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NEW YORK

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Memo

To: Christopher Kok, P.P., Township Planner

From: Christopher P. Statile, P.E., Consultant

Regarding: #52 Colonial Road, Danielle Drive Extension
Block 1105, Lot 37, Wayne Township

As requested, we made a cursory review of the provided subdivision plans for the above property. Two alternates are provided: with a cul-de-sac and without a cul-de-sac.

The proposal *to include* a cul-de-sac provides a number of benefits. Most obvious, a location to turn motor vehicles around without backing. This benefits police patrols, snow plowing, and Township maintenance vehicle maneuvering. A cul-de-sac is similar to a dead-end street, but the aesthetic is much nicer. Generally to exit from a dead-ended street, you will likely have to back awkwardly down the street, or use some random person's driveway to do a three-point turn in the street. Vehicle backing is always undesirable because drivers are unaccustomed to the maneuver. With the cul-de-sac the exit is more refined; no awkward turns necessary, just slowly drive around a semicircular road at the end.

We note that Lot 37.1 has a very narrow building envelope of about 25 ft. wide. While we have approved building plans for such a narrow dwelling, you could consider issuing a variance to reduce front yard setbacks to provide a better arrangement of dwellings. Since the setback reduction occurs around a cul-de-sac, it is much less visually apparent.

The proposal *to exclude a cul-de-sac* allows larger building lots to position the dwellings and on-site stormwater management devices. But such layout alternate exists in almost every subdivision development. Its absence offers a reduction in impervious surfaces and potential elimination of stormwater treatment devices for an extended roadway that must be maintained by the Township. And cost savings to the developer are apparent.

However, its exclusion would result in more difficult fire protection schematics for arriving emergency vehicles, hose laydowns, etc. for lack of lot frontages. During an event, police patrols answer calls first, followed by fire trucks and ambulances. The lack of a cul-de-sac can cause vehicle interference and delays in response efforts at a dead-ended street.

This is also true of the two long ‘alleys’ proposed off Colonial Road, plus the unsightliness of having two paved driveways side-by-side and potential disputes between neighbors. Again first responders will interfere with larger emergency vehicles attempted to come up the driveways. And then those first responders cannot remove themselves from the site due by being blocked to the public street, or due to hose laydowns. Again, a reason to prohibit flag lots in a community (not sure what your Master Plan says in this regard).

The cul-de-sac proposal uses an acceptable cul-de-sac radius following the NJRSIS using an 8 ft. curb- to-property line offset versus a traditional 10 ft.

Lastly, unless there is some compelling (or legal settlement) need for four building lots, one less lot would provide a better layout with a shorter cul-de-sac stem.

We note also the NJ RSIS requires sidewalks where lots are *less than two acres*, and within two miles of a school. Albeit sidewalks do not existing on Danielle Drive, a contribution in lieu of construction could be provided to the Township, earmarked for sidewalk improvements nearer schools as we have done in the past in other municipalities.

CPS/mr
Wayne