

INTER-OFFICE MEMORANDUM

To: Kathleen Miesch
Planning Coordinator

From: Maria Lowe
Senior Project Manager

Date: 8/1/2019

Subject: Planning Board Case #PB-036-18
Scheduled for August 12, 2019
782 Alps Road; Block 1301, Lot 28
782 Alps Rd, LLC
Minor Subdivision

Attached please find the following documents:

- Application form
- Topographic Survey of Property signed and sealed by Lakeland Surveying dated 8-17-2018
- Minor Subdivision Plans signed and sealed by AWZ Engineering, Inc. dated 8-29-2018 last revised 6-11-2019.

Planning office use

Please review the package and provide your comments by **August 2, 2019** for distribution in Board packets.

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

See Engineer's Report dated 8/1/2019

Maria Lowe
Name

8/1/2019
Date

township of wayne

Division of Engineering

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Maria Lowe, PE
Extension 3222

August 1, 2019

Wayne Township Planning Board
475 Valley Road
Wayne, NJ 07470

Re: 782 Alps Road, LLC
Block 1301 – Lot 28 (782 Alps Rd.)
Minor Subdivision

Dear Mr. Chairman and Members of the Board:

The Engineering Division has reviewed a plan titled "Minor Subdivision 782 Alps Road" three (3) sheets, prepared by AWZ Engineering, Inc. dated 8/29/18, last revised 6/11/19. Our comments are:

1. Item A1 (3,000 SF), on the "Environmental Protection Calculations Number of Building Lots" table, on sheet 2, is unclear how was calculated. The 3,000 SF area seems to include the area of the 10' wide sanitary sewer easement (10'x200= 2,000 SF) while it shall only include the area of future ROW dedication (5'x200'=1,000 SF). Item "A1" and "B" shall be revised accordingly.
2. "Environmental Protection Calculations Number of Building Lots" table, shows 3 lots permitted. The applicant is proposing only 2 lots, and this is in compliance with the E.P. Ordinance. However, we cannot determine the accuracy of the calculations until all of the below (a through c) items have been addressed.
 - 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 table. 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.
 - 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 table. 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. Applicant shall submit an NJDEP LOI or a signed and sealed report from an environmentalist.
3. Sheet 3 shall be revised to clearly identify the Limits of Disturbance (LOD) line, as well as the unfactored disturbance area on each lot.
 4. The MAD/TADA calculation table on sheet 3 shows compliance with the E.P. Ordinance, however, until the LOD line is clearly identified we can't ascertain the accuracy of the TADA calculations.
 5. Plans show disturbances of areas with slopes between 24% and 100%. Plans shall be revised to clearly identify areas with slopes 30% or greater (if any). If indeed areas with slope 30% or greater are located within the proposed LOD line applicant is advised a waiver from Section 134-91.4G (2) of the Township Code will be required.
 6. Applicant shall revise the alignment of the north-west corner of proposed lot 28.01 so that it follows the existing curb line.
 7. General Note "7" on sheet "2" is unclear. Note shall be revised to clearly indicate the boundary and topographic information came from a survey, prepared by Lakeland Surveying, dated 8/17/2018. The portion of the note that reads "...and proposed layout are based on the subdivision..." shall be eliminated.
 8. Revise sheet 2 to identify Township's vs. County Roads.
 9. Revise sheet 2 to show proposed monuments at the south-west and north-west corners of proposed lot 28.01 and at the north-east corner of proposed lot 28.
 10. Revise sheet 2 to show a proposed 5' wide Sidewalk and Shade Tree easement located along Alps Road and behind the 5' reserved area for future road widening.
 11. Revise sheet 2 to identify the proposed 5' wide easement along Warren Place as a "Sidewalk and Shade Tree" easement.

12. The application proposes a total increase in impervious coverage of approximately 330 SF (0.008 Acres) which is less than 0.25 Acres, and a total disturbance of 26,883.88 SF. Therefore, this application is not considered a major development under the NJDEP Stormwater Management Rules and Regulations.
13. Applicant shall enter into an "If and When" Agreement to construct sidewalks along Warren Place and Alps Road when directed by the Township and/or Passaic County.

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 ("clouded" or similar treatment, and numbered).

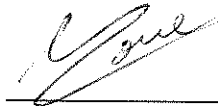
FINAL COMMENTS:

Should the Board consider granting Minor Subdivision, and E.P. Waiver (if required) approval, the following Engineering conditions 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 all review comments, including any other special conditions and/or notes imposed by the Board.
 - B. Receive all required State and County approvals and Township approvals and permits including but not limited to:
 - 1) Passaic County Planning Board or Waiver letter.
 - 2) NJDEP Freshwater Wetlands Letter of Interpretation (LOI).
2. Have remitted payment for all outstanding contributions and bonds, including but not limited to:
 - A. Township wide off-tract drainage assessment (Chapter 134-10.3 of the Township Code).
 - B. Monument Installation bond (if required).

Wayne Township Planning Board
Block 1301- Lot 28 (782 Alps Rd.)
Minor Subdivision
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Prepared by:



Maria Lowe, P.E.
Senior Project Manager

Approved by:



Fernando Zapata, P.E.
Wayne Township Engineer

ML/ml

Cc: Christopher Kok, Township Planner