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NEW YORK

July 6, 2023

Wayne Township Planning Board
475 Valley Road
Wayne, NJ 07470

**Re: 1195 & 1207 Hamburg Tpke, LLC, Applicant
Block 2711, Lot 106, Chipotle Restaurant
1195 Hamburg Turnpike, Township of Wayne
Preliminary and Final Major Site Plan
Planning Board Case #PB-2023-003**

Dear Mr. Chairman and Members of the Board:

On behalf of the Township Planning and Engineering Departments, our office has reviewed the following documents for the above development for the Board:

- Site Plan entitled “Chipotle, Preliminary and Final Major Site Plan, 1195-1207 Hamburg Turnpike, Block 2711, Lot 106, Township of Wayne, Passaic County, New Jersey” consisting of 13 sheets by Page Consultants, Inc. originally dated January 30, 2023. The plans have been revised according to the following: Sheets 1 and 12 revised to June 1, 2023, sheet 2 revised to April 26, 2023, sheets 3,4,6,7,8, and 10 revised to May 10, 2023, sheet 5 revised to June 8, 2023, sheet 9 revised to April 3, 2023, and sheets 11 and 13 revised to April 17, 2023.
- Architectural Plans consisting of 3 sheets by GreenbergFarrow dated February 17, 2023, unrevised.
- “Location and Topographic Survey” by Bertin Engineering dated July 1, 2021, unrevised
- Signage package by BroadwayNational consisting of 8 sheets, undated.
- “Traffic Queuing Analysis, Chipotle Restaurant, 1195 Hamburg Turnpike, Wayne, NJ” by Page Consultants dated May 8, 2023.
- Environmental Analysis by Page Consultants dated December 16, 2022.
- Passaic County Requirements by Page Consultants dated December 16, 2022.

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

1. Applicant has submitted MAD/TADA calculations for lot 106 under separate cover. Since Lot 105 will also be disturbed, MAD/TADA calculations should be provided for this lot as well. The calculations require revisions. See Attachment B, Comment #1.
2. The applicant has not requested design waivers.
3. The applicant needs design waivers unless the plans are amended to satisfy Code requirements. These waivers are listed under Attachment A.
4. The plans need revisions to properly construct the improvements, which are listed under Attachment B.
5. The proposed development does not meet the definition of 'Major Development.' Comments are listed under Attachment C.
6. The applicant has provided a traffic impact study, which appears to show no significant change to the level of services for the existing traffic patterns.

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.

All sheets must show the same revision date (if a sheet was not revised at a particular date, add "No revision" on the description of the revision)

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. **(Required)**
 - 2) NJDEP Flood Hazard Area Verification. **(Not Required)**
 - 3) NJDEP Flood Hazard Area Permit(s) **(Not Required)**
 - 4) County of Passaic Planning Board Approval or Waiver letter. **(Required)**
 - 5) NJDEP Wetlands Letter of Interpretation (LOI). **(Waiver Requested)**
 - 6) NJDEP Wetlands Permits(s) (if required). **(Waiver Requested)**
 - 7) Wayne Township Special Flood Hazard Area Permit (Not Required)
 - 8) NJDEP Treatment Works Approval (TWA-1) (if required)
 - 9) Water Main Extension Permit (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. (if required)
 - 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 HEPSCD 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 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.

Very truly yours,

C. P. STATILE, P.A.

(original signed)

Christopher P. Statile, P.E.
Consultant Engineer

Attachment A

Attachment B

Attachment C

c: Christopher Kok, Township Planner

Fernando Zapata, Township Engineer, P.E.

Attachment A – Design Waivers *required* but not requested by the Applicant

- a) 134-72.2.B(1) Township Code requires parking areas to be separated from roads or aisles by islands with a minimum width of 10 feet. The proposed islands along the ingress/egress lane on the west side of the property scale at 2.5 ft. We **do not object** to the granting of this design waiver if adequate testimony is provided. However, if the applicant intends to use the unchanged portion of the rear parking area we **do object** to the lack of island at the southern end of the rear parking area middle parking rows. Plans shall be revised to show a 10 ft. island (there seems to be more than sufficient parking spaces to eliminate some in order to meet this Code requirement)
- b) 134-72.2.B(3) Township Code requires parking areas to be provided with granite block curbing. Concrete curbing is proposed. We **object** to the granting of this design waiver. Plans shall be revised to show granite block curbing with the exception of depressed curbs on ADA compliant ramps which shall be concrete to ensure compliance with ADA regulations for proper curb reveal and slope. If the applicant intends to use the unchanged portion of the rear parking area we **do object** to the lack of curbing in that area
- c) 134-72.2.B(4) Township Code requires parking areas with a capacity of 40 spaces or more to provide landscape islands. The landscaping shall include one tree for each 10 parking spaces. Only 1 island is provided in the southern parking lot and 6 trees are proposed throughout the lot for a proposed parking space count of 98 (which would amount to 10 trees). We **object** to the granting of this design waiver.
- d) 134-72.2.B(6) Township Code requires parking areas with a capacity of 40 spaces to include pedestrian walkways throughout the lot. No walkways are provided in or from the southern lot. We **object** to the granting of this design waiver. See Attachment B, Comment #7.
- e) 134-72.4.B. Township Code requires drainage calculations based on a 25-year storm. With a storm duration of one hour to be submitted with the site plan. None have been submitted. We **object** in the granting of this design waiver. See Attachment C.
- f) 134-72.4.C(1) Township Code requires drainage pipe size to be a minimum 15” inside diameter. Existing drainage pipe is shown as 10”.

We **do not object** to the granting of this design waiver if the applicant can provide data showing the capacity is sufficient.

- g) 134-72.4.C(2) Township Code requires drainage pipe materials to be concrete RCP where existing PVC and metal and are being used. We **do not object** in the granting of this design waiver.
- h) 134-72.4.C(7) Township Code requires inlets to be limited a runoff area of 5,000 SF. The applicant has not provided specific areas but it appears as if a design waiver may be required. This information must be provided and a design waiver requested, if applicable.
- i) 134-72.4.C(8) Township Code requires pipes to have minimum cover of 3 ft. The existing pipes are shown with as little as 1.3 ft. of cover. We **do not object** to the granting of this design waiver if the pipe manufacturer specifications allow for the proposed shallow cover to carry motor vehicle/truck loads.
- j) 134-77.E(1) Township Code requires lighting intensity in parking lots to be between 0.5 and 1.0 lumens per square foot. The proposed intensity levels are up to 4.0 lumens per square foot. We **do not object** to the granting of this design waiver.
- k) 134-77.E(1) Township Code requires lighting intensity in parking lots to be between 0.5 and 1.0 lumens per square foot. The proposed intensity levels are as low as 0.0 lumens per square foot. We **object** to the granting of a design waiver for any intensities lower than 0.5 lumens per square foot.
- l) 134-77.E(2) Township Code requires lighting intensity at intersections to be not less than 0.5 lumens per square foot. The proposed intensity levels at the Hamburg Turnpike intersection to be 0.2 lumens per square foot. We **object** to the granting of this design waiver. Driveways shall be clearly identifiable
- m) 134-77.E(3) Township Code requires lighting intensity at the property line to be not more than 0.1 lumens per square foot. Proposed intensity is as high as 9.8 lumens per square foot along the eastern property line. We **do not object** to the granting of this design waiver if adequate testimony is provided.

Attachment B – Required Plan Revisions

1. The Environmental Protection Calculation sheet must be revised for the following:
 - A. MAD/TADA calculations shall be included in the plans
 - B. The factor (Line 5) should be 0.7 which calculates to 12,148 SF.
 - C. The MAD (Line 6) should be 46,998 SF.
 - D. The Base Area should be 34,850 S.F.
 - E. An Environmental Protection Calculation must also be submitted for Lot 105, since some disturbance will take place on that lot. Disturbance Areas should be properly distributed.
2. Plans (including plan title, individual title blocks, etc.) must be revised to include lot 105 as lot 105 needs Site Plans approval as well due to the installation of curb and pavement and tree removals)
3. The reverse curve of the driveway entrance should be removed, and the entrance curve be amended similar to adjacent Lot 105. This may provide an opportunity for a larger traffic island.
4. A portion of the entrance driveway will be on Lot 105. Although the lots are under the common ownership at this time, an easement must be provided to ensure any future property owner(s) are properly covered under an easement agreement.
5. The site requires 23 spaces, however, 98 spaces are proposed with the existing rear parking area. A common issue with retaining the rear surplus parking area is that it attracts illicit overnight parking of trucks, trailers, and other vehicles. Posting to prohibit same should be considered to allow local enforcement.
6. The use of curb stops is a hazard, particularly in high turnaround parking areas. The common cause of trip and falls in parking areas are curb stops (also referred to as wheel stops, tire stops, parking bumpers, and parking stops in parking lots). These long blocks of concrete (or other solid material) are placed to stop the motion of a vehicle. Unfortunately, these objects can often be directly in the way of pedestrian foot traffic and can be easily missed—leading to serious accidents and serious resulting injuries. They also get displaced by snow plowing or vehicle strikes. Accidents involving tripping are overwhelmingly caused by the sudden presence of a curb stop, a serious hazard to someone who is not expecting it. We recommend that all curb stops be removed and sidewalk width be increased to allow for a 4 ft. sidewalk free of vehicle overhang

7. There is no marked walkway from the rear parking lot to the restaurant entrance. Pedestrians must walk over the drive thru lane and curbed island to reach the building. Drop curbs and crosswalk markings should be provided for the pedestrian pathway.
8. The 'pinch point' at the rear building SE corner and drive-thru lane should be protected with bollards to prevent longer vehicles from striking the building. Or the aisle can be moved further south to provide more lateral clearance.
9. Given the proposed drive thru configuration, adequate headlight screening should be provided along the east property line to ensure vehicle headlights are not a nuisance to the adjoining property.
10. Improvements proposed over the existing 15 ft. wide Township sanitary sewer easement require Council approval.
11. Testimony should be provided on locations and times for deliveries to ensure the parking circulation will not be impacted. Applicant shall testify to the Board if this site will have loading area(s). If loading areas are proposed, all pertinent information shall be provided to determine compliance with Sections 134-72.1.E and 134-72.1.F of the Township Code.
12. No "Make-Ready" Parking Spaces have been proposed. Compliance with Chapter 74 of the Township Code is required.
13. Although not shown (or visible) the sanitary sewer connection from the building should be internally inspected via CCTV to ensure it is in good condition. It appears that the grease interceptor at the rear of the building discharges to an assumed sewer line. A 6" diameter cleanout may be appropriate in the sewer line before it intercepts with the 12" RCP sewer main at the easterly property line.
14. The "Mountable Island Detail" on Dwg. 7 does not match the island configuration shown on the Site Plan. If the entrance drive is reconfigured to eliminate the reverse curve, this island can be enlarged to reduce its hazard to motorists (small traffic islands can be hazards).
15. No stormwater management is proposed on the improved site. All stormwater runoff courses around the drive thru lane lead to a 12" curb opening by the dumpster enclosure. In the winter this will be an icing hazard to employees carrying trash to the enclosure. A storm drain inlet should be provided at the opening and connected to the existing 10" PVC drain pipe to the rear of the lot.
16. The drive thru aisle has only a 0.35% slope which will cause puddling. The minimum slope should be 0.75% or the curbed island be replaced by striping.

17. Provide either the caliper or the height of the two replacement trees, as specified as per section 134-91.4(B).
18. Provide beneficiary and type (private or public) of 10' wide sanitary sewer easement and 15' wide drainage easement.
19. Revise Dwg. 5 to show:
 - A. Location of split rail fence shown in details.
 - B. Ensure the location of the required ADA signage is in direct view of the angled parking space. The door may interfere with its placement.
 - C. Remove duplicate call out for "Proposed 24" Wide Solid Yellow Strip" and "Concrete Curb Stop"
20. Revise Dwg. 7 to show:
 - A. Check curb grades near the building. The bottom of curb is shown at the same elevation as the F.F.F., and the bottom of curb north of the building is shown as El. 351.0. However, it is between contours El. 351 and El. 352.
 - B. Call out the mountable island show in the detail on the site plan. The configuration of the detail appears different that the island on the site plan.
 - C. The barrier-free ramps must be site/location specific so as there is no confusion on which ramp type is required during construction. Call out ramp type.
 - D. Proposed electric lines to proposed buildings (label as underground for compliance with Section 134-71.3E of the Township code).
 - E. Water service lateral valve to be 18" behind curb
 - F. Grates of all existing inlets within site to remain, retrofitted with Eco type grates
21. Revise Dwg. 8 to show:
 - A. Locations and details of "Designated Mobile Pickup Spaces." Please note that the sidewalk is only 4 ft. between the building and parking spaces. Pole mounted signs will not be practical in this area if used for barrier-free access.
 - B. General Note 3 reads "Both ADA spaces are Van Accessible" while the plan shows only one. Discrepancy shall be eliminated

22. Revise Dwg. 9 to show:

- A. Dimensions of the wheel cleaning blanket.

23. Revise Dwg. 10 to show:

- A. The “Luminaire Schedule” shall be revised to provide the pole height, and the mounting height (from the ground to the luminaire).

24. Revise Dwg.12 to show:

- A. “Handicap Symbol Detail” and “ADA Parking Stall Detail” should note 4” *reflective* azure blue striping.
- B. “Pedestrian Crossing Detail” should show *reflective* striping. Length of markings shall be provided
- C. Add a detail for parking lot in accordance with Section 134-72.3.H
- D. Use direction arrow of 6.3 ft. length.
- E. “Painted Stop Sign & Line Detail” should note reflective.
- F. A “Do Not Enter Detail” should be provided also showing reflective striping.
- G. ADA parking stall detail shall be site specific.
- H. Use Township standard detail (available on Township website) for “Concrete Curb Detail (#6).” The Passaic County Concrete Curb Detail (#12) must remain

25. Revise Dwg. C-13 to show:

- A. “Typical Sidewalk Section Detail” should be revised for compliance with Section 134-75, for use of 4,500 psi concrete, wire reinforcement and felt joints every 10 ft. or use Township standard detail (available on Township website). We recommend against use of recycled aggregate under sidewalks and aprons due to its expansive properties when damp or wet.
- B. Use Township standard details (available on Township website) where applicable (i.e. Concrete Apron).
- C. Revise “Dumpster Enclosure Plan Detail” for compliance with Section 134-79.H., i.e. 4,500 psi concrete strength with a 6-inch by 6-inch 10 gauge welded wire fabric reinforcement.

- D. "Light Pole & Footing detail" should direct us to the Luminaire Schedule (drawing 10) for the pole height. Call out sheet 10 on detail to avoid confusion.
- E. Pavement section detail shall be according 134-72.3 either 134-72.3 D (for light duty vehicles) or E (heavy duty). If both uses are proposed. The section offered does not match any of these Code sections.

Attachment C – Stormwater Management

The proposed impervious coverage will be increased by 2,516 SF. (0.06 acres). 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 applicant has not provided stormwater management for the project with the reconfiguration of the site. A **waiver** from the submission requirement of a stormwater management/drainage calculations report has been requested.

No changes are proposed to the existing stormwater management system (for existing storm drains). The existing stormwater management system does not appear adequate to prevent an icing hazard given the drive thru aisle. The site plan shows stormwater runoff sheet flowing in excess of 350 feet though the drive through area and parking lot to existing inlets. The applicant should provide the following:

1. Drainage calculations for the 25-year storm as required by Section 134-72.4.B. showing that site runoff will not be increased.
2. Calculations showing the existing pipes will be able to sufficiently convey site runoff.
3. Evidence confirming the existing pipes and inlets are feasible and/or required repairs/improvements.
4. Complete alignment, within the site, of 10 ft. PVC pipe discharging onto 15” metal pipe, east of the rear existing parking area middle island
5. Complete alignment, within the site, of the pipe discharging onto the 15” pipe west of the rear existing parking area middle island

Calculations 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.

End of Review Report