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December 1, 2024

Judith Piccinini Yeany, Esq.  
Senior Regulatory Officer  
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Trenton, New Jersey, 08625-0420

Dear Ms. Yeany,

On behalf of our client, the North Bergen Board of Education, and concerning your letter of October 31, 2024 and SHC file # 0900005, our office has prepared the following letter and enclosed schematic plans.

The “diversion area” at Bruins Stadium is sufficient for the proposed use as the site of a new preschool. The building and all associated play areas, access ways, fencing and gates will be located in the 1.339-acre diversion area; there are no trees in the diversion area, and no trees will be removed to accommodate the proposed construction.

The schematic floor plans and site plan have been developed and are enclosed.

- A-1 Schematic Site Plan
- A-2 Schematic First Floor Plan
- A-3 Schematic Second Floor Plan
- A-4 Schematic Roof Plan
- A-5 Schematic Exterior Elevations and Building Sections
- A-6 Schematic Massing study

Based on the Long Range Facilities Plan (LRFP) being developed by North Bergen Board of Education and this office, the District will accommodate the universe of approximately 395 full time PreK students in District through renovations in the existing elementary schools and at the future Preschool planned for the 1.339 acre parcel at Bruins Stadium. The ±33,000 sf Preschool will house 204 full-time PreK students.

The building will contain 14 pre-kindergarten classrooms, small group instruction rooms, a multi-purpose room (“gym”), a small kitchen, and spaces for health services, administration, and faculty in a two-story structure, consistent with the NJ DOE Facilities Efficiency Standards for an Early Childhood Center, and N.J.A.C. 6A:26-6.4. Spaces for utility service, MEP systems, and maintenance will be provided.

Our office reviewed the proposed site circulation including vehicular and emergency access with the Executive Director of Operations at North Hudson Regional Fire and Rescue. The day-to-day operation of the proposed school was discussed with the Facilities Manager.

As shown in the schematics, the main entry and administrative spaces will be located at the southern corner of the site, with the classroom wing to the east, and the multipurpose spaces to the west.

It is anticipated that operation of the proposed school will be similar to the current use of the site. Student drop off by school bus, car, or on foot will take place in the parking area. Students and staff will enter via the monitored gates and proceed past the play area to either the main corridor or along the covered sidewalk to the Main Entry. All access to the fenced school area will be controlled at the gate.

The building will be set back 30' from the property line fence on the track and field side, with an A.D.A. complaint walkway and a 25' wide driveway. Access to the drive will be controlled at the parking area gate, and it will be monitored when the school is in session. It is wide enough to allow a bus or emergency vehicle to park and another vehicle to pass. The driveway reaches a 90' turnaround at the western end, with a 20' wide service drive continuing around the building. With the proposed driveway and turnaround is adequate for school bus drop-off and pick up; busses can deliver students safely to the Main Entry.

We note that 24' is a standard for two-way roads; the maximum width of a school bus is 8.5 feet, a typical ambulance is 8 feet wide; and a fire truck with aerial apparatus to serve a 30' tall building is 10 feet wide. Due to the unique conditions of this location- the parcel is a fenced area is located within a public park where no construction is anticipated on the adjacent tree-filled park property- the arrangement of the sidewalks and gated driveway affords ample and safe access and circulation for pedestrians, deliveries, busses, and emergency vehicles.

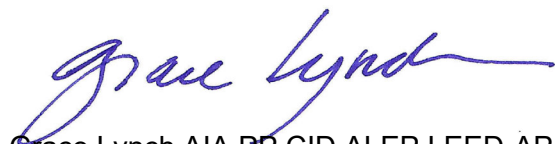
Utilities and service: The existing utility poles and overhead electric wires on the site will be eliminated. The "diversion area" includes a small area in the parking lot of sufficient size to house a transformer, and from that point on, the electrical secondary service will be underground and through the building.

Mechanical units will be mounted on the roof and will be electric; units are concealed from view from the park and stadium by the gabled attic roofs or by mansard roofs. Modern safety and security lighting will be provided, mounted on the building.

Municipal water currently serves the temporary facility and will continue to serve the proposed Preschool. Upgrade of water service from the street (a new main roughly 680 feet long, from JFK Boulevard East, as it crosses the Park) to the new sprinkler system may be required. There is an existing stormwater system in place, which may be upgraded if necessary. The sanitary system will function similar to the current system- the building's sanitary lines will run by gravity to sanitary ejector pumps, which will pump to the system within the Stadium area. The estimated sanitary flow rate for 210 students per NJDEP guidelines is 10 GPD per student, or 2100 GPD for the facility.

Construction of the preschool is contingent on other actions anticipated in NBBOE's Long Range Facilities Plan, including completion and occupancy of the new Junior High School and renovations to create preschool classrooms in the existing elementary schools.

Sincerely,



Grace Lynch AIA PP CID ALEP LEED-AP