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NEW YORK

February 8, 2024

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

**Re: 1195 & 1207 Hamburg Tpke LLC (Spark Car Wash)
Block 2711, Lots 105 & 106
1195 & 1207 Hamburg Turnpike, Township of Wayne
Preliminary and Final Major Site Plan
Planning Board Case #PB-2023-034**

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 January 12, 2024 by the Township.
2. Site Plan entitled "Preliminary & Final Major Site Plan, Spark Car Wash, Proposed Car Wash, Block 2700, Lot 105 & 106, 1195 & 1207 Hamburg Turnpike, Township of Wayne, Passaic County, New Jersey" consisting of fifteen (15) sheets by Stonefield Engineering & Design, LLC dated June 7, 2023, *revised* to December 13, 2023.
3. "Traffic Control Plan, Spark Car Wash, Proposed Car Wash, Block 2700, Lot 105 & 106, 1195 & 1207 Hamburg Turnpike, Township of Wayne, Passaic County, New Jersey" consisting of one (1) sheets by Stonefield Engineering & Design, LLC dated June 7, 2023, *revised* to December 13, 2023.
4. "Detour Plan (Water), Spark Car Wash, Proposed Car Wash, Block 2700, Lot 105 & 106, 1195 & 1207 Hamburg Turnpike, Township of Wayne, Passaic County, New Jersey" consisting of two (2) sheets by Stonefield Engineering & Design, LLC dated June 7, 2023, *revised* to December 13, 2023.
5. "Traffic Impact Study, Spark Car Wash, Proposed Car Wash, Block 2700, Lot 105 & 106, 1195 & 1207 Hamburg Turnpike, Township of Wayne, Passaic County, New Jersey" by Stonefield Engineering & Design, LLC dated July 21, 2023, *revised* to December 8, 2023.
6. "Stormwater Management Statement, Spark Car Wash, Proposed Car Wash, Block 2700, Lot 105 & 106, 1195 & 1207 Hamburg Turnpike, Township of Wayne, Passaic County, New Jersey" by Stonefield Engineering & Design, LLC dated June 6, 2023, **unrevised**.

7. “Wetland Certification Memorandum, Spark Car Wash, Proposed Car Wash, Block 2700, Lot 105 & 106, 1195 & 1207 Hamburg Turnpike, Township of Wayne, Passaic County, New Jersey” by Stonefield Engineering & Design, LLC dated June 6, 2023, **unrevised**.
8. “Environmental Factors Exhibit, Spark Car Wash, Proposed Car Wash, Block 2700, Lot 105 & 106, 1195 & 1207 Hamburg Turnpike, Township of Wayne, Passaic County, New Jersey” by Stonefield Engineering & Design, LLC dated June 6, 2023, **revised to** December 12, 2023.
9. Environmental Protection Calculations, unsigned/sealed.
10. “Location and Topographic Survey, 1195 - 1207 Hamburg Turnpike, Township of Wayne, Passaic County, New Jersey” by Bertin Engineering dated July 1, 2021, **unrevised**.
11. Architectural plans by gk+a Architects for Block 2711, Lot 105, 1207 Hamburg Turnpike, Wayne consisting of five (5) sheets dated June 16, 2023, **unrevised**.

Our review addresses site plan details, grading, and drainage. For reference, the Board granted approvals for a new, adjacent Chipotle Restaurant on Lot 106. The new car wash is proposed on Lot 105. A single ingress/egress will be constructed for both the previously approved Chipotle and the proposed new car wash. We offer the following comments for the Board’s consideration:

1. Applicant has provided MAD/TADA calculations on the Site Plan, an E.P. Waiver is required, see Attachment A, Comment #1.
2. The applicant needs design waivers unless the plans are amended to satisfy Code requirements. These waivers are listed under Attachment B.
3. The plans need revisions to properly construct the improvements, which are listed under Attachment C.
4. The proposed development does not meet the definition of Major Development. Comments on Stormwater Management are listed under Attachment D.

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 Individual Permit or any other NJDEP permits (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)
 - 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.
 - 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.
 - C. Have submitted a Title 39 Approval application and obtained approval of a Striping and Signage Plan for the property.
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.
 - 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, Township Planner
Fernando Zapata, Township Engineer, P.E.

Attachment A – Design Waivers *requested* by the Applicant

1. 134-96.4.D. The applicant has provided MAD/TADA calculations. The calculations show that EP Waivers are required for both Lots 105 and 106. See Attachment C, Comment #2 for required revisions. We **do not object** to the granting of this Waiver.

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

1. 134-72.3.I. Township Code requires all parking or lading areas to be curbed with granite block curb. It appears as if concrete is proposed (No call out is shown and the detail shows concrete). We **do not object** to the granting of this design waiver for ADA curb ramps, however, the remainder of the site should use granite block curbs.
2. 134-72.4.C(1) Township Code requires a minimum storm drain pipe size to be 15” diameter versus 12” dia. pipe proposed. We **do not object** to the granting of this design waiver for this pipe size.
2. 134-72.4.C(7) Township Code requires inlets to be limited to an impervious runoff area of 5,000SF. Proposed Inlet B appears to receive approximately 7,500 SF of impervious runoff. The actual contributory area should be provided. We **do not object** in the granting of this design waiver.
3. 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 down to 0.1 lumens per foot in the front lot. We **do not object** to the granting of this design waiver.
4. 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 as additional lighting can be provided.. Driveways must be clearly identifiable when approaching the site with illumination.
5. 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 maximum intensity is as 0.6 lumens per square foot along the western property line. We **do not object** to the granting of this design waiver if adequate testimony is provided.

Attachment C – Required Plan Revisions

1. The plans state that the lots are to be consolidated, however, the Engineering Department **does not recommend it**. In that case, cross-access easements are required between the two lots.
2. An additional sheet to include the Environmental Protection Calculations for Lots 105 and 106 individually must be provided. Revised calculations shall be provided at the public hearing with the following criteria:
 - a. Revise the LOD on the Environmental Factors Exhibit on lot 105 to include the rectangular area that is on Lot 105, in between the two lots, which will be disturbed due to the construction of the shared driveway. Revise TADA calculations for lot 105 accordingly
 - b. Revise the LOD, on the Environmental Factors Exhibit, on lot 106 to include only those disturbances related exclusively to the construction of the shared driveway. Revise TADA calculations for lot 106 accordingly
 - c. Combined lot calculations shall not be included.
3. No EV stations are proposed. Compliance with Chapter 74 of Township Code is required.
4. There are three details for concrete walkways (Reinforced Concrete Walkway, Concrete Walkway & 6” Concrete Pavement). Locations for each of these must be noted on the Site Plan, or the unnecessary details eliminated. All sidewalks thru driveways must be 6” th. concrete. The Township standard detail should be used for all sidewalks within the right-of-way.
5. Wayfaring signage may be needed for vehicles entering from the shared ingress. Car wash and Chipotle customers should be guided accordingly. Exiting customers should be directed to the shared exit to avoid conflicts with Chipotle.
6. The employee parking lot is in a location which requires employees to drive in opposition to directional pavement markings. The number of vacuum spaces seems excessive. The employee parking can be potentially relocated to the southern vacuum area.
7. The southern section of vacuum spaces does not contain a method for stormwater collection. Instead, stormwater runoff will flow through rip-rap and into the payment area, which ultimately drains into additional rip-rap leading to existing basins. Testimony should be provided as to the benefit of this design versus a catch basin.
8. Does the proposed vacuum pad provide power to the vacuums on the entire site? Testimony should be provided.
9. Testimony on access to the proposed trash enclosures should be provided. Swinging gates on the enclosures may swing out into the driveways, causing traffic flow issues. They must be revised to prevent same.

10. Revise sheet “C-3” to:
 - a. Clearly identify the limits of asphalt removal. Existing parking striping is indicated on the side of the lot, making it unclear if asphalt will be removed in its entirety.
11. Revise sheet “C-4” to show:
 - a. Bollard locations detailed on sheet C-12.
 - b. Locations of regulatory and warnings signs detailed on sheet C-12.
 - c. Show the shared driveway as proposed.
 - d. Remove the note indicating the lots will be consolidated.
12. Revise sheet “C-5” to show:
 - a. All existing inlet grates must be retrofitted with ‘Eco type’ grates for stormwater management.
13. Revise sheet “C-7” to show:
 - a. Mounting and pole heights.
14. Revise sheet “C-11” to show:
 - a. Reflective striping for “Accessible Parking Stall Markings.”
 - b. “Accessible Parking Stall Markings” detail reads “see site plan for exact location” however, the plan only shows one ADA stall. If only one stall is to be constructed, the detail shall be revised accordingly.
 - c. Reflective striping for “Parking Stall Markings.”
 - d. Use direction arrow of use 6.3’ length.
 - e. Replace “Water Connection Detail” & “Sewer Connection Detail” with Township Standard Details.
15. Revise sheet “C-12” to show:
 - a. Dumpster pad with concrete slab strength of 4,500 pounds per square inch.
16. All easements on Sheet C-2 must indicate whether public or private, and the beneficiary.
17. Non applicable details on Sheet 17 shall be deleted from the set, and all details shall be site specific.

18. We concur with the traffic report (statement) of December 8, 2023 that the proposed development would not have a significant impact on traffic operations of the adjacent roadway network. This traffic report incorporates the previously approved Chipotle application with which the proposed car wash will share an ingress/egress to/from Hamburg Turnpike.
19. Testimony must be provided that the water reclamation system for the car wash will not put any wastewater into the sanitary sewer system.
20. Traffic Control Plan and Detour Plan must be submitted to the Wayne Traffic Bureau and/or Passaic County for approval.
21. All sheets on the plan set shall be numbered sequentially and indicating how many sheets are there (for example: 1 of 16, 2 of 16, instead of C-1, C-2, etc.). Sheet C-1 shall be revised accordingly.

Attachment D – Stormwater Management

The applicant provided a Stormwater Management Report titled “Stormwater Management Statement” by Stonefield Engineering dated June 6, 2023, unrevised.

The proposed development meets the definition of “Major Development” because the redevelopment disturbs over 1 acre of land. Total impervious coverage and regulated motor vehicle surface *will be decreased*.

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 subject site is located within Metropolitan Planning Area therefore groundwater recharge requirements are not applicable.

Stormwater Quantity NJAC 7:8-5.6

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

- a. Post-construction stormwater runoff intensities do not exceed pre-construction runoff intensities at any point. Therefore, compliance with 7:8-5.6.(b)1 has been established.

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. Regulated motor vehicle surface will be decreased and compliance with water quality is not required.

Operation and Maintenance Manual NJAC 7.8-5.8

An Operation and Maintenance Manual has not been submitted.

OTHER COMMENTS:

1. The Operation and Maintenance Manual must be submitted requires the following additional actions:
 - a. The Manual needs to be recorded with the deed at the office of the County Clerk.
 - 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 then 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. These report finding must be submitted to Wayne Township Engineering Department.

2. Hydrographs supporting compliance with NJAC 7:8-5.6 as outlines above should be provided.

End of Review Report