

September 14, 2023

Christopher J Kok, PP, AICP
Township Planner
Planning Department
475 Valley Road
Wayne, New Jersey 07470

**RE: Planning Board Case PB-2023-013
540 Hamburg, Turnpike, Block 3001, Lot 2.01
Academy of Greatness & Excellence
Preliminary and Final Site Plan
DWDG #23013**

Dear Mr. Kok:

Enclosed please find:

1. Two (2) set of plans titled "Preliminary and Final Site Plan, Academy of Greatness and Excellence, Block 3100, Lot 2.01, #524 Hamburg Turnpike (CR 504), Township of Wayne, County of Passaic, New Jersey," prepared by Dykstra Walker Design Group dated April 4, 2023 and last revised September 14, 2023.
2. Two (2) copies of plan titled "Boundary and Topographic Survey Plan, Block 3100, Lot 2.01, #524 Hamburg, Turnpike (CR 504), Township of Wayne, County of Passaic, New Jersey," Prepared by Dykstra walker Design Group and dated April 4, 2023.

The enclosed plans have been revised to address comments from your Planning Department Review Memo Dated June 9, 2023 as follows:

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Section 134-111.5.2.b:

The boundary and topographic survey has been removed from the site plan set and all sheets have been renumbered accordingly. A reference to the survey has been added to the notes on the title sheet.

Section 134-111.5.2.d:

The survey has been removed from the site plan set and stands as a one of one survey plan. Said survey has been submitted as an attachment to this letter.

Section 134-111.5.3:

A digital copy of all submission documents will to be submitted to you by e-mail.

Section 134-111.5.4:

The applicant agrees to file a submission for a Presence/Absence Letter of Interpretation (LOI) from the New Jersey Department of Environmental Protection (NJDEP) as a condition of approval should the board act favorably on this application.

Section 134-111.5.24:

Block 3100, Lot 1.01 has been correctly labeled in the plan set and at the key map. Block 2800, Lots 2, 3, 8, and 50 are not located within 200 feet of the subject property per the property owner's list provided by James B. Kreitz, CTA, the Wayne Township Tax Assessor.

Section 134-111.5.25:

A north arrow has been added to plan sheet #11 (formerly plan sheet #12), Proposed Inlet Drainage Area Map.

Section 134-111.5.27:

The requirements for a school use per section 134-29.2 of the Township of Wayne Land Development Ordinance have been included in the Township of Wayne Zoning Requirements Table.

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Section 134-111.5.28:

The existing parking requirements for the medical office have been added to the parking requirements at the Title Sheet.

Section 134-111.5.37:

No plan revisions required.

Section 134-111.5.43:

There are no known existing utilities located within the limits of the proposed development.

Section 134-111.5.44:

No plan revisions required.

Section 134-111.5.45:

A callout has been added to the Layout plan indicating the location of the existing dumpster pad to remain.

Section 134-111.5.46:

There are no new dumpster locations proposed as a part of this application. No details have been provided.

Section 134-111.5.47:

There is no new curbing proposed as a part of this application.

Section 134-111.5.50:

No plan revisions required.

Section 134-111.5.53:

Additional dimensions have been added to the plan to better clarify the sizes of the existing parking spaces and drive aisles.

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Section 134-111.5.54:

Additional lighting is proposed within the parking lot for the proposed school. The point-by-point analysis has been revised to reflect the proposed lighting in the parking lot area.

Section 134-111.5.55:

The applicant agrees to file a submission for a Presence/Absence Letter of Interpretation (LOI) from the New Jersey Department of Environmental Protection (NJDEP) as a condition of approval should the board act favorably on this application.

Should you have any questions or comments please contact me directly.

Yours truly,
DYKSTRA WALKER DESIGN GROUP



Kieren L. Asfor
Project Designer

C: Applicant w/encl.
Lawrence A. Calli, Esq. w/encl.