

INTER-OFFICE MEMORANDUM

To: Supervisor of Landscape and Park Design

From: Kathleen Miesch
Planning Coordinator

Date: January 10, 2019

Subject: Planning Board Case # PB-037-18
220-228 Berdan Ave, Block 3200 Lot 16
220 Berdan LLC (The Learning Experience)
Preliminary and Final Major Site Plan

Attached please find the following documents:

- Application form
- Cover letter by Law Offices of Stephen P. Sinisi, Esq., LLC dated January 9, 2019
- Stormwater Management Report signed and sealed by Gerard P. Gesario of Jarmel Kizel dated 10-16-2018 revised 1-4-2019
- Traffic Impact Study signed by Stonefield Engineering & Design, LLC dated 10-19-2018
- Evaluation for Presence/Absence of Wetlands by Stonefield Engineering & Design dated 12-21-2018
- On-Site Wetland Delineation by Stonefield Engineering & Design LLC dated 1-4-2019
- Letter of Transmittal to Passaic County Department of Planning and Economic Development Planning Board by Jarmel Kizel dated 10-25-2018
- Boundary & Topographic Survey signed and sealed by Mark S. Martins of Mark Martins Engineering, LLC dated 8-28-18
- 200' Utility Plan signed and sealed by Mark S. Martins of Mark Martins Engineering, LLC dated 12-18-18
- Proposed Floor Plan signed by Cheryl Schweiker, AIA of Jarmel Kizel Architects and Engineers Inc. dated 8-14-18
- Preliminary and Final Site Plan signed and sealed by Gerard P. Gesario of Jarmel Kizel dated 9-28-2018 last revised 1-7-2019

Please review the package and provide your comments by
January 28, 2019 for distribution in Board packets
Reviewer's Response (*use additional sheet if necessary*):

Planning office use

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1. The proposed landscape plan is lacking in creativity and should be revised. More vertical planting elements should be introduced to the property along with a balanced mixture of varied sized perennials in planting beds. The parking lot islands should be revised to include some deciduous shade trees to break up the continuous pavement proposed for the site.
 2. Remove Rosehill Ash from the plan and replace with a different species of tree.
 3. A heavy evergreen screen should be proposed between the proposed Learning Center Building and the existing High School parking lot to the north.

Name Ryan Edge

Date 1/28/19