



April 6, 2021

Township of Mahwah
Planning Board
Municipal Building
475 Corporate Drive
Mahwah, New Jersey 07430

Attention: Ms. Mary Jo Wood, Planning Board Clerk

Re: Tesla, Inc.
**Amended Site Plan Application –
Electric Vehicle Charging Station**
280 Route 17 South
Block 136, Lot 5.02
Township of Mahwah
Docket No. 622
Our File No. MAES-2081

Dear Members of the Planning Board:

Boswell Engineering is in receipt of copies of the following documents relative to the above referenced application:

- a. Township of Mahwah Development Application, dated February 23, 2021.
- b. Township of Mahwah Planning Board Determination of Completeness Checklist, undated.
- c. Plans (8 Sheets) entitled, “Tesla, QuickCheck, Mahwah, NJ, 280 Route 17 S, Mahwah, NJ”, prepared by Dewberry Engineers, Inc., dated January 19, 2021.

The following sheets are provided:

<u>Sheet #</u>	<u>Drawing Title</u>
T-1	Title Sheet
Z-1	Tax Map, Aerial & Zoning Schedule
Z-2	List of Property Owners & Utilities
Z-3	Detailed Site Plan
Z-4	Existing Conditions Plan

<u>Sheet #</u>	<u>Drawing Title</u>
Z-5	Equipment/Parking Plan
Z-6	Equipment & Parking Elevation
Z-7	Construction Details

- d. Variance and Waiver Memorandum, prepared by Dewberry Engineers, dated January 27, 2021.
- e. Verification of Taxes Paid, dated February 10, 2021.
- f. Township of Mahwah Board of Adjustment Resolution, Docket No. 1411-16, Quick Check Corporation, Approval of Conditional Use Variances, Bulk Variances, Preliminary and Final Site Plan, Site Plan Design Exceptions, Checklist Waivers, and Soil Movement Permit, dated November 1, 2017.

We have reviewed the above information and offer the following comments:

General

- 1. The Applicant in this matter is:

Tesla, Inc.
160 Van Brunt Street
Brooklyn, New York 11231

The Owner in this matter is:

Barn Village, Inc.
315 Kinnelon Road
Kinnelon, New Jersey 07405

The Applicant must notify the Township with any change in this information.

- 2. The proposed site, Block 136, Lot 5.02, is located on the southbound side of N.J.S.H. Route 17 and is approximately 350 feet north of Corporate Drive.
- 3. The property is approximately 92,123 SF in area and located within the Highway Business (B-40) Zone. The property is bordered to the north, south and east by the B-40 Zone and to the west by the Industrial Park (IP-120) Zone.

4. The site consists of an existing one-story QuickCheck store, eight (8) fuel dispensers and 63 parking spaces. The property also has a cross easement with the property to the south.
5. The Applicant proposes to convert seven (7) of the existing parking spaces into electric vehicle charging spaces. The Applicant has also proposed to create one (1) additional parking space to increase the total parking to 64 spaces.

Electric vehicle charging stations are a permitted accessory use in the B-40 Zone.

6. The Applicant must provide the Board with testimony of daily operations of the electric vehicle charging stations.

Submission Status

7. From an engineering standpoint, we find the before mentioned plans and accompanying Development Application to be **complete** with respect to the items of the Municipal Code that the Township Engineer is charged to review.
8. The comments noted below must be satisfactorily addressed.

Variances/Waivers

9. The Applicant has requested the following variances:
 - a. **Minimum Side Yard:** Article 24-4.1 and the Zoning Schedules of Area, Bulk and Yard Requirements requires a minimum side yard of 40 feet.

The Applicant has proposed a side yard setback of five (5') feet to the vehicle charging posts.

The equipment associated with the electric vehicle charging stations are considered accessory structures and in accordance with Article 24-3.6c(1) shall not be located closer than five (5') feet to any lot line. This requirement appears to be met. A variance is not required.

- b. **Minimum Rear Yard:** Article 24-4.1 and the Zoning Schedule of Area, Bulk and Yard Requirements requires a rear yard of 40 feet.

The Applicant has proposed a rear yard setback of 8.5 feet to the vehicle charging posts.

The equipment associated with the electric vehicle charging stations are considered accessory structures and in accordance with Article 24-3.6c(1) shall not be located closer than five (5') feet to any lot line. This requirement appears to be met. A variance is not required.

- c. Minimum Parking Space Size: Article 22-6.2c(2) requires a minimum parking space area of 200 square feet, measuring 10 feet by 20 feet.

The Applicant has proposed a minimum parking stall dimension of 9 feet by 18 feet (162 s.f.) for the eight (8) proposed Tesla charging stations. The Applicant has requested a variance, where a waiver should be requested.

10. The Applicant has requested the following waivers from the Design Checklist:

Item 13 – Complete Storm Drain Information
Item 16 – Roadway Cross-Sections and Profiles
Item 18 – Traffic Control and Improvements
Item 20 – Location of Sanitary Sewer and Water Utilities
Item 21 – Lighting Plans
Item 22 – Landscape Plan
Item 23 – Detailed Drainage Calculations

Site Plan

11. The Applicant's Site Plan references the removal of a 2-foot monolithic concrete curb island and replacement with a 4-foot monolithic concrete curb island.
12. The proposed charging stations and associated equipment will be protected by 6" diameter concrete filled steel bollards.
13. The Applicant should provide testimony regarding any changes to the existing signage.
14. The Applicant should provide testimony with respect to expected increase in vehicular traffic and to the charging times of vehicles.

Parking

15. The Applicant must demonstrate that adequate parking will be provided at the site.

Utilities

16. The Applicant should provide testimony that all utilities including electrical service for the Tesla charging stations will be installed underground.

Lighting

17. The Applicant has not provided a lighting plan in association with this application. The Applicant must provide testimony regarding any lighting improvements that will be constructed.

Thank you for your kind attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

BOSWELL ENGINEERING



Michael J. Kelly, P.E.
Township Engineer Representative

MJK/jg

cc: Benjamin Kezmarsky, Township Business Administrator
Geri Entrup, Administrative Officer
Peter J. Scandariato, Esq., Planning Board Attorney
Duncan M. Prime, Esq., Prime & Tuvel
David E. Revette, P.E., Dewberry Engineers, Inc.

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