

FZ → CJT (10/10/17 @ 2:00pm)

INTER-OFFICE MEMORANDUM

To: Fernando Zapata, P.E.
Township Engineer

From: Kathleen Miesch
Planning Coordinator

Date: October 6, 2017

Subject: **Planning Board PB-019-17**
169 Parish Drive; Block 911, Lot 14
Minor Subdivision; Bulk Variance
Annemarie Appleton

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ENGINEERING
DIVISION

Attached please find the following documents:

- Application form
- Impervious Lot Coverage Calculations (Lots 14.01, 14.02)
- Environmental Protection Calculations
- Minor Subdivision Plan signed and sealed by William J. Darmstatter, Darmstatter, Inc., dated June 2, 2017, revised September 18, 2017.

Please review the package and provide your comments by **October 23, 2017** for distribution in Board packets.

Reviewer's Response (*use additional sheet if necessary*):

Planning office use

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Please see Principal Engineer's Report to the
Planning Board dated October 23, 2017

Signed CJT

Date 10/23/2017

township of Wayne

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PLANNING DEPT.

October 23, 2017

Wayne Township Planning Board
475 Valley Road
Wayne, New Jersey 07470

**Re: Annemarie Appleton
169 Parish Drive (Block: 911-Lot: 14)
Minor Subdivision and Bulk Variance**

Dear Mr. Chairman,

The Engineering Division has reviewed a plan for the above subject property titled "Minor Subdivision Plan For Appleton, 169 & 181 parish drive, Lot 14, Block 911", two (2) sheets, prepared by Darmstatter, Inc., dated 6/02/17, last revised 9/18/17. We offer the following:

The application is for a two lot subdivision from an existing single lot. There are two existing houses, one attached garage and structures on the site.

The plan includes EP calculations for Number of Buildable Lots on separate sheets that are not acceptable. Furthermore, MAD and TADA calculations have not been provided for either proposed Lot 14.01 or proposed Lot 14.02. As a result, Conformance with the EP regulations for disturbance within both proposed Lots cannot be determined at this time. After reviewing the plans and application and visiting the site, we offer the following:

The applicant has provided a "number of building lots" calculation which show that 3.799 lots are allowed. These number of lots do comply with the E.P. Ordinance. However, the calculations are deficient as indicated below.

- a. Applicant shall provide testimony as to how it has been determined that there are no areas with shallow bedrock (3ft. or less) as indicated in the number of lots calculation sheet. If Test Holes were dug the Plan shall be revised to depict the locations of the test holes and a report of the findings submitted to the Engineering Division for review.

#169 Parish
Division of Engineering Appleton

475 Valley Road
Wayne, New Jersey 07470
www.WayneTownship.com
Phone: 973-694-1800
Fax: 973-709-1141

Charles Traficante, PE
Extension 3414

*CC: 11-13 pkts
M. Sweeney, Esq.*

- b. Applicant shall provide testimony as to how it has been determined that there are no areas of seasonal high water table (1 ft. or less) as indicated in the number of lots calculation sheet. If Test Holes were dug, then the Plans shall be revised to depict the locations of the test holes and a report of the findings submitted to the Engineering Division for review.
- c. Applicant shall provide testimony as to how it has been determined that there are no areas of wetland and /or wetlands transition areas as indicated on the number of lots calculation sheet.

We cannot determine the accuracy of the calculations until all of the above items have been addressed.

2. Applicant shall revise – Sheet 2 of 2 to show:

- a. Ownership of the existing chain link fence that runs across the common property line between proposed Lot 14.01 and existing Lot 15 to the west. Should this fence belong to the current property owner of proposed Lot 14.01, then the applicant shall obtain written approval from the current property owner of Lot 15 thereby allowing the fence to encroach onto their (Lot 15's) property.
- b. Ownership of the existing chain link fence that runs across the common property line between proposed Lot 14.01 and existing Lot 13 to the east. Should this fence belong to the current property owner of proposed Lot 14.01, then the applicant shall obtain written approval from the current property owner of Lot 13 thereby allowing the fence to encroach onto their (Lot 1's) property.
- c. A proposed five foot (5') wide Shade Tree easement in front of proposed lots 14.01 and proposed lot 14.02 along Parish Drive.
- d. Planting of Township Shade Trees at 50 feet on center within the proposed five feet wide Shade Tree Easement along the frontage of both proposed lot 14.01 and proposed lot 14.02. Location, size and species of the proposed Township Shade Trees shall meet with the approval of the Township Landscape Architect.

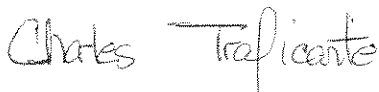
3. Applicant shall revise Sheet 2 to show a Limit Of Disturbance line for proposed lots 14.01 and lot 14.02 to include the planting of all shade trees. TADA calculations shall be provided accordingly.

FINAL COMMENTS:

Should the Board consider granting minor subdivision and Bulk Variance approval, the following are engineering conditions that should be attached:

1. Prior to the signing of the plat or subdivision deed by the Chairman, the applicant shall:
 - a) Submit revised plans for Engineering Division approval addressing the review comments and including any other conditions/notes imposed by the Board.
 - b) Have received all required State, County and Local Approvals & Permits including but not limited to:
 - i. Passaic County Planning Board Approval or Waiver letter.
 - ii. Letter of Interpretation (LOI) or Presence/Absence letter from the NJDEP.
 - c) Have remitted all outstanding fees posted all required bonds including:
 - i. Payment for the required Township-wide off-tract drainage assessment (Ordinance No. 15 of 1988).
 - d) Have installed the required monument (if required), submitted a monument installation certification, and obtain approval from the Township Surveyor verifying the monument to be completed satisfactory.

Prepared by,



Charles Traficante, P.E.
Principal Engineer

CT/nd

Cc: Linda Lutz, Township Planner