

INTER-OFFICE MEMORANDUM

To: Subcode Official for ADA
Fire Bureau
Fire Commissioner
Health Department
Planner (Chris Kok)
Superintendent of Water & Sewer
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


See attached Water and Sewer review memo.

Heather Vitz-Del Rio
Name

1/24/19
Date

**TOWNSHIP OF WAYNE
WATER AND SEWER DIVISION**

TO: Christopher Kok, Township Planner
Fernando Zapata, Township Engineer

FROM: Heather Vitz-Del Rio, Director of Public Works 

DATE: January 24, 2019

RE: 220 Berdan Ave LLC - The Learning Experience
220-228 Berdan Avenue
Block: 3200 Lot: 16

I have reviewed the site plan titled "Preliminary/Final Site Plan - The Learning Experience and Retail Development", Revision No. 3, dated January 7, 2019, prepared by, and I have the following comments:

1. The existing septic system is not shown on the plans. This must be abandoned and decommissioned.
2. The sanitary cleanouts shall be at the Right-of-Way line
3. A TWA permit is required for a sewer extension to two buildings.
4. Industrial Pretreatment Permits will be required for any tenants with cooking or non-domestic sewer discharge. Grease tanks and sampling points would be required. Please contact Ms. Jane Martyn for permit information at 973-694-5090 x 4239.
5. The existing water main is a 12" AC pipe approximately 4-5 feet deep under or along the easterly curb line in Berdan Avenue. The proposed sanitary sewer manhole #1 is shown at the curb line and 12 feet deep. This will conflict with the water main. The manhole and main must be relocated.
6. The domestic and fire service lines do not have to be two separate lines. One line can be run into each building and the domestic and fire lines can be split inside the building.
7. The existing water service line to be abandoned must be cut and capped at the main.
8. The details for the curb valve, thrust blocks, water main connection, sanitary cleanout, and sanitary sewer building connection are not the Township standards.