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NEW YORK

June 27, 2023

Wayne Township Planning Board  
475 Valley Road  
Wayne, NJ 07470

**Re: 1591-1593 Alps Road and 12 Grandview Avenue  
1591-1593 Alps Road, LLC  
Block 2604, Lots 1 & 2, Wayne Township, NJ  
Case PB-2023-022  
Amended Preliminary and Final Major Site Plan**

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:

- Sheet 3(of 21) of “Preliminary & Final Major Site Plan for 1591 Alps Road, LLC” dated July 15, 2022 revised to June 1, 2023, prepared by Bohler Engineering NJ, LLC.
- Floor Plan and Exterior Elevations prepared by The Dietz Partnership dated July 8, 2022, revised to June 1, 2023.

The applicant seeks **to amend** the Preliminary and Final Site Plan approval granted in Resolution 2022-036. The amendments include an increase from five to seven tenants, two new store fronts, two new rear doors, two new lights on facades, removal of rear signage, new façade signage and revised monument signs with increased height. We offer the following comments for the Board’s consideration:

1. Applicant has provided MAD/TADA calculations under the previous approval. No changes that affect MAD/TADA calculations are proposed.
2. Design waivers were granted under the previous approval. No new design waivers are required or proposed.
3. No revisions are required. Comments are listed under Attachment A.
4. Stormwater Management for the site was addressed under the original application. No changes that affect Stormwater Management regulations are proposed.

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. **May require re-certification.**
    - 2) NJDEP Flood Hazard Area Verification. **Previously Waived by Board.**
    - 3) NJDEP Flood Hazard Area Permit. **Not Required.**
    - 4) County of Passaic Planning Board or Waiver letter (**Outstanding**; both the County and the Township must have approved plans with the same revision dates)
    - 5) NJDEP Wetlands Letter of Interpretation. **Previously Waived by Board**
    - 6) NJDEP Special Area Permits **Not Required.**
    - 7) Township Industrial Wastewater Discharge Permit. **Required prior to obtaining Building Permit for the build-out of a restaurant tenant space.**
    - 8) NJDEP Treatment Works Approval (TWA-1) **Not 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 or 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

Encls: Attachment A  
c: Christopher Kok, Township Planner  
Fernando Zapata, P.E., Township Engineer

## **Attachment A – General Comments**

1. The amended plans propose no alterations to the approved site layout, building size, parking, or circulation. The application seeks to increase the number of tenants from the previously approved five to seven. This requires additional front and rear doors, façade signage and lights. A change to height and area of the monument signs is also proposed.
2. The applicant should confirm the building use breakdown and parking calculations remain the same given the change in the number of tenants. These calculations were based on 6,785 SF of retail space and a restaurant with 45 seats and 540 SF of devoted patron space.

End of Review Report