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NEW YORK

November 21, 2023

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

**Re: Academy of Greatness & Excellence
524 Hamburg Turnpike - Block 3100, Lot 2.01
Preliminary and Final Major Site Plan with Variances
Planning Board Case #PB-2023-013**

Dear Chairman Ranalletti and Members of the Board:

As requested our office has reviewed the following documents on behalf of the Board:

- Application materials dated November 1, 2023.
- Plan set titled “Preliminary & Final Site Plan, Academy of Greatness and Excellence, Block 3100, Lot 2.01, #524 Hamburg Turnpike, Township of Wayne, Passaic County, New Jersey” consisting of fourteen (14) drawings by Dykstra Walker Design Group dated April 4, 2023, all sheets *revised* to September 14, 2023.
- “Stormwater Management Calculations for Academy of Greatness and Excellence, Block 3100, Lot 2.01, Township of Wayne, Passaic County, New Jersey” by Dykstra Walker Design Group dated April 4, 2023, unrevised.
- “Boundary & Topographic Survey Plan, Block 3100, Lot 2.01, Township of Wayne, Passaic County, New Jersey” by Dykstra Walker Design Group dated April 4, 2023, unrevised.
- Architectural Drawings consisting of three (3) sheets by AK Architecture, LLC dated April 13, 2023, unrevised.

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

1. Applicant has provided MAD/TADA calculations on the Site Plan. This shows that an E.P. Waiver is not required for Lot 2.01.
2. The applicant has requested design waivers under Attachment A.

3. The applicant needs design waivers unless the plans are amended to satisfy Code requirements. These waivers are listed under Attachment B below.
4. The plans need revisions to properly construct the improvements, which are listed under Attachment C below.
5. The proposed development meets the definition of ‘Major Development.’ Comments to the Stormwater Management Report are listed under Attachment D below.
6. All semi-public parking lots require Title 39 for local enforcement authority.

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. (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). (Applicant seeks to provide as a condition of approval)
 - 6) NJDEP Wetlands Permits(s) (if required)
 - 7) Wayne Township Special Flood Hazard Area Permit (**not required**)
 - 8) NJDEP Treatment Works Approval (TWA-1) (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.
 - 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.

4. The applicant is advised of the following conditions:
 - 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 site 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

Attachment D

cc: Christopher Kok, P.P., Township Planner

Fernando Zapata, P.E., Township Engineer

5700 – Wayne Planning

Attachment A – Design Waivers *requested* by the Applicant

1. 134-77.E(3) Township Code requires lighting intensity at the property line to be 0.1 lumens per foot. Proposed intensity exceeds 0.1 lumens per foot in many areas, up to 0.4 lumens per foot along the property line with Lot 1.01. We **do object** to the granting of this requested design waiver as Lot 1.01 is a commercial use.

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

1. 134-72.2.B(6) Township Code requires parking areas with a capacity of 40 spaces to include pedestrian walkways throughout the site. No walkways are provided in or from the existing parking lot. We **do not object** to the granting of this design waiver as no parking lot improvements are proposed.
2. 134-72.3.C(2) Township Code requires drain pipe materials to be RCP and plastic HDPE is proposed. We **do not object** to the granting of this design waiver.
3. 134-72.3.C(7) Township Code requires storm drain inlets be limited to a contributory runoff area of 5,000 SF of impervious area.
Inlet #1 (in Stormwater Management Calculations) shows a runoff area of 11,671 SF and Inlet #2 shows a runoff area of 16,998 SF. We **do not object** to the granting of this design waiver as these inlets are in the multi-use field/court area.
4. 134-72.4.C Township Code requires pipes to have a minimum slope of not less than ½ percent and a minimum soil cover of 3 ft.

Some sections of pipe have as little as 1.55 ft. of cover. We **do not object** to the granting of this design waiver as the pipes in question will not be exposed to motor vehicle loads in the proposed fields/courts.
5. 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 exceeds 1.0 lumens per foot in several areas, up to 2.3 lumens per foot. We **do not object** granting of this design waiver
6. 134-72.2. A.1 Minimum parking lot aisle width for Two Way Traffic is 24 feet. Applicant shows a minimum aisle width for Two Way Traffic within the existing parking lot of only 20.7 feet. We **do not object** to the granting of this design waiver.

Attachment C – Required Plan Revisions

1. Site specific retaining wall designs must be submitted to the Engineering Department prior to the final approval of any Site Plans.
2. There are no details for the “Multi-Purpose Field.” A detail showing the field, infill, drainage, etc. should be provided.
3. ADA parking is located across the parking lot from the proposed multi-purpose fields/tennis courts. The ADA parking on site should be reconfigured to provide easier access to the proposed fields/courts for sport observers. Any new striping details must note *reflective azure blue striping*.
4. Revise sheet “2” to show:
 - a. A locking gate for the detention basin in compliance with 134-72.4.C.(10). If a locking gate will not be provided, a design waiver is required.
 - b. An access roadway for the detention basin.
 - c. All three notes shall be revised, construction details shall be included in the plan set at this time.
 - d. The removal of the four existing light poles if that is the intent.
5. Revise sheet “4” to show:
 - a. Dimensions of the wheel cleaning blanket.
6. Revise sheet “13” to show:
 - a. Add a note to “Typical Pole-Mounted Light Fixture” detail to reference the table on Sheet 7 for proposed mounting heights.
 - b. Distance from the curb face to the pole foundation or to edge of pavement for poles fixtures C and D.
7. Revise sheet “14” to show:
 - a. Show Township standard details (available on Township website) for Inlets.
 - b. Filter fabric along the sides of the soil bed of the Biorentention Basin as per the NJDEP BMP.
 - c. Biorentention Basin Note #6 indicate lifts not to exceed 8” as per the NJDEP BMP.

8. Revised sheet 5 as follow:
 - a. The MAD/TADA calculations table shows under item B.5 as 3,530 SF of areas with slope 24% or greater being disturbed. The square footage and location of areas with slopes 30% or greater proposed to be disturbed shall be shown (if any) to determine the need for an E.P. Waiver from section 134-96.4G (2) of the Township Code.
 - b. The sum of the unfactored areas disturbed shown on the MAD/TADA calculations table is 69,254 SF (1.59 acres) while the call out pointing to the limit of Disturbance/Area of disturbance indicates 1.51 acres. Either the unfactored areas or the LOD and corresponding call out shall be revised
 - c. Item B.4 of the TADA calculations show an area disturbed of 3,592 SF adjacent to water. The water feature shall be shown on the sheet
 - d. Note under “Tree Removal Calculations” which reads “The applicant shall provide replacement trees either on-site or payment of a tree replacement fee to the Township.” The applicant shall testify as to which option is to be selected, and the plan shall be revised accordingly, via a note indicating the fee-per-tree in lieu of planting and total fee, or the location size and species of the extra 33 replacement trees required to be planted. Also, trees of caliper between 8” and 18” shall be surveyed not estimated and the number of replacement trees for such sizes shall be accurately determined.
9. The “planted size” for the 8 proposed Serbian Spruces on the Plant Schedule table on Sheet 6 shall be specified as height as per Section 134-91.4 of the Township Code
10. We recommend the parking area is re-stripped as part of this application, in which case details shall be provided.

Attachment D – Stormwater Management

The applicant provided a Stormwater Management Report “Stormwater Management Calculations for Academy of Greatness and Excellence, Block 3100, Lot 2.01, Township of Wayne, Passaic County, New Jersey” by Dykstra Walker Design Group dated April 4, 2023, unrevised.

The proposed development meets the definition of “Major Development” because the impervious coverage is increasing by over one quarter (0.25) acres.

Non- Structural Stormwater Strategies: NJAC 7:8-5.3

The applicant HAS identified non-structural strategies to be used on-site.

The applicant HAS NOT submitted a Low Impact Development Checklist for the site.

Groundwater Recharge NJAC 7:8-5.4

The applicant HAS provided the NJDEP spreadsheet for calculating the ‘Post Development Annual Recharge Deficit.’

As per NJAC 7:8-5.4(b)2, sites with groundwater recharge standards do not apply to properties within the “urban redevelopment area.” According to State mapping, the site is located within the Metropolitan Planning Area which, by definition, is considered an “urban redevelopment area.” Therefore, groundwater recharge requirements do not apply.

Stormwater Quantity NJAC 7:8-5.6

The applicant HAS claimed compliance with stormwater quantity via the following method:

- a. Appropriate reductions in the pre-construction and post-construction peak runoff rates of stormwater leaving the site for the 2-, 10- and 100-year frequency storms.

Water Quality NJAC 7:8-5.5

As per NJAC 7:8-5.5, stormwater runoff *quality* standards are applicable when the major development results in an increase of one quarter acre or more of regulated motor vehicle surface. The proposed development of the site will not result in an increase of motor vehicle surface and therefore, water quality controls **do not apply**. However, water quality standards are met through the use of the on-site detention basin.

Operation and Maintenance Manual NJAC 7.8-5.8

An Operation and Maintenance manual NOT HAS been submitted. See ‘Other Comments’ #1 below.

OTHER COMMENTS:

1. A Stormwater Management Operation and Maintenance Manual is required.
2. The Operation and Maintenance Manual requires the following additional actions after any approvals:
 - a. The Manual needs to be recorded with the deed at the office of the County Clerk and proof thereof provided to the Township Engineer.
 - b. Every two (2) years, the Applicant/Owner shall retain the services of a New Jersey Licensed Professional Engineer to perform a thorough on-site field inspection of the entire stormwater system and review all maintenance records. The Professional Engineer shall prepare an inspection report which includes any recommendations, and submit that report to the Township of Wayne Engineering Department and the Passaic County Planning Board. All recommendations shall be completed within 90 calendar days of the date of the Engineer's inspection.
3. The proposed detention basin has no overflow relief however, the provided calculations appear to show that the 100-year storm will be fully contained.
4. All inflow must be evenly distributed across the surface of the bioretention system to ensure all vegetation receives sufficient runoff during small rain events. Only a single inflow is proposed.