

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

June 6, 2022

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

RE: Allied Brothers Tri-State Builders LLC
20 Parish Drive
Block: 703 Lot: 38
Preliminary & Final Site Plan with Use Variance

Dear Mr. Chairman and Commissioners:

The Engineering Division has reviewed the following:

1. Plans titled "Preliminary and Final Site Plan with Use Variance for Allied Brothers", prepared by Darmstatter Inc., Revision No 5, dated April 21, 2022.
2. Architectural plans titled "Allied Brothers Tri-State Builders" prepared by James P. Cutillo Associates, Revision No. 1 dated April 20, 2022.
3. Survey titled prepared by DMC Associates, Inc. dated May 9, 2018.

This is an existing site proposing to add a second story addition over an existing partial first floor. The proposed addition will overhang the existing first floor building.

The property is on Parish Drive, a Passaic County roadway. Passaic County unconditional approval is required.

The property is located within the 1% flood zone. The flood limits must be shown on the plans. If the proposed improvements are more than 50% of the market value of the existing building, the entire building must comply with the Township flood requirements. An elevation certificate for the building is required. A Special Flood Hazard Area permit is required.

EP CALCULATIONS: The applicant submitted Environmental Protection Calculations for the site. The actual Maximum Allowable Disturbance is 16,926 SF and the TADA is 13,280 SF. An EP Waiver is not required.

No trees are to be removed.

Wayne Township Board of Adjustment
Allied Brothers Tri-State Builders
20 Parish Drive
June 6, 2022
Page 2 of 3

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

Based on the plan review, additional design waivers are required. These are listed under Attachment "A".

The plans are missing information and details to determine compliance with Township Code. The additional requirements are listed under Attachment "B".

A Stormwater Management Plan is not required since the project does not meet the definition of 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.

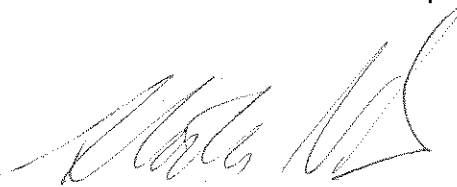
Should the Board consider granting Preliminary and Final Site Plan with the design exceptions approval, the following Engineering conditions should be attached:

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. Township Special Flood Hazard Area Permit.
 - iii. Elevation Certificate.
 - c. Schedule a pre-construction meeting at least one (1) week prior to commencement of 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.

Wayne Township Board of Adjustment
Allied Brothers Tri-State Builders
20 Parish Drive
June 6, 2022
Page 3 of 3

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.
 - 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 complete all on-site improvements.
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.

Sincerely:



Heather Vitz-Del Rio, PE
Director of Public Works

Attachments A & B

Cc: Christopher Kok, Township Planner

Design Waivers Required But Not Requested By the Applicant

1. Section 134-77.D. All lights shall be shielded so as to restrict the maximum apex angle of the cone of illumination to 150 degrees or to such lesser angle as shall be required to shield the lights from the view of any adjacent residential properties. Shielding has not been provided. The Engineering Division **OBJECTS** to the granting of this design waiver.
2. Section 134-77.E.1. Lighting intensity in parking lots shall comply with the following standards: not less than 0.5 and not more than 1.0 lumen per foot. The minimum lumens in the parking area is 0.3 and the maximum is 2.6. The Engineering Division does **NOT OBJECT** to the granting of this design waiver.
3. Section 134-77.E.3. Lighting intensities at property lines shall comply with the following standards: not more than 0.1 lumen per square foot. The lighting intensities at the east, south and west property lines are as high as 0.7 The Engineering Division does **NOT OBJECTS** to the granting of this design waiver.

Discrepancies and Missing Information on the Plans

1. Sheet 2 of 3
 - a. The FIRM maps referenced are 2007. The 2020 FIRM maps must be used.
 - b. Signage for the one handicap parking space has not been provided.
 - c. The light poles are proposed. No electrical conduits are shown. The installation of the electrical conduits will impact the LOD for the site.
 - d. No waste disposal area has been provided.
2. Sheet 3 of 3
 - a. There are not details for the light pole installations. Light poles must be installed a minimum 2 feet behind the curb line or protected from vehicles.