

INTER-OFFICE MEMORANDUM

To: Kathleen Miesch
Planning Coordinator

From: Maria Lowe
Senior Project Manager

Date: 08-21-2019

Subject: Planning Board Case # PB-2019-021
Scheduled for August 26, 2019
418 Hamburg Turnpike, Block 3000 Lot 396
AAA North Jersey (AAA Northeast)
Amendment to prior approval, Preliminary and Final Major Site Plan

Attached please find the following documents:

- Application form
- Preliminary and Final Site Plan signed and sealed by Erik E. Boe, PE of LAN Associates dated 12-13-2017 last revised 4-4-19

Please review the package and provide your comments by **August 16, 2019** for distribution in Board packets.

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

<i>Planning office use</i>

Please see Engineering's Division Report dated 8/21/2019

Maria Lowe
Name

8/21/2019
Date

township of wayne

Division of Engineering

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

*Maria Lowe, PE
Extension 3222*

August 21, 2019

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

RE: AAA North Jersey (AAA Northeast)
418 Paterson Hamburg Turnpike (Block 3000-Lot 396)
Site Plan w/Design Standard Exceptions

Dear Mr. Chairman and Members of the Board:

The Engineering Division has reviewed plans titled "Preliminary and Final Site Plan For AAA North Jersey, 418 Hamburg Turnpike, Block 3000, Lot 396, seven (7) sheets, sheets 1-6 prepared by Lan Associates, dated 12/13/2017, last revised on 4/4/2019, and sheet 7 of unknown preparer, prepared and last revised on 4/4/2019.

The Engineering Division also received a Drainage Report titled "Proposed Parking Lot Expansion" for AAA North Jersey", prepared by Lan Associates dated 1/9/2018, last revised on 2/25/2019, and a Stormwater Management Measures Maintenance Plan & Field Manuals also prepared by Lan Associates, dated 6/19/2019.

This Engineering Division will only comment on the site details, grading, drainage, and traffic flow items. Our comments are:

1. Applicant has provided MAD/TADA calculations on the "Environmental Protection Calculations Slope/Soil Disturbance for Individual Lot Calculation" table, on Sheet 1 of the plans. The calculations show an E.P. Waiver is not required. However, the TADA calculations are incorrect as revisions to the Limit of Disturbance (LOD) line are required (see comments "1a", and "8a" on Attachment B). Once the TADA calculation is revised, an EP waiver will be required. The Engineering Division **does not object** to the granting of the E.P. Waiver.
2. Applicant shall provide a signed and sealed copy of the referenced survey mentioned on Sheet 2 under "Survey References".

3. The project proposes an increase in impervious coverage of 0.39 acres, therefore, meets the definition of a Major Development as provided in the NJDEP Stormwater Management Regulations. As such, the applicant shall satisfy the requirements for water quantity reduction, water quality treatment, and groundwater recharge as required. Applicant has submitted a Drainage Report. Please see Attachment "C".
4. The applicant needs additional design waivers unless the plans are amended to satisfy Code requirements. These additional design waivers are listed under Attachment "A".
5. In addition to the above sections, we find the plans have inconsistencies, need information to determine compliance with other Code requirements, and information to properly construct the improvements. We have listed these inconsistencies and additional requirements under Attachment "B".
6. The proposed development meets the definition of a major development. Comments to the Stormwater Management Report are listed under Attachment "C".

Future submissions of revised plan(s) and/or stormwater reports shall be accompanied by a cover letter that lists every change and/or revision. In addition, all plan revisions shall be clearly identified ("clouded" or similar treatment, and numbered).

FINAL COMMENTS

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. Have received all required State, County and Township approvals and permits, including but not limited to:
 - 1) Passaic County Planning Board or waiver letter.
 - 2) Hudson Essex Passaic Soil Conservation District (HEPSCD) soil erosion plan certification.
 - 3) NJDEP Freshwater Wetlands LOI (if required).
 - 4) NJDEP Special Area Permits (if required).

- C. Have remitted payment for all outstanding fees, and contributions, including but not limited to:
 - 1) Township wide off-tract drainage assessment (Chapter 134-10.3 of the Township Code).
 - D. Have submitted a bond for review and approval by the Township Engineer and Township Legal Department in the amount estimated by the Township Engineer based on the costs to install the soil erosion measures as shown on the approved Soil Erosion and Sediment Control Plan. The bond shall include the costs to construct and install the pervious pavement measures shown on the approved Site Plan. (if required)
 - E. At least one (1) week prior to commencement of work, attend a pre-construction meeting between himself, his engineer, his contractor, representatives of the County, affected utility companies, Township Engineer, Township Inspector, Township Planner, Zoning Officer, representatives of the Building Department and the Parks department to discuss the requirements and regulations for on-site construction. Four (4) 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.
 - F. The applicant shall 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.
2. Upon commencement of and during construction of the project, the applicant shall:
- A. Delineate on site the limits of disturbance as approved by the Board 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 as the first item of work. Clearing and tree cutting shall not occur until erosion control measures are in place and approved in the field by the Engineering Inspector.
 - C. Should any dirt spill or tract onto the Township, County and/or State roads attributed to this project, the applicant and/or his contractor shall clean up same prior to the end of the work day and shall implement corrective measures to prevent same from re-occurring.

- D. Should any soil and/or sediment deposition occur attributed to this project which adversely affects surrounding drainage courses and/or properties, the applicant and/or his contractor shall prior to the end of the work day abate same, clean up the sediment, and shall repair and/or reinforce the soil erosion control measures to eliminate such erosion from re-occurring.
 - E. Cover all temporary inoperative fire hydrants with suitable bags for easy identification so as to prevent problems during required emergency use, and notify the Fire Official of such hydrant locations.
 - F. Request and obtain engineering inspection, as per Chapter 134-113 of the Township Code, of all improvements. Work shall not be covered until inspected and passed/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. Have completed 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.
 - B. Request Title 39 Approval from Town Council. This shall include submission of a Traffic Signage and Striping Plan drawn at a scale of 1" = 20' and submitted to the Township Engineer for review and approval.
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 his/her/their expense and at the direction of the Township Engineer.
5. The applicant is advised of the following:
- A. Any blasting of rock shall require a Township Blasting Operations Permit and full compliance with all the provisions of the Wayne Township Blasting Regulations in Chapter 52 of the Township Code.

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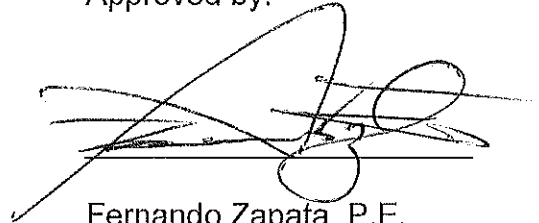
Bonds will be released upon satisfactory completion of the work and/or issuance of the Final Certificate of Occupancy. A letter requesting the return of same shall be filed with the Township Clerk, with a copy to the Township Engineer

Prepared by:



Maria Lowe, P.E.
Principal Engineer

Approved by:



Fernando Zapata, P.E.
Wayne Township Engineer

Attachments A, B & C

ML: ml

Cc: Christopher Kok, Township Planner

Attachment "A" Design Waivers Required But Not Requested By the Applicant:

- 1) Section 134-77.E. (3) Light intensity at property lines shall not exceed 0.1 lumens per square foot. Applicant proposes light intensities along the southerly property line as high as 1.2 lumens per square foot. The Engineering Division **does not object** to the granting of this design waiver.
- 2) Section 134-77.E. (1) Light intensity on parking lots shall not exceed 1.0 lumen per foot. Applicant proposes light intensities as high as 1.5 lumens per foot on the proposed parking lot. The Engineering Division **does not object** to the granting of this design waiver.
- 3) Section 134-77.E. (1) Light intensity on parking lots shall not be less than 0.5. Applicant proposes light intensities as low as 0.4 lumen per foot. The Engineering Division **does not object** to the granting of this design waiver.
- 4) Section 134-72.2.A. (1) Minimum parking lot aisle width for two-way traffic is 24 feet. The existing parking lot has two-way aisle widths less than 24 feet. The Engineering Division **does not object** to the granting of this design waiver.
- 5) Section 134-72.4.C-(7) Maximum Impervious Area tributary to a single drainage inlet is 5,000 SF.
 - i. The existing parking lot has two B-inlets side by side for which combined tributary area exceeds 10,000 SF. The Engineering Division **does not object** to the granting of this design waiver.
 - ii. The tributary areas to the inlets within the proposed parking lot also exceed 5,000 SF. The Engineering Division **objects** to the granting of this design waiver and requires the plans be revised to comply with the Code requirements.
- 6) Section 134-72.4.C. (2) All drainage pipes shall be reinforced concrete. Applicant proposes various 15" HDPE and PVC

pipes. The Engineering Division **does not object** to the granting of this design waiver.

- 7) Section 134-72.4.C. (8) Minimum cover over drainage pipes shall be 3 feet. Cover over proposed 15" HDPE drainage pipe, along the west curb of the proposed parking lot, is less than 3 feet. The Engineering Division **does not object** to the granting of this design waiver

- 8) 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 one tree for each 10 parking spaces. The existing parking does not meet this requirement. Although it has a landscape island, the number of trees is not sufficient. The Engineering Division **does not object** to the granting of this design waiver.

Attachment "B" Required Plan Revisions

1. Revise Sheet 1 to show:
 - a. TADA calculations revised, see comment No. "8a" below.

2. Revise Sheet 2 to show:
 - a. Survey Reference Note "1" revised to indicate to whom the survey was certified.
 - b. The call out that reads "ROW Line per Road Widening as shown..." revised to read "17' wide road widening easement."
 - c. Trees to be removed marked with an X.

3. Revise Sheet 3 to show:
 - a. Proposed curb box on existing water service lateral located between the curb and the sidewalk.
 - b. Width and length of proposed HC stalls on the existing parking lot.
 - c. Width of existing hatch area adjacent to the proposed HC stall on the existing parking lot.
 - d. The van accessible HC stalls clearly identified.
 - e. End units for proposed underground detention system to provide access for future inspection and maintenance.
 - f. Detention system located entirely within parking lot.
 - g. All proposed drainage structures numbered.
 - h. Pipe(s) inter-connecting the Cultec Chambers identified (material, length, diameter and slope).
 - i. Slope of the Cultec Chambers.
 - j. Inverts of the Cultec Chambers.
 - k. Concrete curb locations (if any). If concrete curb is not provided the detail shall be eliminated from sheet No. 6.
 - l. Call out pointing at an inlet within Duncan Lane that reads "existing inlet covers retrofitted with Eco-Type grates" deleted.

4. Sheet 3 call out pointing at Cultec chambers reads "chambers encased in $\frac{3}{4}$ " crushed stone" while "Underground Stormwater Chamber" detail on sheet 6 reads " $\frac{3}{4}$ " "clean stone". Eliminate discrepancy. Also, see comment No. 5 below.

5. Sheet 3 shows proposed Cultec Recharger Stormwater Chambers as the underground detention system. Chambers are shown to be constructed over a $\frac{3}{4}$ " crushed stone base. Since, as the drainage report indicates, the system is not proposed to be used for stormwater infiltration due to poor field tested infiltration rates, the chambers shall be installed over a concrete slab to facilitate maintenance.

6. Plan note on Sheet 3 indicates the property contains wetlands. Applicant shall revise plans to show the wetlands delineation and obtain wetlands delineation approval from the NJDEP.
7. Revise Sheet 4 to show:
 - a. Lighting information for the existing parking lot on the east side of the property to determine compliance with the Township's Code.
 - b. Lighting information along the property lines for the easterly half of the property to determine compliance with the Township's Code.
 - c. Isolux lines deleted as intensity point readings are provided.
8. Revise Sheet 5 to show:
 - a. The LOD line revised to include the plantings shown on Sheet 7. Tada calculations shown on Sheet 1 shall be revised accordingly
9. Revise Sheet 6 to show:
 - a. Standard Township Belgium block curb detail.
 - b. Drainage Type "B" inlet detail.
 - c. Detail of "Precast Storm Outlet Structure" revised to show all pipes inverts.
 - d. Detail of proposed stormwater quality system.
 - e. Detail of end chambers on detention system.
 - f. "Underground Stormwater Chamber" detail revised to show:
 - i. Dimension between chambers.
 - ii. Width of the stone filling on each side of the chambers system.
 - iii. Height of stone filling over chambers.
 - iv. Chambers installed over a concrete slab (see comment No. 5 above).
 - g. "Concrete Sidewalk" detail revised to show a sidewalk crossslope of 1.5 to 2% instead of 1/8" per ft.
 - h. The standard Township Curb Box detail "Water Service Connection".
10. Revise Sheet 7 to show:
 - a. North arrow.
 - b. The LOD line.
 - c. The west property line.
 - d. The call out that points at a dashed line and reads "50' ROW line revised to read "17' wide road widening easement". The location of the dashed line shall be revised to be 17' from the west property line, see comment No. 10.c above.
 - e. Replacement trees clearly identified to determine compliance with the Township's Code requirements.

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Attachment "C" Discrepancies and Missing Information in the Stormwater Report

1. The drainage prepared by Lan Associates dated 1/9/2018, last revised on 2/25/2019, will not be reviewed as it has been reviewed and found acceptable by the County of Passaic.
2. The Operation and Maintenance Manual titled "Stormwater Management Measures Maintenance Plan & Field Manuals" prepared by "LAN Associates Engineering, dated 6/19/29 is satisfactory, however, it shall be recorded in the deed of record as per N.J.A.C.7:85-8(d). A recorded copy shall be provided to the engineering Division.