



June 24, 2021  
Revised August 12, 2021

Borough of Moonachie  
Planning Board  
70 Moonachie Road  
Moonachie, New Jersey 07074

Attention: Ms. Supriya Sanyal, Borough Clerk

**Re: Castremar, Inc.  
150 Moonachie Road  
a/k/a 145 Moonachie Road  
Block 44, Lot 5  
Borough of Moonachie  
Our File No. MOES-447**

Dear Members of the Planning Board:

Boswell Engineering has received and reviewed the following documents for the above-referenced application:

- A. Borough of Moonachie, Appeal For Variance From Certain Provisions Of Zoning Ordinance, not dated.
- B. Verification and Authorization, dated February 12, 2021.
- C. Affidavit of Proof of Payment Of Taxes and/or Local Assessments, dated February 12, 2021.
- D. Borough of Moonachie Building Department Zoning Letter of Denial, dated January 10, 2021.
- E. Borough of Moonachie, 200 Feet Property Owner List, dated February 8, 2021.
- F. Borough of Moonachie, Tax Certification, dated May 5, 2021.
- G. Borough of Moonachie, Sewer Tax Requirement, as per Lisa Ciannamea, C.T.C., dated May 15, 2021.
- H. Five (5) photographs of deck area and parking lot, undated.
- I. Borough of Moonachie, Tax & Sewer Certification, certified May 19, 2021.

- J. Two (2) plans prepared by Cesar F. Padilla, R.A., entitled, "Patio, Segovias Restaurant, 150 Moonachie Road, Moonachie, NJ 07074", consisting of:
1. Key Map, Site Plan, General Notes, dated April 26, 2014.
  2. Floor Plan, Front Elevation, Side Elevation & Side Elevation, dated April 26, 2014.
- K. Two (2) plans prepared by Cesar F. Padilla, R.A., entitled, "Proposed Enclosure of Exist. Outdoor Eating Area Due To COVID, Segovias Restaurant, 150 Moonachie Road, Moonachie, NJ 07024", consisting of:
1. Site Plan, Floor Plans, Notes, Legend, dated November 23, 2020.
  2. Elevations, Typical Wall Section, dated November 23, 2020.
- L. One (1) plan prepared by Palma Pergola, entitled, "Palma Pergola, Outdoor Living Solution, 93 Moonachie Avenue, Moonachie, NJ 07074", dated July 13, 2021.
- M. One ten (10) page PowerPoint® presentation, prepared by SKYFREE.

The property is located on the north side of Moonachie Road, approximately 25 ft. south of Maple Street, and within the B-1 General Business Zone. A restaurant is a permitted use in this zone.

Based on our review of the information provided, the following comments are made:

1. The Applicant/Owner in this matter is:  
Castremar, Inc.  
150 Moonachie Road  
a/k/a 145 Moonachie Road  
Moonachie, New Jersey 07074  
  
The Applicant should notify the Board with any changes in the above information.
2. The Applicant is requesting to enclose a pre-existing, non-conforming, exterior deck structure with an operable metal glass enclosure. The building addition will provide an additional twenty (20) seats, for a total seating capacity of 142 seats.
3. The additional submitted material references the proposed building addition structure as a pergola-style structure with a retractable aluminum slat roof. The Applicant should confirm with this with testimony.
4. An amended site plan was submitted, which includes a Zoning Schedule. The amended site plan does not include a revision date and needs to be added.
5. The Applicant should provide testimony if the proposed enclosed patio/seating area will be used as seasonal or year-round seating.

6. The amended site plan shows 40 parking spaces are proposed. The Applicant should provide testimony if there are any parking agreements in place regarding additional parking to offset the on-site deficiency.
7. The amended site plan depicts two existing (2) ADA parking spaces for the property. The Applicant should provide testimony that these spaces meet current ADA parking space requirements and Borough code.
8. The Applicant should provide testimony on how provisions required under the ADAAG are being met. As presented, it does not appear that any of the existing or proposed entrance/exits provide access stipulated under ADAAG.
9. The new restaurant seating capacity will be increased to 142. The parking space calculation provided indicates that 71 spaces are needed. Per Table 1 under §21-17.2 of the Borough's Land Development Code, one (1) space is required for every three (3) seats and one (1) space is required for every two (2) employees. For the seating portion, 48 spaces are required. The Applicant needs to revise the parking requirement.
10. The Applicant should provide testimony regarding the number of employees at peak times and revise the parking requirement, in combination with comment #10.
11. Dimensions for the aisles, parking space width and depth and driveway dimensions need to be shown, as well as the angle of the spaces, as required under §21-17.9 of the Borough's code.
12. The Applicant should provide testimony if any other site improvements are proposed.
13. The SKYFREE PowerPoint® presentation references how the roof panels for the pergola will address the collection of precipitation. The Applicant should provide testimony where the roof run-off will be discharged.
14. The Applicant should provide testimony regarding the architectural characteristics for the proposed enclosure including materials of construction, color, etc.
15. Additional information on the use of expansion anchors as noted on the plans needs to be provided, so a determination can be made as to suitability for use.
16. The Applicant should provide documentation that the proposed enclosure can withstand the required combination dead loads and live loads (snow and wind).
17. The Applicant shall provide testimony with regard to site lighting and landscaping and if any additional lighting is proposed. All lighting and landscaping shall be in accordance with the Borough of Moonachie Code.

The following agencies shall review and comment with regard to this application:

- a. Borough of Moonachie Fire Department regarding emergency vehicle access and ability to fight fires.

Ms. Supriya Sanyal, Borough Clerk  
June 24, 2021  
**Revised August 12, 2021**  
150 Moonachie Road - MOES-447  
Page 4 of 4

b. Any other jurisdictional agencies the Planning Board deems necessary.

Boswell Engineering does not have any more comments at this time but reserves the right to provide additional comments at a later date.

Should any member of the Planning Board have any questions, please call me.

Very truly yours,

BOSWELL ENGINEERING



Frank D. Dobiszewski, P.E., PTOE, IMSA III

FDD/ES/md

cc: J. Novello, Esq.  
Castremar, Inc.  
Brian M. Chewcaskie, Esq.  
Borough of Moonachie Fire Department  
Cesar F. Padilla, R.A

R:\Munic\Moonachie\moes-447\Files\210812fddL2.docx

