

# CHRISTOPHER P. STATILE, P.A.

PROFESSIONAL ENGINEERS AND PLANNERS  
DESIGN CONSULTANTS

[CPSTATILE@AOL.COM](mailto:CPSTATILE@AOL.COM)

3 FIR COURT  
OAKLAND, NJ 07436  
TELEPHONE (201) 337-7470  
FAX (201) 337-7599

NEW YORK

May 16, 2023

Chairman Frank Ranalletti  
Wayne Township Planning Board  
475 Valley Road  
Wayne, NJ 07470

**Re: ADB Associates, LLC  
Block 2800 Lots 14.01  
415 Hamburg Turnpike, Township of Wayne  
Preliminary and Final Major Site Plan, Bulk Variance, EP Waiver  
Planning Board Case #PB-2022-030**

Dear Chairman Ranalletti and Members of the Board:

As requested our office has reviewed the following documents on behalf of the Board:

1. Application forms received March 27, 2023 by the Township.
2. Site Plan entitled "Preliminary & Final Major Site Plan, Site Improvements- 415 Hamburg Turnpike, Block 2800, Lot 14.01, Township of Wayne, Passaic County, New Jersey" consisting of seventeen (17) sheets by MidAtlantic Engineering Partners, Inc. dated November 30, 2022, revised to February 15, 2023.
3. Survey entitled "Boundary & Topographic Survey, The Stro Companies, 415 Hamburg Turnpike, Lot 14.01, Block 2800, Township of Wayne, Passaic County, New Jersey" by Control Point Associates, Inc. dated May 18, 2018, revised to August 30, 2022.
4. Architectural plans entitled "The Stro Companies, 415 Hamburg Turnpike, Supplemental Architectural Drawings" consisting of five (5) sheets by Mancini Duffy dated December 5, 2022, revised to January 11, 2023.
5. Traffic Statement by Dynamic Engineering dated November 28, 2022.
6. Stormwater Statement by MidAtlantic Engineering Partners, Inc. dated December 1, 2022.
7. LOI Statement by MidAtlantic Engineering Partners, Inc. dated January 20, 2023.

Our review addresses site plan details, grading, and drainage. We offer the following comments for the Board's consideration:

1. Applicant has provided MAD/TADA calculations on the Site Plan, an E.P. Waiver is required, see Attachment A, Comment #1.
2. The applicant needs design waivers unless the plans are amended to satisfy Code requirements. These waivers are listed under Attachment B.
3. The plans need revisions to properly construct the improvements, which are listed under Attachment C.
4. The proposed development does not meet the definition of Major Development. Comments on Stormwater Management are listed under Attachment D.

Future submissions of revised plans must be accompanied by a cover letter that lists every change and/or revision, and indicates how each comment was addressed (following the same numbering system as the report). In addition, all plan revisions shall be clearly identified ("clouded" or similar treatment, and numbered). Furthermore, submissions must be accompanied by a County Planning Board letter granting unconditional approval or a waiver letter. Revised plans submitted without necessary cover letter and/or County Planning Board letter shall be returned without further review or comment.

## **FINAL COMMENTS**

Should the Board consider granting Preliminary and Final Major Site Plan with Design Standard Exceptions approval, the following Engineering Conditions should be attached:

1. Prior to 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 (if required).
    - 3) NJDEP Flood Hazard Area Individual Permit or any other NJDEP permits (if required).
    - 4) County of Passaic Planning Board Approval or Waiver letter.
    - 5) NJDEP Wetlands Letter of Interpretation (LOI). **Waiver requested.**

- 6) NJDEP Wetlands Permits(s) (if required)
  - 7) Wayne Township Special Flood Hazard Area Permit (if required)
  - 8) NJDEP Treatment Works Approval (TWA-1) (if required)
- 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. (if required)
  - 3) Water Connection fee. (if required)
- D. At least one 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 sets of construction drawings reflecting all conditions as approved by the Board and the Engineering Division shall be submitted at least one week in advance of the pre-construction meeting for stamping and distribution.
- E. The applicant shall notify the HEPCSD at least forty-eight 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.
  - C. Request Title 39 Approval from Town Council.

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. Performance 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 must 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.

Very truly yours,

C. P. STATILE, P.A.

(original signed)

Christopher P. Statile, P.E.  
Consultant Engineer

Attachment A

Attachment B

Attachment C

Attachment D

Cc: Christopher Kok, Township Planner

Fernando Zapata, Township Engineer, P.E.

## **Attachment A – Design Waivers *requested* by the Applicant**

1. 134-96.4.D.            The applicant has provided MAD/TADA calculations on sheet 3, which need revisions. See Attachment C, Comment #1. The revised calculations will show an E.P. Waiver is required. We **do not object** to the granting of this Waiver.

## **Attachment B – Design Waivers *required*, but not requested by the Applicant**

1. 134-72.1.B                      Township Code requires parking areas for nonresidential uses to be separated from loading areas and shall not be permitted within 10 ft. from any property line or 10 ft. from any building. Parking spaces are as little as 3 ft. from the building. See Attachment C, Comment #2. We **do not object** to the granting of this design waiver.
  
2. 134-72.2.A.(1)                  Township Code requires parking lot aisle widths to be 24 ft. and the existing width at the aisle to the east of the aisle accommodating the EV charging stations on the south side of the building is 18 ft. We **do not object** to the granting of this design waiver.
  
3. 134-72.2.B.(4)                  Township Code requires parking areas with a capacity of 40 spaces or more to provide landscaped islands, which, in the aggregate, shall cover no more than 10% of the total uncovered or unenclosed parking area inclusive of all islands, aisles and other paved areas. The parking area on the south side of the building contains 69 parking spaces and has no landscaped islands. We **do not object** to the granting of this design waiver
  
4. 134-72.2.D.(5)                  Township Code requires no off-street loading area shall be located between the front building line and the street line unless otherwise specified in this chapter. The proposed loading docks on the north side of the building are proposed between the front building line and Owens Drive. We **do not object** to the granting of this design waiver.
  
5. 134-72.2.B (6)                  Township Code requires all parking lots with a capacity of 40 or more vehicles shall be designed to include pedestrian walkways throughout the lot. None are proposed. We **do object** to the granting of this design waiver
  
6. 134-72.3.B.                      Township Code requires off-street loading space to have a minimum width of 10 feet and a minimum length of 45 ft. proposed loading areas on the north side of the building are 40 ft. in length. Testimony should be provided to show that the drive aisle and/or egress/ingress will not be blocked, and size of trucks to be using those loading spaces

7. 134-79.B. Township Code requires that a refuse area not be located in a Front Yard. The new dumpster pad is located in the Front Yard along Owens Drive. The applicant should provide the necessity of this design waiver versus relocating the pad. The fencing around the dumpster may also require a variance.
8. 134-72.4.C(1) Township Code requires the minimum storm drain pipe size to be 15” versus 8” dia. pipe proposed. We **do not object** to the granting of this design waiver for this pipe size.
9. 134-72.4.C(2) Township Code requires drain pipe materials to be RCP and HDPE pipe is proposed. We **do not object** to the granting of this design waiver for use of plastic pipe.



## Attachment C – Required Plan Revisions

1. Revise the MAD/TADA table (sheet 3) to show:

- a. The factored area (#5) should be 287,000 SF.
- b. The total MAD (#6) should be 428,570 SF.

The applicant must confirm that no land with slopes of 30% or greater will be disturbed, otherwise an E.P. Waiver from section 134-96.4G (2) of the Township Code will be required

Total Area of Disturbance on sheet 11 is called out to be 36,105 SF while the sum of the unadjusted disturbed areas on the Environmental Protection Calculation table, on sheet 4, is 38,265 SF. The discrepancy must be eliminated.

2. The area on the east side of the proposed loading dock (near the staircase and man door) should be hatched-out to prohibit parking. This area should be excluded in the parking space calculations.
3. Locations of EV charging stations are not shown. The EV charging stations on the south side of the building must be setback at least 2 feet from the curb to ensure compliance with Sec. 134-72.2A, Minimum Space Depth as the space required the use of a 2-foot overhang to be 18 ft. depth.
4. Sec. 134-72.3.G. requires that loading areas shall be designed to prevent the maneuvering of vehicles into or out of parking or loading spaces, within any portion of any street. Testimony must be provided on the proposed loading docks near the entrance on Owens Drive. The configuration *appears to show* that larger trucks will have to back up from Owens Drive into the dock which can be hazardous. A design waiver may be required.
5. Revise sheet “15” to show:
  - a. Light Duty pavement detail must be 4” th. base course and 2” th. surface course, or a design waiver must be requested.
  - b. Heavy Duty pavement detail must be 6” th. base course and 2” th. surface course, or a design waiver must be requested.
  - c. Provide a detail for loading space stripes in accordance with Sec. 134-72.3.H.
  - d. Typical “Parking Stall Striping Detail” revised to show type of paint
  - e. “Stop Bar Detail” revised to show 2 ft. width stop bar (as it is shown on the plan)

- f. “Handicap Parking Stall Striping” detail revised to show:
  - i. Angle and separation.
  - ii. The 5 ft. dimension of the hatched area be deleted. It shall be 8 ft. as all proposed ADA accessible spaces are 8 ft. wide and van accessible
6. Revise sheet “16” to show:
  - a. Dumpster pad with concrete slab strength of 4,500 pounds per square inch. Dumpster should include bollards to back up and prevent the dumpster from being shoved into and damaging the surrounding fencing.
7. Revise sheet “3” to show:
  - a. Any tree removals required for drive aisle widening approaching “Stop Sign.” If tree removals are required, provide the size and species of the trees to be removed and tree replacement information as per section 134-91.4 of the Township Code
  - b. There is a fire standpipe where parking is proposed. The Fire Code Official must review same for proper access.
  - c. Provide a W1-6R sign at nose of new island opposite relocated “Stop Sign.”
  - d. Granite Block curbing is proposed, but the site currently uses concrete curbing. We recommend using concrete curbing for consistency.
8. Revise Sheet “4” to show:
  - a. Van accessible plate nomenclature on the “Van-accessible Sign on Bollard” call out.
9. Signage for EV parking must be provided.
10. There are at least three dumpsters in various locations. Are these to be relocated?
11. The reconfigured 10-space parking lot appears to be cutting into the embankment against the building and should be checked to ensure feasibility. (Sheet 5, south side of building).
12. It is assumed that the trees in the “seeded area” will remain (Sheet 5, south side of building). If tree removals are required, provide size and species of the trees to be removed and tree replacement information as per section 134-91.4 of the Township Code.
13. Square footage of impervious areas draining towards the individual inlets shall be provided to determine compliance with section Sec. 134-72.4.C.(7) of the Township Code.
14. Assume Survey datum is not allowed (1988 NGVD is preferred, 1929 NGVD acceptable) (Sheet 1 and survey shall be revised).

15. What does “Project Boundary” mean (plan legend on various sheets)? If it is the Limits of Disturbance (LOD) line, specify as such.
16. All existing information on existing parking, and loading spaces and striping for the complete site shall be shown in the plans. Applicant needs to apply for Title 39 police enforcement prior to the issue of a Certificate of Occupancy. However if any of these items are not Township Code compliant, design waivers are required.
17. “Grading and Utility Plan” titles on Sheets 6 and 7 and on the sheet index on Sheet 1 must be revised to include the word “Drainage.”
18. Word “Layout” to read “Site Plan” on all applicable sheet titles and sheet index.
19. Discrepancy on the shape of the hatched area, proposed between the two proposed ADA accessible spaces, shown on sheet 4 and on sheet 7 (on the “Handicap Parking Stall Striping” detail).
20. All proposed inlet types must be labeled.
21. All proposed inlet grates must be changed to ‘Eco type’ grates for stormwater management.
22. All proposed ‘heavy duty’ and ‘light duty’ areas to be call out on the individual site plans (Sheets 4 and 5).
23. All easements on Sheet 2 must indicate whether public or private, and the beneficiary.
24. Non applicable details on Sheet 17 shall be deleted from the set, and all details shall be site specific.
25. A 4 ft. access path to the building entrance shall be provided for the ADA accessible spaces (free of bollards, valves, building façade encroachments, etc.).
26. The Building Permit for a Minor Site Plan for Proposed Loading Docks and Parking Load Modifications (by the North West side of the building) has not been closed. Applicant shall close that application prior to applying for a Building Permit for this application.
27. We concur with the traffic report (Statement) of November 28, 2022 that no quantifiable additional trip generation or circulation impediments will occur due to the proposed improvements.

## **Attachment D – Stormwater Management**

The proposed redevelopment does not meet the definition of “Major Development” because the redevelopment does not disturb one or more acres of land since February 2, 2004, does not create one-quarter acre or more of “regulated impervious surface” since February 2, 2004 or does not create one-quarter acre or more of “regulated motor vehicle surface” since March 2, 2021.

The project proposes no increase in impervious surface.

Calculations are based on a 25-year storm frequency criteria with a storm duration of one hour or other standards of county, state or federal agencies, whichever standard is of higher requirement, shall be used in the design of drainage facilities and shall be submitted with the site plan as per Section 134-72.4.B of the Township Code.