

**INTER-OFFICE MEMORANDUM**

**To:** Heather Vitz-Del Rio, P.E.  
Director of Public Works

**From:** Kathleen Miesch  
Planning Coordinator

**Date:** June 19, 2020

**Subject:** Case # BOA-2020-007  
**Scheduled 08/03/2020**  
261 Terhune Dr., Block 4411 Lot 19  
Arbor Ridge Property, LLC.  
Preliminary Major Site Plan, Final Major Site Plan, Use Variance

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Attached please find the following documents:

- Application form
- Cover letter dated 6/18/2020 signed by Michael Rubin
- Amended site plan drawings signed and sealed by T.C Vandervalk dated 1/8/2020 last revised 06/03/2020

Please review the package and provide your comments by **7/15/2020** for distribution in Board packets.

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

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See Engineer's Report dated July 14, 2020

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Heather Vitz-Del Rio

*Name*

7/14/2020

*Date*

# township of wayne

## *Division of Engineering*

475 Valley Road  
Wayne, New Jersey 07470

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*Heather Vitz-Del Rio PE*

*Extension 3219*

July 14, 2020

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

**RE: Arbor Ridge Property LLC  
261 Terhune Drive  
Block: 4411 Lot: 19  
Preliminary Major Site Plan, Final Major Site Plan, Use Variance**

Dear Mr. Chairman and Commissioners:

The Engineering Division has reviewed the following for the proposed Arbor Ridge Property LLC application:

1. Plans titled "Preliminary and Final Site Plan with Use Variance 261 Terhune Drive", prepared by Houser Engineering LLC, Revision No. 2, dated June 3, 2020.
2. Architectural plans titled "Arbor Ridge Rehabilitation & Healthcare Center" prepared by Brommer Architects LLC, dated April 17, 2020.

This application proposes the addition to an existing healthcare facility. The property fronts on Terhune Drive, a Passaic County roadway and slopes significantly to Pompton Lake to the rear of the property.

The rear of the property along Pompton Lake is within the flood zone, however, the proposed work area is well above the flood elevation.

**EP CALCULATIONS:** The applicant submitted Environmental Protection Calculations for the site. The actual Maximum Allowable Disturbance is 155,955SF and the TADA is 68,958SF. An EP Waiver is not required for the disturbance area. There are areas shown within the construction where the slope is greater than 24%. An EP Waiver is required for work in these area.

**TREE REMOVAL:** The applicant submitted a Tree Removal Plan showing 3 trees from 18" to 36" caliper to be removed and 3 replacement trees required. The applicant is proposing 5 replacement trees, however the sizing of the coniferous trees must be a minimum height of 8 feet, not 7'-8' as shown.

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

1. The applicant has requested design waivers from the Township Code. The Engineering comment are as follows:
  - a. Section 134-72.4.C.1. Minimum drainpipe size shall be 15 inches inside diameter. The plans show pipe sizes of 10" to connect to the existing 10" roof drainage system. The storm drainage system extension includes the proposed roofing drainage and site drainage from the east side of the proposed addition. The applicant shall provide testimony that this pipe size is adequate to convey the additional drainage. The proposed drainage system uses clean-outs instead of inlets or manholes at pipe direction changes. The applicant shall also provide testimony that this is adequate.
  - b. Section 134-72.4.C.2. All drainpipes shall be reinforced concrete pipe, Class III, Wall B. The applicant proposes HDPE piping. The Engineering Division does not object to this waiver
  - c. Section 134-72.4.C.8. Pipes shall have a minimum cover of three feet. Applicant seeks a waiver for a 1 foot cover, however, the location of this piping not clear on the plans. Applicant shall provide testimony to the location of the drainage pipe with 1 foot of cover.
2. Based on the plan review, additional design waivers are required. These are listed under Attachment "A".
3. The plans are missing information and details to determine compliance with Township Code. The additional requirements are listed under Attachment "B".

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. Hudson Essex Passaic Soil Conservation District (HEPSCD) soil erosion plan certification.
    - iii. Township Industrial Wastewater Discharge Permit-modification
  - 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 connection fees. Applicant must supply the calculation for the increased sewer discharge flow
  - 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.

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- b. 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, curbing, sidewalks, striping, permanent stabilization and lighting.

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.

Sincerely:



Heather Vitz-Del Rio, PE  
Director of Public Works

Attachments A & B

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

Wayne Township Board of Adjustment  
Arbor Ridge Property LLC  
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Attachment "A"  
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**Design Waivers Required But Not Requested By the Applicant**

1. Section 134-72.1.F. Each required loading berth shall be provided with an unobstructed access drive shall not be located within 50 feet of any street intersection. The loading area in 49.1 feet from the street. The loading area can be moved further back from the street. The Engineering Division **OBJECTS** to the granting of this design waiver.
2. Section 134-72.2.A.1. Parking spaces shown on the plans do not meet the required minimum standards. Spaces to adjacent to the west side of the building are undersized. The Engineering Division **OBJECTS** to the granting of this design waiver.
3. Section 134-77 Lighting – No lighting information has been provided. The plans only state that the lighting will be unchanged. The Engineering Division **OBJECTS** to the granting of this design waiver.

**Discrepancies and Missing Information on the Plans**

1. Sheet 2 of 5 – Overall Layout Plan
  - a. Scale shown on the plan is not correct.
  
2. Sheet 3 of 5 – Detailed Layout and Grading Plan
  - a. The plans note that the existing 4' to 5' gabion wall is to be removed. How will the grades be transitioned from existing to proposed?
  - b. How will the oxygen deliveries be made if the adjacent parking spaces area occupied?
  - c. The concrete curb detail and drop curb at the handicap ramp is not to Township standards.