

CHRISTOPHER P. STATILE, P.A.

PROFESSIONAL ENGINEERS AND PLANNERS
DESIGN CONSULTANTS

CPSTATILE@AOL.COM

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

NEW YORK

September 22, 2023

Chairman Frank Ranalletti
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 *revised* documents for the above development application 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, 5, 6, 7, 8, 9, 10, 12 and 13 revised to September 5, 2023, sheet 2 revised to April 26, 2023, sheets 3 revised to May 10, 2023, sheet 4 revised to July 28, 2023, and sheet 11 *revised* to August 16, 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, unrevised.
- “Fire Truck Turning Template, 1195-1207 Hamburg Turnpike, Block 2711, Lot 106, Township of Wayne, Passaic County, New Jersey” by Page Consultants, Inc. dated July 6, 2023 unrevised.
- “Proposed Chipolte, Pickup Late Queuing Study, 1195 Hamburg Turnpike, Wayne, NJ, Block 2711, 1 Lot 106” by Page Consultants dated August 2, 2023, *revised* to September 6, 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 **requires design waivers** unless the plans are amended to satisfy Code requirements. These waivers are listed under Attachment A.
4. The plans **need revision** 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 shows no significant change to the Level of Service (LOS) for the existing traffic patterns. A traffic queuing analysis was also submitted for the pickup window and supports the site design, in addition to our own observations at the same restaurant in other locations.

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). All sheets must provide the same revision date. 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. **(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 Wayne Engineering Division upon request.
- F. Prior to the issuance of a Building Permit, the applicant shall submit to the Wayne Engineering Division 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 adjacent neighbors, roads, and/or other properties after its installation, the owners shall correct same at their expense and at the direction of the Township Engineer.
 - D.

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 are 3.0 ft. We **do not object** to the granting of this design waiver if supporting 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.
- b) 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 the southern lot. We **do not object** to the granting of this design waiver as the lot is existing.
- c) 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.
- d) 134-72.4.C(1) Township Code requires drainage pipe size to be a minimum 15” inside diameter. The 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.
- e) 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.
- f) 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.
- g) 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.

- h) 134-77.E(1) Township Code requires lighting intensity in parking lots to be between 0.5 and 1.0 lumens per. The proposed intensity levels are up and 4.0 lumens per foot in the front lot. We **do not object** to the granting of this design waiver. (Intensities in the rear lot have not been included as they have been removed from the Site Plan.)
- i) 134-77.E(1) Township Code requires lighting intensity in parking lots to be between 0.5 and 1.0 lumens per foot. The proposed intensity levels are as low as 0.0 lumens per foot. We **object** to the granting of a design waiver for any intensities lower than 0.5 lumens per foot. (Intensities in the rear lot have not been included as they have been removed from the Site Plan.)
- j) 134-77.E(2) Township Code requires the lighting intensity at intersections to be not less than 0.5 lumens per square foot. The proposed intensity levels at the Hamburg Turnpike driveway intersection are proposed to be 0.1 lumens per foot. We **object** to the granting of this design waiver. Driveways shall be clearly identifiable with illumination.
- k) 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 0.9 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. (Intensities in the rear lot have not been included as they have been removed from the Site Plan.)

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 be submitted for Lot 105, since some disturbance (entrance driveway) will take place on that lot. Disturbance areas should be properly distributed.
2. 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).
3. Plans (including plan title, individual title blocks, etc.) must be revised to include Lot 105 as the lot needs Site Plans approval as well, due to the installation of curb and pavement and tree removals.
4. The plans have been revised and now do not show the existing conditions of the rear parking area. The rear parking area is not needed to meet parking requirements for the proposed use however, existing conditions of the site may not meet design standards for lighting, retrofitting of catch basins and other factors.

The Board should decide if the applicant is required to make modifications to the rear lot to meet all design criteria or if the lot will be allowed to remain unchanged even though it lies on the subject lot. Since, the proposed site contains no new drainage modifications and relies on the drainage provided by the rear the lot, we believe the rear lot must be taken into consideration.

5. The site requires 23 spaces, however, 98 spaces exist in the 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 for local enforcement.
6. 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.

7. Given the proposed drive thru configuration, adequate headlight screening (fence or landscaping) should be provided along the east property line to ensure vehicle headlights are not a nuisance to the adjacent property.
8. Improvements proposed over the existing 15 ft. wide Township sanitary sewer easement require Wayne Mayor & Council approval.
9. Testimony should be provided on locations and times for deliveries to ensure the parking circulation will not be impeded. 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.
10. Only one “EVSE Make Ready” parking space is proposed as Space #6, on Dwg. 5. Chapter 74 of the Township Code states that three spaces are required for parking lots between 76 and 100 off-street parking spaces. The proposed EVSE space is not located properly and is not ADA-accessible.
11. 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 for re-use. 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” dia. RCP sewer main at the easterly property line.
12. The “Mountable Island Detail” on Dwg. 7 should match the island configuration shown on the Site Plan (appears inverted). 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).
13. No stormwater management is proposed on the improved site. All stormwater runoff courses southerly in the ‘Drive-Thru’ lane to a 15’ wide curb opening near the rear parking lot. In the winter this concentration of runoff will be an icing hazard in the southern parking area. A flush storm drain inlet should be provided at the opening and connected to the existing 10” PVC drain pipe to the rear of the lot. It seems to me that water will be trap at space number 16.
14. The Drive-Thru aisle has only a 0.35% slope which will cause puddling, particularly in future tire rutting. The minimum slope should be 0.75% or the curbed island be replaced by striping.
15. Provide the beneficiary and type (private or public) of 10’ wide sanitary sewer easement and 15’ wide drainage easement.

16. Revise plans to show an ADA accessible ramp by the terminus of the proposed sidewalk by the dumpster enclosure.
17. Revise Dwg. 5 to show:
 - A. Location of split rail fence shown in details.
18. Revise Dwg. 7 to show:
 - A. Check curb grades near the building. The bottom of curb north of the building is shown as El. 351.0. However, it is between contours El. 351 and El. 352. Proper pitch must be provided to prevent the ponding of water.
 - 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. Water service lateral valve to be located 18” behind curb
19. Revise Dwg. 8 to show:
 - A. Details of “Designated Mobile Pickup Spaces.”
20. Revise Dwg. 9 to show:
 - A. Dimensions of the wheel cleaning blanket.
21. Revise Dwg. 10 to show:
 - A. The “Luminaire Schedule” shall be revised to provide the pole height along with the mounting height.
22. Revise Dwg. 12 to show:
 - A. The “Pedestrian Crossing Detail” has been removed and is required.
 - B. Add a detail for parking lot in accordance with Section 134-72.3.H (including for the “Chipotlane” striping)
 - C. A “Stop” and “Do Not Enter Detail” should be provided also showing reflective striping
 - D. Delete from detail 6 the “Accessible Route 36” min” call out since, the Township requires four (4) ft min. sidewalk

23. Revise Dwg 11, any permanent signage not proposed/required shall be deleted. Otherwise text and location of signage shall be shown.
24. Revise Dwg. 13 to show:
 - A. “Typical Sidewalk Section Detail” should be revised for compliance with Section 134-75, for use of 4,500 psi concrete.
25. Location size and species of the two required replacement trees

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 improvements do 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. The site design may result in an icing hazard below the drive-thru aisle curb opening. The site plan shows stormwater runoff sheet-flowing in excess of 350 ft. 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