

INTER-OFFICE MEMORANDUM

To: Kathleen Miesch
Planning Coordinator

From: Maria Lowe
Senior PM

Date: December 16, 2019

Subject: Planning Board Case #PB-2019-034
Scheduled for January 13, 2019
910 Hamburg Turnpike
Block 3103, Lot 2; District B
Amended Preliminary and Final Site Plan
910 Hamburg Turnpike, LLC

Attached please find the following documents:

- Application form
- Stormwater Management Report signed and sealed by Menlo Engineering Assoc., dated 8-29-2018 last revised 9-27-2019 (Engineering & Water and Sewer only)
- Proposed Retail Center signed and sealed by The Dietz Partnership dated 1-25-2019 last revised 11-26-2019
- Prelim and Final Site Plan page 4 of 23 signed and sealed by Menlo Engineering dated 10-18-2018 last revised 4-12-2019
- Prelim and Final Site Plan signed and sealed by Menlo Engineering dated 8-29-2018 last revised 11-25-2019

Please review the package and provide your comments by
12-31-2019 for distribution in Board packets.

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

Attached please find Engineering Division Report to the Planning Board dated 12/16/2019

Maria Lowe
Name

12/16/2019
Date

township of wayne

Division of Engineering

475 Valley Road
Wayne, New Jersey 07470
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Phone: 973-694-1800
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Maria Lowe
Extension 3332

December 16, 2019

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

**RE: 910 Hamburg Turnpike LLC
Block 3103-Lot 2 (910 Hamburg Turnpike)
Amended Preliminary and Final Major Site Plan**

Dear Mr. Chairman and Members of the Board:

The Engineering Division has reviewed plans titled "Preliminary and Final Site Plan for Hamburg Turnpike Retail" twenty three (23) sheets prepared by Menlo Engineering Associates, sheet 1 dated 8/29/18, sheet 2 dated 8/29/18 and 3 dated 8/29/18, sheets 4-6 dated 10/18/18, sheets 7-8 dated 11/14/18, sheet 9 dated 10/18/18, sheets 10-18 dated 8/29/18, sheet 19 dated 2/25/19, sheets 20 dated 8/29/18, sheet 21 dated 6/03/19, sheet 22 dated 3/20/1, and sheet 23 dated 11/14/2018, all last revised 9/27/2019 with the exception of sheet 1, revised 11/25/2019, and sheet 14, last revised 11/6/2019, and a report titled "Stormwater Management Report for Hamburg Turnpike Retail" prepared by Menlo Engineering Associates dated 8/29/18, revised on 9/27/19.

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

- 1) We find the plans need revisions in order to comply with Code requirements and/or to properly construct the improvements. The required plan revisions are listed under Attachment A.
- 2) Applicant shall request Title 39 Approval from Town Council prior to the issuance of the last Certificate of Occupancy.
- 3) Applicant is advise that when submitting Construction Permit applications the correct address for the specific tenant(s) shall be provided.

Future submissions of revised plans 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). Revised plans

submitted without the necessary cover letter shall be returned without further review or comment. Furthermore, submissions shall be accompanied by a County Planning Board letter granting unconditional approval or conditional approval. Revised plans submitted without necessary cover letter and County letter shall be returned without further review or comment.

FINAL COMMENTS

Should the Board consider granting Amended Preliminary and Final Major Site Plan approval, the following Engineering conditions should be attached:

1. Prior to issuance of a Building Permit or any work being done on the site, whichever comes first, the applicant shall:
 - A. Submit revised plans for Engineering Division review and 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 permits including, but not limited to:
 - 1) HEPSCD Soil Erosion Control plan certification.
 - 2) NJDEP Flood Hazard Area Individual Permit (if required). N/A
 - 3) NJDEP Flood Hazard Area Verification. N/A
 - 4) County of Passaic Planning Board or Waiver letter.
 - 5) NJDEP Wetlands Letter of Interpretation (LOI). N/A
 - 6) NJDEP Special Area Permits (if required).N/A
 - 7) Township Industrial Wastewater Discharge Permit.
 - 8) NJDEP Treatment Works Approval (TWA-1).
 - 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). 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.
 - 2) Sewer Connection fee.
 - 3) Water Connection fee.
 - D. At least one (1) week prior to commencement of work, set up and attend a Pre-construction meeting between himself, his engineer, his contractor, representatives of the County, representatives of


the NJDOT, 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. Five (5) sets of construction drawings reflecting all conditions as approved by the Board and the Engineering Division shall be submitted at least one (1) week in advance of the pre-construction meeting for stamping and distribution.

- E. 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.
 - F. Prior to the issuance of a Building Permit, the applicant shall submit a certified copy of the deed of record showing that the Maintenance Plan for the Stormwater Management Measures have been recorded upon the Deed of Record for the property in question, as required under NJAC 7.8-5.8(d).
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, tree cutting, 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 Township Engineer.
 - B. Construct the soil erosion control measures and stormwater detention system as the first item of work. The stormwater 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. 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.
 - E. Cover each temporary inoperative fire hydrant with a suitable bag 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 system, curbing, sidewalks, striping, permanent stabilization and lighting.
 - B. Have submitted a professional engineer's certification that the stormwater detention system including outlet control structure(s) and the water quality/system(s) have been constructed to the required volume and orifice sizes/elevations in accordance with the approved design.
4. 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.
 - B. Bonds may be returned upon satisfactory completion of the work and/or issuance of 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.

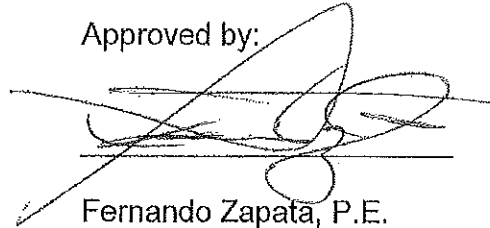
- C. Should the proposed lighting as shown on the site plan cause any glare or annoyance to adjoining neighbors, roads and/or other properties after its installation, the owner shall correct same at his expense and at the direction of the Township Engineer.

Prepared by:



Maria Lowe, P.E.
Senior Project Manager

Approved by:



Fernando Zapata, P.E.
Wayne Township Engineer

Attachment A

ML: ml

Cc: Christopher Kok, Township Planner

Attachment A – Required plan revisions.

1. Revise all sheets on the plan set so they all have the same revision date.
2. Revise sheet 4 to show:
 - a. Width of concrete sidewalk along the southerly side of proposed Tenant D.
 - b. Width of concrete sidewalk along parking stalls on the easterly side of the proposed Tenant C2 to determine compliance with Section 134-75B of the Township Code. It would appear that this sidewalk does not meet the 6' requirement.
 - c. Location of proposed bollards for which "Decorative Pipe Bollard" detail is provided on sheet 14.
 - d. Sign R5-1, on the island adjacent to Tenant D (on the southwest) relocated so it is not behind Stop sign. Erect R5-1 on separate post.
3. We recommend bollards be installed as required to protect patio seating areas.