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NEW YORK

September 19, 2023

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

**Re: 1320 Route 23, LLC
Block 1400 Lot 27
1320 Route 23, Township of Wayne
Minor Site Plan w/Bulk Variance
Planning Board Case #PB-2023-029**

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 September 18, 2023 by the Township.
2. Site Plan entitled "Minor Site Plan For Property At 1320 NJSH Route 23, Block 1400, Lot 27, Township of Wayne, County of Passaic, New Jersey" consisting of one (1) sheet by Rigg Associates, P.A., dated May 15, 2023, unrevised.

Our review addresses site plan details. Due to the nature of the application, replacing an existing sign with one of a larger area, the Engineering Division does not find it justifiable to do a complete review of the Site Plan Design Standards Sections of the Township's Code (134-71 through 134-77) for existing conditions. We offer the following comments for the Board's consideration:

1. Applicant has not provided MAD/TADA calculations. A submittal waiver is requested. No new disturbance is proposed.
2. No design waivers are requested. It is unclear if any design waivers are required. See Attachment A, Comment #1.
3. The plans may require revision to properly construct the improvements, which are listed under Attachment A.
4. The proposed application does not meet the definition of Major Development. Comments on Stormwater Management are listed under Attachment B.

Any 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 Final Minor Site Plan approval with Design Standard Exceptions 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. **(not required)**
 - 2) NJDEP Flood Hazard Area Verification **(not required)**
 - 3) NJDEP Flood Hazard Area IP or any other NJDEP permits **(not required)**
 - 4) County of Passaic Planning Board Approval or Waiver letter.
 - 5) NJDEP Wetlands Letter of Interpretation (LOI). **(not required)**
 - 6) NJDEP Wetlands Permits(s) **(not required)**
 - 7) Wayne Township Special Flood Hazard Area Permit **(not required)**
 - 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. **(not required)**
 - 2) Sewer Connection fee. **(not required)**

- 3) Water Connection fee. **(not 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 HEPCD 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.

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 – Required Plan Revisions

1. The applicant has requested a submittal waiver request for a lighting schedule. The applicant should clarify any proposed lighting (including interior illumination) for the new sign. If lighting is proposed, a proposed lighting plan with intensities must be provided to ensure compliance with design standards of ordinance 134-77.
2. The applicant solely seeks to replace the freestanding sign and no other site improvements are proposed.

Attachment B – 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.

END OF REPORT