

township of wayne

Division of Engineering

475 Valley Road
Wayne, New Jersey 07470
www.WayneTownship.com
Phone: 973-694-1800
Fax: 973-709-1141
Heather Vitz-Del Rio PE
Extension 3219

August 14, 2020

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

**RE: 8 Galesi Drive LLC
20 Galesi Drive
Block: 400 Lot: 9
Use Variance**

Dear Mr. Chairman and Commissioners:

The Engineering Division has reviewed the following for the proposed alterations to 20 Galesi Drive:

1. Plans titled "Use Variance Plan", prepared by Meridian Engineering Group Inc., original dated August 16, 2019, Revision No 2 dated July 15, 2020
2. Architectural plans titled "Architectural Plan and Building Data – interior Alteration Existing Warehouse 20 Galesi Drive Wayne, NJ" prepared by Guzzo & Guzzo Architects, LLC., original dated July 20, 2020.
3. Survey titled "Boundary Survey for 20 Galesi Drive" prepared by Control Layouts, Inc., dated February 22, 2019.

The site is a flat site that lies within the 100 year (1%) and 500 Year (0.2%) flood zones. There is a 20 foot wide sanitary sewer easement crossing the easterly side on the property and a 10 foot wide drainage easement along the easterly property line.

The applicant proposes building and site changes.

Environmental Protection Calculations have not been submitted.

Impervious coverage calculations have not been submitted.

No trees are shown to be removed.

Since this property lies within the 1% flood zone. The Flood Zone limit must be shown on the plans. NJDEP permits are required.

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 a design waiver as follows:
 - a. Section 134-72.2.A.2. A space which abuts a fixed object, such as a wall or column, whether within a structure or not, shall have a minimum width of 10 feet. The revised plans show these spaces with 10 foot width. A waiver is not required.
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".
4. A Stormwater Management Plan is not required. The site work does not qualify as a major development

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 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 if required
 - iii. NJDEP Flood Hazard Area Permit
 - iv. FEMA Elevation Certificate based on the construction plans.
 - v. Township Industrial Wastewater Discharge Permit, if required

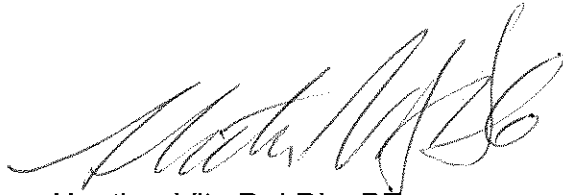
- c. Pay all outstanding fees, and contributions, including but not limited to:
 - Township wide off-tract drainage assessment if required.
 - Applicant shall provide calculations of both the "Pre-Development" and the "Post Development" C-factors based upon the rational Method for the calculation of this fee.
 - d. 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.
 - e. 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. 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 the limits of disturbance on site 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.
 - c. Request and obtain engineering inspection, of all improvements. Work shall not be covered until inspected and passed and approved.
3. Prior to the issuance of any Certificate of Occupancy, the applicant shall complete all on-site and off-site improvements, including but not limited to pavement, curbing, sidewalks, striping, permanent stabilization and lighting.

Wayne Township Board of Adjustment
8 Galesi Drive LLC
20 Galesi Drive
August 14, 2020
Page 4 of 4

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.

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

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 having a width of not less than 15 feet. The two loading berths at the east side of the building have a combined width of 24 feet. 30 Feet is required. The loading berth on the north side of the building in 15 feet long and 45 feet wide. How will truck be limited to parallel parking against the side of the building for loading and unloading? Trucks parked perpendicular to the building will block the flow of traffic. The Engineering Division **OBJECTS** to the granting of this design waiver.
2. Section 134-72.2.A.1. Dimensional requirements for parking areas require parking spaces to be a minimum of 9 feet wide and 18 feet long. The plans The "Typical Parking Space Striping Detail" on Sheet 2 shows 8 foot width. The "Compact Car Stalls" shown on Sheet 2 are not dimensioned. The Engineering Division **OBJECTS** to the granting of this design waiver.
3. Section 134-72.2.B.2. All parking areas shall be lighted, especially at parking lot entrances, exits and barriers. No lighting has been provided. The Engineering Division **OBJECTS** to the granting of this design waiver.
4. Section 134-72.3.F. A parking area shall be illuminated if used after sunset, and such illumination shall provide a minimum of 0.5 lumens per square foot throughout the area and be shielded from adjoining streets or properties. No lighting has been provided. The Engineering Division **OBJECTS** to the granting of this design waiver.
5. Sections 134-72.3.H. Hatch lines provided at the end of parking aisles shall be on an angle of 45° and shall consist of stripes four (4) inches wide using white reflective paint two (2) feet on center. Striping shown in 3" yellow. The Engineering Division **OBJECTS** to the granting of this design waiver.
6. Section 134-72.4 Drainage No site drainage has been provided. The Engineering Division **OBJECTS** to the granting of this design waiver.
7. Section 134-77 Lighting – No site lighting has been provided. The Engineering Division **OBJECTS** to the granting of this design waiver.

Discrepancies and Missing Information on the Plans

Use Variance Plan- Site Layout Sheet 2 of 2

1. There is a notation that all pavement will be milled and overlaid/replaced as needed. No detail has been provided.
2. No site drainage is shown.
3. No site lighting is shown.
4. The limits of the depressed Belgian block curb is not clear.
5. The depressed Belgian block curb will allow for vehicles or storage to "spill over" outside of the paved areas. "Bumper blocks" as shown along the building or other means to prevent passage must be added.
6. A "Vegetated Filter Strip" along the depressed curb should be added.
7. The signage around the site is inadequate. Additional one way signs and arrows must be provided.
8. No detail has been provided for the refuse storage areas. Will the 6 enclosures be separated from each other?
9. The detail for the Belgian block curb is not to Township standards. No detail for the depressed Belgian Block curb has been provided.