected to be generated and how much

storage area will be required for each material. The aforementioned information along with dedicated location(s) where the containers will be stored shall be provided on a revised set of drawings for the residential use. The Applicant shall provide testimony that adequate capacity exists between pickup dates pursuant to §196-26.D(8) of the Ordinance.

19. There does not appear to be any provisions for bicycle storage. **This comment has been addressed with the revised plans.**
20. The plans do not provide for storage of strollers, etc. **This comment has been addressed with the revised plans.**
21. **The Applicant is proposing condensing units on the roof. The Applicant shall show compliance with §196-28.2.D. The Code requires a minimum distance of ten feet from the property line fronting on a street and the Applicant shall also provide call outs for the other setbacks to these units on a revised set of drawings.**
22. The Applicant shall be aware that any proposed light fixtures should comply with the requirement that lighting be indirect and screened and meet IES lighting standards. The Applicant needs to provide composite footcandle intensities on a lighting plan and also confirm in testimony and on a revised drawing that the proposed lighting fixtures meet IES lighting standards. Z-3 does not depict this required information.
23. All proposed light fixture(s) they shall be equipped with shades to prevent light/glare from escaping the site.
24. The Applicant shall confirm existing utilities can accommodate the proposed use, including but not limited to, sanitary sewer, storm sewer and water for domestic and firefighting flows required for the project.
 - a. The Applicant shall confirm that the pipe connecting into the combined sewer is adequately sized.
 - b. The Applicant shall confirm that domestic and firefighting water demand has been provided in accordance with RSIS requirements. The Applicant shall provide testimony with regard to this matter advising how said Applicant knows that the water demand is adequate. The Applicant shall provide a note on a revised set of drawings with regard to this matter.
 - c. The Applicant shall provide confirmation from the Water Utility that the proposed water demand, including domestic and fire flows, can be accommodated by the existing utility in the street. The Applicant shall provide a note on a revised set of drawings with regard to this matter.
 - d. The Applicant shall confirm that the required domestic and firefighting water flows can be accommodated by the water services proposed for the project. The Applicant shall provide a note on a revised set of drawings with regard to this matter along with a letter from the utility company confirming the adequacy of the water supply. The Applicant shall provide testimony with regard to this matter.

25. The Applicant shall be aware that the proximity of utility pipes, less than ten feet (10') apart horizontally and 18 inches vertically, may interfere with construction and maintenance. Sanitary sewer lines should be below storm lines, but if not possible, encasement may be required. The Applicant shall provide testimony to these items. **The Applicant has provided a note with regard to this matter on the revised set of drawings.**
26. The Applicant shall comply with all requirements and conditions provided in the North Hudson Sewerage Authority "Requirements and Checklist for Sanitary, Stormwater, and Dewatering Connections" dated April 18, 2013 as revised. Among these requirements, the following notes shall be included on the plans:
- a. "The Contractor is responsible for the stabilization of the existing sewer main, structures, and appurtenances during connection."
 - b. "North Hudson Sewerage Authority shall be notified at least 72 hours prior to connection to the sewer main."

The above notes have been added to these revised plans.

27. The Applicant is proposing to connect the new storm and sanitary service lines into a sewer contained in Garden Street. The Applicant shall depict the location, size and type of sewer that is contained within Garden Street on a revised set of drawings. The Applicant shall combine the two lines into one prior to the curb with respective cleanouts and backflow protection. All piping within the City right of way shall be ductile. The Sewer Connection Detail shall be depicted on a revised set of drawings. The combining of the two lines into one line, the appropriate backflow prevention and respective cleanouts shall be shown on a revised Site Plan drawing (Z-3). The Applicant should revise this drawing in accordance with NHSA requirements and provide testimony to the same.
28. The Applicant shall summarize in testimony the anticipated impact of the development addressing noise, heat, odor, vibrations, and safety hazards. Boswell has not received a copy of this report; however, it is noted on the Checklist for Variance Applications, Item 11 that it has been submitted. The Applicant shall review the "Impact Report" with the Board with regard to this matter.
29. The Applicant shall address all requirements, as applicable, including, but not limited to, the following agencies:
- a. North Hudson Sewerage Authority
 - b. Treatment Works Approval (TWA) from the NJDEP;
 - c. Hoboken Floodplain Administration Approval;
 - d. "Will Serve Letters from all utilities"
 - e. Building Department Permits; and
 - f. Any other permits required for the project
30. If the Board looks favorably on this application, the Applicant is advised that it is their responsibility to schedule all inspections related to any conditions set forth in the Board's Resolution of Approval with the Board Engineer directly.

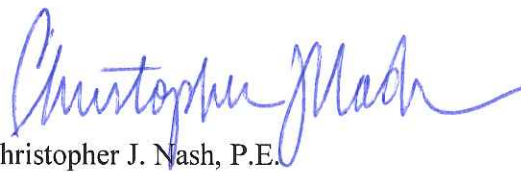
Ms. Patricia Carcone, Secretary to the Board
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31. If the nature of the approval requires periodic inspections, it shall be the Applicant's responsibility to provide a schedule of tentative dates for all site inspections with the Board Engineer. The Applicant is obligated to expose said work prior to enclosure for ease of inspection by the Board's engineer. If the work is inaccessible due to lack of coordination on part of the Applicant and inspection is not possible, the project may not advance until those inspections can occur.
32. The Applicant shall provide the Board Engineer with a minimum of 48 hours notice when scheduling inspections.
33. The Applicant is further advised that a copy of any resolution of approval will be forwarded to the Construction Code Office for their records and information. If your project requires a Certificate of Occupancy (CO) or Certificate of Approval, same will be withheld until such time as all inspections required to satisfy all conditions set forth in the Board's Resolution of Approval are satisfactorily completed and the specific work is acceptable.
34. The Applicant shall post the appropriate escrow to cover the cost of all inspections. Said escrow shall be in accordance with Municipal Land Use Law (MLUL) and shall be replenished upon request from the Board Secretary.
35. The Applicant shall request and the Board Engineer shall provide a letter of acceptance of all conditions set forth in the Resolution of Approval which shall be provided to the Board Secretary and the Construction Code Office as proof of compliance with the conditions of the Resolution of Approval. Failure to obtain proof of compliance will delay the issuance of Certificates of Occupancy or Approval.

The Applicant shall revise plans to provide this office with a written point-by-point response to the above-referenced comments. Thank you for your kind attention in this matter. Should you have any questions please do not hesitate to contact me.

Very truly yours,

BOSWELL ENGINEERING



Christopher J. Nash, P.E.
Board Engineer

CJN/EFS/amg

cc: Scott Carlson,, Esq., Planning Board Attorney (via email)
George Wheatle Williams, PP, AICP (via email)
Robert C. Matule, Esq. (via email)

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