

# township of wayne

## *Division of Engineering*

475 Valley Road  
Wayne, New Jersey 07470  
[www.WayneTownship.com](http://www.WayneTownship.com)  
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*Heather Vitz-Del Rio PE*  
*Extension 3219*

February 21, 2019

Wayne Township Board of Adjustment  
475 Valley Road  
Wayne, New Jersey 07470

RE: 441 Newark Pompton Turnpike Associates LLC  
441 Newark Pompton Turnpike  
Block: 1618 Lot: 29  
Major Site Plan, Use Variance, Bulk Variance

Dear Mr. Chairman and Commissioners:

The Engineering Division has reviewed the following for the proposed retail building at 441 Newark Pompton Turnpike:

1. Plans titled "Preliminary/Final/Use Variance Plan for Donnelly", prepared by Darmstatter Inc., original dated October 2, 2018, Revision 2 dated January 14, 2019.
2. Architectural plans titled "Retail Building for Donnelly" prepared by Jarmel Kizel Architects and Engineers Inc. original dated December 15, 2017 Revision No .3 dated February 7, 2019.
3. "Stormwater Management Plan" prepared by MCB Engineering Associates, dated October 1, 2018.
4. "Drainage Area Map Donnelly" prepared MCB Engineering Associates, dated October 1, 2018.

The site is located on Newark Pompton Turnpike, which is a Passaic County roadway. The North Jersey District Water Supply Commission aqueduct and a sanitary sewer easement crosses the property approximately 1,000 feet west of the roadway. There are wetlands and flood areas on the westerly portion of the property.

There is an existing warehouse approximately 400 feet west of the roadway and an existing building approximately 80 feet west of the roadway.

The applicant proposes to demolish the existing front building and construct a retail building with parking along the Newark Pompton Turnpike frontage, and add some additional parking to the rear warehouse area.

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EP CALCULATIONS: The applicant submitted Environmental Protection Calculations for the site. The Maximum Allowable Disturbance is 370,623 SF and the TADA is 130,966SF. An EP Waiver is not required.

TREE REMOVAL: Sheet 1 of 7 has a listing of the trees on the site and sheet 5 of 7 has a list of 30 trees to be removed; however, only 17 trees on the plans are shown with an "X" to designate that they are to be removed, The applicant shall revise the plans to show all trees to be removed designated with an "X" so that compliance can be determined.

This office makes no opinion on the use aspects of the application. Our comments cover site details, grading, drainage, and traffic flow items.

1. Based on the plan review, additional design waivers are required. These are listed under Attachment "A".
2. The plans are missing information and details to determine compliance with Township Code. The additional requirements are listed under Attachment "B".
3. A Stormwater Management Plan was reviewed and found to be incomplete. Comments are listed under Attachment "C".

Future submissions of revised plans and reports shall be accompanied by a cover letter that lists every change and revision. In addition, all plan revisions shall be clearly identified with "clouding" or similar designation and shall be numbered.

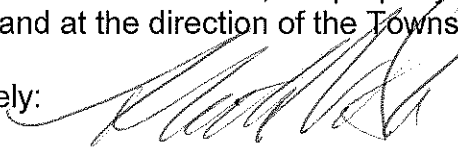
Should the Board consider granting Preliminary and Final Site Plan with the design exceptions approval, the following Engineering conditions should be attached:

1. Prior to determination of completeness, work occurring on the site, or issuance of a building permit, whichever comes first, the applicant shall:
  - a. Submit revised plans for Engineering Division review and approval addressing the review comments, including any other special conditions and/or notes imposed by the Board.
  - b. Obtain all required State, County and Township approvals and permits, including but not limited to:
    - i. Passaic County Planning Board approval.
    - ii. Passaic County Right-of-Way permit.

- iii. Hudson Essex Passaic Soil Conservation District (HEPSCD) soil erosion plan certification.
  - iv. NJDEP Freshwater Wetlands Delineation - LOI and any required permits
  - v. NJDEP Flood Hazard Area Permit - if required
  - vi. NJDEP Water Main Extension Permit - if required
  - vii. NJDEP Sewer Extension Permit – TWA permit - if required
  - viii. Township Industrial Wastewater Discharge Permit- if required
- a. Pay all outstanding fees, and contributions, including but not limited to:
    - i. Township wide off-tract drainage assessment if required. Applicant shall provide calculations of both the “Pre-Development” and the “Post Development” C-factors based upon the rational Method for the calculation of this fee.
    - ii. Sewer tapping and connection fees.
    - iii. Water tapping and meter fees.
  - b. Schedule a pre-construction meeting at least one (1) week prior to commencement or work, between the Township and all involved parties to discuss the requirements and regulations for on-site construction. Six (6) sets of final site plan construction drawings shall be submitted at least one (1) week in advance of the pre-construction meeting for stamping and distribution at the meeting.
  - c. Notify the HEPSCD at least forty-eight (48) hours prior to any land disturbance activity. Proof of notification shall be provided to the Engineering Division upon request.
  - d. Request from the Town Council that Title 39 be approved for on-site traffic.
2. Upon commencement of and during construction of the project, the applicant shall:
- a. Delineate on site the limits of disturbance with soil erosion silt fence, or in the absence of silt fence requirements, snow fence. No clearing or construction work shall occur on the site until the limits of disturbance and soil erosion control measures are in place and have been approved in the field by the Engineering Inspector.

- b. Construct the soil erosion control measures and storm water detention system as the first item of work. The storm water detention system shall be made fully functional, and all runoff from the project while under construction shall be directed into it. In addition, temporary fencing or the permanent fence and gate shall be installed around the basin. Clearing and tree cutting shall not occur until erosion control measures are in place and approved in the field by the Engineering Inspector.
    - c. Request and obtain engineering inspection, of all improvements. Work shall not be covered until inspected and passed and approved. Installation of public improvements shall not be performed on Saturdays, Sundays and/or Township Holidays unless authorized in advance by the Township Engineer.
3. Prior to the issuance of any Certificate of Occupancy, the applicant shall:
  - a. Complete all on-site and off-site improvements, including but not limited to pavement, drainage, storm water detention, water quality measures, curbing, sidewalks, striping, permanent stabilization and lighting. If the project is to be completed in stages, a Staging Plan must be submitted for approval.
  - b. Submit a professional engineer's certification that the storm water retention system including outlet control structure(s), and water quality measures have been constructed to the required volume and orifice sizes and elevations in accordance with the approved design.
4. Should the proposed lighting as shown on the site plan cause any glare and/or annoyance to adjoining neighbors, roads, and/or other properties after its installation, the property owner shall correct same at their expense and at the direction of the Township Engineer.

Sincerely:



Heather Vitz-Del Rio, PE  
Director of Public Works

Attachments A, B & C

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

**Design Waivers Required But Not Requested By the Applicant**

1. Section 134-72.2.B.4. Parking areas with a capacity of 40 spaces or more are required to provide landscaped islands, which, in the aggregate, shall cover no more than 10% of the total uncovered or unenclosed parking area inclusive of all islands, aisles and other paved areas. The landscaping shall include at least 1 tree for each 10 parking spaces, and the trees shall be appropriately grouped. No landscaped islands have been provided in the front parking area. The Engineering Division **OBJECTS** to the granting of this design waiver.
2. Section 134-72.2.B.6. All parking lots with a capacity of 40 or more vehicles shall be designed to include pedestrian walkways throughout the lot. Walkways that cross aisles or driveways shall be delineated by a change in pavement texture or striping. No pedestrian walkways have been provided. The Engineering Division **OBJECTS** to the granting of this design waiver
3. Section 134-77.D. All lights shall be shielded so as to restrict the maximum apex angle of the cone of illumination to 150 degrees or to such lesser angle as shall be required to shield the lights from the view of any adjacent residential properties. Shielding has not been provided. The Engineering Division **OBJECTS** to the granting of this design waiver.
4. Section 134-77.E.1. Lighting intensity in parking lots shall comply with the following standards: not less than 0.5 and not more than 1.0 lumen per foot. The maximum lumens shown on the plans is 3.2 lumens per foot in the parking lot. The Engineering Division does **NOT OBJECT** to the granting of this design waiver.
5. Section 134-77.E.3. Lighting intensities at property lines shall comply with the following standards: not more than 0.1 lumen per square foot. The lighting intensity along the northern property line is 0.5 lumens and along the southern property line is 1.1 lumens. The lighting intensity along Newark Pompton Turnpike is 0.3. The Engineering Division **OBJECTS** to the granting of this design waiver.

**Discrepancies and Missing Information on the Plans**

1. Sheet 1 of 7 – Existing Conditions Plan
  - a. Wetland areas are shown on the plans. Provide documentation regarding wetlands delineations.
  - b. Design Flood elevation is shown as 183.5. Provide documentation regarding flood elevations.
  - c. Existing utilities are not shown on the plans.
2. Sheet 2 of 7 – Preliminary/Final/Use Variance Plan
  - a. All trees to be removed shall be designated with an "X".
  - b. There are labels in the front and rear parking lots that read "Grass Area". These should be removed.
  - c. "Flood Hazard Area Line Table" is shown. Provide documentation for this information.
3. Sheet 3 of 7 – Utility Site Plan
  - a. Only the proposed storm water piping is shown on this plan. No other utilities are shown. Provide the locations of the existing and proposed utilities. All utilities must be underground.
4. Sheet 4 of 7 Lighting Plan
  - a. The count of the lighting poles and fixtures does not match the schedule provided.
5. Sheet 4 of 7 – Landscaping Plan
  - a. The landscaping plan does not show the location of the plantings.
6. Sheet 6 of 7 – Details
  - a. The hydrant detail is outdated. A Storz connection is required. All private hydrants shall be red. All public hydrants shall be yellow.
  - b. There are two details for paving provided. The "Pavement Detail for Parking and Driveways" is acceptable for "Light Duty" traffic. If the area is to be used for heavy vehicles such as trucks for delivery, the HMA stabilized base course must be 6" thick. The detail for the "Dwelling Driveway Cross –Section" should be deleted.

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7. Sheet 7 of 7 – Details

- a. The details for the handicap parking spaces and signage is repeated from Sheet 6.
- b. No details have been provided for the storm water detention basin, piping or outlet structure.

Discrepancies and Missing Information in the Stormwater Report

The Applicant has submitted a Stormwater Management Report titled "Stormwater Management Plan for Donnelly Construction" dated October 1, 2018 prepared by MCB Engineering Associates. The proposed work meets the definition of a major development. Due to the size and nature of this development, the applicant must meet the requirements for detention, annual groundwater recharge requirements and water quality (80 % TSS removal). After reviewing the Drainage Report, it is deemed incomplete. The comments are as follows:

Non-Structural Stormwater Strategies: NJAC 7:8-5.3

The applicant HAS NOT identified non-structural Stormwater strategies to be used on-site.

The applicant HAS NOT submitted a Low Impact Development Checklist for the site.

Groundwater Recharge NJAC 7:8-5.4(a) 2

This site is considered previously developed since the existing site is covered by paved, gravel or dirt driveways, streets, roads and parking areas, gravel, pavement, buildings, impervious surfaces, lawns or structures. Groundwater recharge is not required.

Stormwater Quantity NJAC 7:8-5.4(a) 3

The applicant HAS NOT shown the following:

**Peak Runoff Rates**

- a. The pre-construction and post-construction runoff hydrographs for the two, 10 and 100-year storm.
- b. The pre-construction and post construction the peak runoff rates of Stormwater leaving the site for the two, 10 and 100-year storm events
- c. The post-construction peak runoff rates for the two, 10 and 100-year storm events showing that they are respectively 50, 75 and 80 percent of the pre-construction peak runoff rates.

Some of the runoff will continue to drain the existing drainage inlets on the rear portion of the property and some of the runoff will drain to the proposed drainage system and underground detention basin. This is not clear in the report. The "Grand Summary" shows the existing conditions and the calculated allowable peak runoff. The bypassed areas are deducted from the peak allowable



discharge. This is not correct. The bypass areas should be clearly shown and separated out from the calculations for the discharge from the site.

Water Quality NJAC 7:8-5.5

The applicant has proposed underground detention basin and manufactured treatment devices to meet the required TSS reduction of 80% for the site.

The applicant HAS NOT shown the following:

- a. The stormwater quality design storm has a total rainfall depth of 1.25 inches and a total duration of two hours.
- b. The maximum drain time is 72 hours.

Soil borings according to Appendix "E" for the Stormwater BMP Manual have not been provided. The applicant HAS NOT shown the following:

- a. The locations of the Soil Profile Pits
- b. The seasonal high water table.

Operation and Maintenance Manual

An Operation and Maintenance manual HAS NOT been submitted.

Other Comments:

- a. No details have been provided for the underground detention system or the outlet control structure.
- b. No calculations have been provided for the sizing of the underground detention basin or the discharge piping from the basin.
- c. The existing inlets are referenced by number in the report, but are not numbered on the plans.
- d. Line 6 on the "Grand Summary" on page 2 should be 3.02 cfs not 3.07 cfs.