

INTER-OFFICE MEMORANDUM

To: Kathleen Miesch
Planning Coordinator

From: Maria Lowe
Principal Engineer

Date: February 12, 2021

Subject: **Planning Board Case PB-2020-032**
Scheduled February 22, 2021
157 Route 23, Block 211, Lot 1, and Block 212 Lots 1 and 2
America's Best Contacts & Eyeglasses
Minor Site Plan

Attached please find the following documents:

- Application form
- Minor Site Plan – Signage – Revised January 5, 2021, North American Signs

Please review the package and provide your comments by **February 17, 2021** for distribution in Board packets.

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

Attached is the Engineering Division Report to the Planning Board dated 2/12/2021.

Maria Lowe
Name

2/12/2021
Date



Division of Engineering

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

Maria Lowe
Extension 3222

February 12, 2021

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

Re: America's Best Contacts & Eyeglasses
Block 211, Lot 1, and Block 212 Lots 1 and 2 (157 Route 23)
Minor Site Plan

Dear Mr. Chairman and Members of the Board:

The Engineering Division has reviewed a plan titled "America's Best Contacts & Eyeglasses Wayne Town Center 161 Route 23" nine (9) sheets, prepared by North American Signs, undated, and last revised 1/05/2021.

Due to the nature of the application, installation of a storefront sign, the Engineering Division does not find it justifiable to do a complete review of the Site Plan Design Standards Sections of the Township's Code (134-71 through 134-77). However, applicant shall revise the plans to show 157 Route 23 instead of 161 Route 23 (everywhere that 161 Route 23 appears). Address 161 Route 23 is already assigned to City MD.

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.

FINAL COMMENTS

Should the Board consider granting Minor Site Plan, the following Engineering conditions should be attached:

1. Prior to determination of completeness, 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 Verification.
 - 3) NJDEP Flood Hazard Area Permit.
 - 4) NJDEP Wetlands Letter of Interpretation.
 - 5) NJDEP Wetlands Permit(s).
 - 6) Wayne Township Special Flood Hazard Area Permit.
 - 7) Letter of No Interest from NJDOT.
 - 8) NJDOT Permit for the work within NJDOT ROW.
 - 9) County of Passaic Planning Board or Waiver letter.
- 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. Six (6) 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.
Principal Engineer

ML/ml

Cc: Christopher Kok, Township Planner
Fernando Zapata, P.E., Township Engineer