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Reply to:

Fort Lee, New Jersey

November 19, 2019

Via Hand Delivery

Ms. Paula Gilbert, Planning Board Secretary
Borough of Wallington
Municipal Building, 2nd Floor
54 Union Boulevard
Wallington, NJ 07057

Re: Preliminary and Final Major Site Plan & Minor Subdivision Application of
Umdasch Real Estate USA Ltd.
520 Main Avenue
Block 70.01, Lots 1.01, 1.02, 4.02, 4.03 & 4.04
Wallington, New Jersey

Dear Ms. Gilbert:

We represent Umdasch Real Estate USA Ltd., the owner and applicant (the "Applicant") with respect to the above referenced application before the Wallington Planning Board. In furtherance thereof, enclosed please find the following plans, which have been revised in response to the review report prepared by Neglia Engineering Associates dated October 10, 2019 ("Neglia Report"):

1. Fifteen (15) copies of the Stormwater Management Report prepared by Maser Consulting P.A. dated November 8, 2019;
2. Fifteen (15) copies of the Stormwater Management Facility Operations & Maintenance Manual prepared by Maser Consulting P.A. dated November 8, 2019;

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3. Fifteen (15) copies of the Engineer's Report and Proposed Sanitary Sewer System prepared by Maser Consulting P.A. dated November 8, 2019;

4. Fifteen (15) copies of the Engineer's Report and Proposed Water Demand prepared by Maser Consulting P.A. dated November 8, 2019;

5. Fifteen (15) copies of FEMA Map Number 34003C0251H revised August 28, 2019 with the property location noted and consisting of two (2) sheets;

6. Fifteen (15) copies of the Preliminary and Final Major Site Plan with Minor Subdivision prepared by Maser Consulting P.A. dated September 4, 2019, last revised November 8, 2019, and consisting of twenty-eight (28) sheets as follows:

<u>Sheet</u>	<u>Title</u>
1 of 28	Cover Sheet
2 of 28	Project Notes
3 of 28	Proposed Lot Configuration Exhibit
4 of 28	Overall Development Plan
5 of 28	Site Demolition Plan – North
6 of 28	Site Demolition Plan – East
7 of 28	Site Demolition Plan – South
8 of 28	Layout Plan – North
9 of 28	Layout Plan – East
10 of 28	Layout Plan – South
11 of 28	Grading & Drainage Plan North
12 of 28	Grading & Drainage Plan East
13 of 28	Grading & Drainage Plan South
14 of 28	Utilities Plan – North
15 of 28	Utilities Plan – East
16 of 28	Utilities Plan – South
17 of 28	Landscape Plan – North
18 of 28	Landscape Plan - East
19 of 28	Landscape Plan – South
20 of 28	Lighting Plan – North
21 of 28	Lighting Plan – East
22 of 28	Lighting Plan – South
23 of 28	Soil Erosion & Sediment Control Plan – North
24 of 28	Soil Erosion & Sediment Control Plan – East
25 of 28	Soil Erosion & Sediment Control Plan – South
26 of 28	Construction Details
27 of 28	Construction Details
28 of 28	Construction Details

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7. Fifteen (15) copies of the Architectural Plans prepared by SNS Architects & Engineers, PC dated July 11, 2019, last revised November 14, 2019, and consisting of six (6) sheets as follows:

<u>Sheet</u>	<u>Title</u>
D-1	Proposed Floor Plans Office Building
D-2	Proposed Elevations Office Building
D-3	Proposed Floor Plan Building B
D-4	Proposed Floor Plan Building C
D-5	Proposed Elevations Building's B & C
D-R	Proposed Roof Plans Office and Ind. Buildings

8. Fifteen (15) copies of the colorized Architectural Plan Sheet D-2 (Proposed Elevations Office Building) prepared by SNS Architects & Engineers, PC detailing the proposed colors and materials proposed by this Application; and

9. Fifteen (15) copies of the colorized Architectural Plan Sheet D-5 (Proposed Elevations Building's B & C) prepared by SNS Architects & Engineers, PC detailing the proposed colors and materials proposed by this Application.

These plans have been revised consistent with the Court Order entered on October 25, 2019 by Judge Farrington granting summary judgment and finding that Ordinance 2017-12 was void ab initio.

By this revised Application, the Applicant seeks Preliminary and Final Major Site Plan and Minor Subdivision Approval to consolidate the five (5) existing lots and subdivide same into two (2) lots (proposed Lot 1.01 and Lot 1.02) and construct three (3) new buildings.

The three (3) buildings will consist of one (1) two-story office building and two (2) one-story warehouse buildings. The proposed warehouse buildings and outdoor storage will be used for the storage, repair, and rental of construction equipment in furtherance of the business operations of Doka USA Ltd., a company affiliated with the Applicant.

All the proposed warehouse buildings and outdoor storage will be located in the I Zone. The proposed office, warehouse buildings, and outdoor storage use is permitted in the I Zone. No structures or outdoor storage is proposed to be located within the LI Zone.

The Applicant seeks a variance from Borough Code pursuant to N.J.S.A. 40:55D-70(c) with respect to the proposed retaining wall, as the proposed retain wall exceeds 4 feet in height within 25 feet from the front Property line due to the topography and steep slopes present on the Property.

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Additionally, the Applicant seeks waivers from the following sections of the Borough Code:

- (1) Section 330-44.E., as portions of the two (2) proposed driveways are within 75 feet of one another;
- (2) Section 330-44.G., for curb return radii at the proposed driveways that do not fall within the range of 35 to 45 feet;
- (3) Section 330-50.C., for portions of the pavement around the site not edged by concrete curb or Belgium Block; and
- (4) Section 330-35.B.(23), for not illustrating the existing drainage within 500 feet of the site boundary.

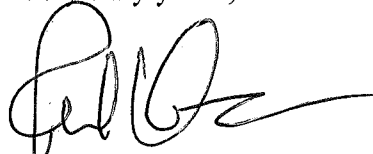
The Applicant further reserves the right to seek any and all additional variances, variations, waivers and interpretations as the Board and/or its professionals may determine to be required.

Attached to this letter is the Applicant's review of and response to the Neglia Report. As you can see, all of the matters raised in the Neglia Report have been addressed.

The Applicant respectfully requests that the application be deemed complete and scheduled for a public hearing at the earliest convenience of the Planning Board.

Thank you for the courtesies extended in this matter. Please feel free to contact me if you require any additional information.

Very truly yours,



PAUL KAUFMAN

PK/dmf

Enc.

cc: David Juzmeski, PE, PP, Neglia Engineering Associates (via Lawyer's Service w/encl.)
Umdasch Real Estate USA Ltd.

APPLICANT'S REVIEW AND RESPONSE TO NEGLIA REPORT

The responses of Umdasch Real Estate USA Ltd. to the comments set forth in the Neglia Engineering Completeness Report dated October 10, 2019 are as follows:

Zoning Analysis

- (1) Each item with a status of "non-conforming" will require a variance / deviation.

Response: Comment noted. See response below.

- (2) In accordance with Section § 365-23A(1)(a), of the Borough of Wallington Zoning Ordinance, the following are uses are permitted in the I Zone, "(a) The manufacture or processing of products, such as (1) Food, except meat packing, (2) Textiles, (3) Furniture, (4) Fabricated metal, (5) Machinery, (6) Lumber, (7) Paper (8) Leather". "(b) Uses involving the treatment, assembly, alteration or storage of products such as: (1) Power laundries, (2) Cleaning and dyeing plants, (3) Warehouses and truck terminals, (4) Storage yards for lumber, coal and building materials, (5) Storage and distribution of bulky items weighing over 50 pounds (c) The storage of volatile liquids in aboveground tanks having a unit capacity of less than 100,000 gallons, provided that all aboveground tanks having a unit capacity in excess of 10,000 gallons will be at least 200 feet from the nearest property line and will be diked in order to provide storage capacity equal to 1 1/2 times the capacity of the tank or tanks surrounded.

Response: Comment noted. No response required.

- (3) In accordance with 5365-23B(3), of the Borough of Wallington Zoning Ordinance, the following are Permitted accessory uses in the I Zone, (1) Off-street parking and loading facilities, (2) Signs, (3) Accessory storage within a wholly enclosed permanent structure, of materials, goods and supplies intended for sale or consumption on the premises.

Response: The non-conforming use is no longer applicable as a result of the recent Court decision, noted above. As a result, the use is conforming with the current valid ordinance.

- (4) In accordance with §365-37(A)2 of the Borough of Wallington Zoning Ordinance, Solid fences or walls, not more than four feet high, within 25 feet from the front property line.

Response: A variance for a wall exceeding 4 feet in height within 25 feet of the front property line is required and has been added to the plans and application. The variance is required as a result of the topography of the property.

- (5) In accordance with 065-44 of the Borough of Wallington Zoning Ordinance, no more than one principal use shall be permitted on one lot, except in the CB Commercial Business Zone. Multiple principal buildings may also be permitted on a single lot in the CB Commercial Business Zone. The Applicant shall clarify the intent of the uses on-site and if they will support a single use.

Response: Umdasch Real Estate USA Ltd. is a company that uses both office space and warehouse/storage. Both are part of their business plan and are therefore one singular primary use.

a. Bulk Deficiencies (Proposed Lot 1. 02)

- (1) Each item with a status of "non-conforming" will require a variance / deviation.

Response: Comment noted. See responses below.

- (2) In accordance with 5330-30(C) of the Borough of Wallington Zoning Ordinance, each lot must front upon an approved and improved street with a right-of-way width of at least 50 feet, except as provided herein.

Response: An existing 50-foot wide right-of-way easement provides access to the proposed lot. It also serves existing Lot 4.02, so this is an existing non-conformity, which is not being expanded.

c. Parking

- (1) Each item with a status of "non-conforming" will require a variance / deviation.

Response: The parking calculation has been revised to accurately reflect the proposed office building area. Additional parking spaces have also been added so that the proposed number of parking spaces is compliant.

Design Waivers

- 5.1 As per Section 5330-44(E), no part of any driveway shall be closer than 25 feet from any other driveway on an adjoining parcel, nor shall more than one driveway be located closer than 75 feet to another driveway on the same site, as measured from the closest edge of any two driveways along the same right-of-way. Portions of the two proposed driveways along Main Avenue are within 75 feet to another. Therefore, a waiver is required for this condition.

Response: A waiver from this design standard is requested.

- 5.2 As per Section 5330-44(G), the proposed driveways for commercial and industrial uses require a curb return radius of 35 to 45 feet where the Applicant proposes a radius of 25 feet. Therefore, a waiver is required for this condition.

Response: A waiver from this design standard is requested.

5.3 As per Section §330-50(C), all parking areas and access drives shall be edged by concrete curb or Belgium block, whereas, portions of the site do not contain any curb. Therefore, a waiver is required for this condition.

Response: A waiver from this design standard is requested.

5.4 As per Section 5330-55(B), screen planting or a dense evergreen material not less than four feet in height shall be provided and maintained around the outside boundary of off street parking and loading areas for more than six vehicles, and a fence with a maximum of three-fourths-inch spacing may be provided not less than four feet in height and maintained in good condition and without advertising. A waiver is required for this condition.

Response: Screen planting has been provided in addition to the wall across the frontage that will extend to a ±4' height above grade. Refer to the Landscape Plan for planting design and information.

Application Completeness

Item 12 Location, height, dimensions and details of all signs, either freestanding or affixed to a building Where signs are not to be provided, a notation to that effect shall be indicated on the site plan. Although the Applicant indicates the size of the building mounted and monument signs, the details do not illustrate the specific colors, illumination, projection, etc. to determine the aesthetics of the sign.

Response: Additional details for the monument sign is provided on the Construction Details. Additional details for the building mounted sign is provided on the Architectural Plans.

Item 23 The proposed stormwater drainage system as to conform to design based on a one-hundred —year storm All site plans shall be accompanied by a plan sketch showing all existing drainage within 500feet of any boundary and all areas such as paved areas, grassed areas, wooded areas and any other surface areas contributing to the calculations and other methods used in the determinations. The Applicant does not illustrate the existing drainage within 500 feet of the site boundary and has not requested a waiver from the same.

Response: A waiver from this checklist item is requested.

Subdivision Map As per Section 330-14B(1) the minor subdivision plan must be prepared and signed by a New Jersey Licensed Land Surveyor.

Response: The minor subdivision plan has been prepared and signed by a New Jersey Licensed Land Surveyor.

The Variance portion of the Application has been completed accordingly.

Response: The Variance portion of the Application has been completed accordingly.

Planning and Engineering Comments

8.1 The Applicant shall provide testimony related to site operations. This testimony shall address issues including traffic circulation, trash and recycling pick-up, disposal, number of employees during peak time and detailed information regarding the on-site operational issues as may be deemed relevant to the application.

Response: Testimony will be provided.

8.2 At such time as a hearing is scheduled regarding this matter, a representative or owner of the development shall be present to address questions from the Board.

Response: A representative or owner of the development will be present at the time of the hearing.

8.3 The Applicant's professionals shall provide testimony in support of all required variance and waiver relief.

Response: Testimony will be provided.

8.4 NEA recommends that the Applicant provide material boards and color renderings during the Board presentation to demonstrate that the proposed buildings and improvements will be aesthetically acceptable. This shall include any rooftop screening as rooftop mechanical equipment is required. The rendering shall include a view of all sides of the buildings.

Response: Color renderings which indicate materials and show rooftop mechanical equipment and screening will be presented during the Board hearing.

8.5 The Applicant shall provide testimony with respect to the building articulation, facade materials, colors, traditional design elements, visual access, entrances, awnings, lighting and roofing as they relate to the applicable requirements.

Response: Testimony will be provided.

8.6 The Applicant shall be responsible for ensuring that any and all soils imported to the site are certified clean soils in accordance with current NJDEP Standards, with a copy of said certification provided to the Borough of Wallington and NEA prior to the import of any material by a professional. Recycled material or demolished materials are not permitted for the purposes of backfilling a vacated excavation area. The Site Plan Set shall be revised to include notation indicating the same.

Response: This note has been added to the Demolition Notes on the Project Notes Sheet.

8.7 The Applicant shall provide testimony that all ADA accessible routes, parking spaces, ingress/egress points, sidewalk ramps, etc. will conform to the ADA Standards for Accessible Design provided by the Department Justice, latest revised.

Response: Testimony will be provided.

8.8 The Applicant shall provide testimony regarding each proposed building use. In addition, the Applicant shall provide testimony addressing the proposed office use as it relates to the site use.

Response: Testimony will be provided.

8.9 Main Avenue is also known as Bergen County Route 61. The Applicant shall submit plans to Bergen County for review and approval. All correspondence shall be forwarded the Borough. We recommend submission to Bergen County immediately to ensure that all County comments are incorporated with the submission documents. If Board approval is granted and County revisions are required, Amended Site Plan will be required.

Response: The site plans have been submitted to the Bergen County Planning Board concurrently with this submission.

8.10 The Applicant shall obtain comments from the Fire Department and Police Department regarding onsite access, circulation, etc.

Response: The site plans have been submitted to the Fire Department and Police Department concurrently with this submission.

8.11 The Applicant has provided construction details for the proposed modular block retaining wall. Any wall in excess of four (4) feet, including buried depth, shall be accompanied with signed and sealed structural calculations prepared by a New Jersey Licensed Professional Engineer.

Response: Signed and sealed structural calculations will be provided for any wall exceeding four (4) feet prior to construction.

8.12 If granted approval, and upon construction completion, the Applicant shall provide a certification from a New Jersey Licensed Professional Engineer confirming that all walls in excess of four (4) feet, including buried depth have been constructed in accordance with the approved plans and can support the intended loads.

Response: Certification of any wall exceeding four (4) feet will be provided upon construction completion.

8.13 The Applicant shall revise the Bergen County curb detail to specify the proposed pavement mix.

Response: The Bergen County curb detail spec has been provided.

8.14 The Applicant shall indicate, on the site plan, the location of the proposed loading areas.

Response: The location of proposed loading areas has been added to the Layout Plans.

8.15 The Applicant shall revise the parking calculation, using the correct square footage of the office building.

Response: The parking calculation has been revised to reflect the accurate square footage of office space.

8.16 The Applicant shall provide testimony addressing employee parking for Buildings B and C.

Response: Testimony will be provided.

8.17 The Applicant shall provide a detail for the canopy foundation.

Response: This is no longer applicable as the canopies are no longer proposed.

8.18 As per the Zone Code "One side yard shall be not less than 10% of the average width of the plot". The Applicant shall illustrate the setbacks on the site plan.

Response: The calculation for 10% of lot width has been added to the bulk table. Side yard dimensions are shown on the plan and bulk table.

8.19 The Applicant indicates an area for "Future Development" on the site plan. Any "Future Development" will require Board approval accordingly.

Response: Comment noted. No response required.

8.20 The Applicant proposes public sidewalk on private property along the Main Avenue frontage. This improvement will require a public access easement. This easement shall be prepared by a New Jersey Licensed Land Surveyor. The same shall be submitted for review.

Response: The sidewalk along the frontage is a typical Bergen County Planning review request and will be updated upon their review.

8.21 We recommend that all end islands be curbed to protect the proposed landscaping.

Response: The end islands have been revised to be curbed.

8.22 The Applicant shall illustrate clear sight distances at all driveways in accordance with Bergen County standards.

Response: Clear sight distances are provided at all driveways in accordance with Bergen County standards.

8.23 We recommend additional on-site striping to better delineate traffic circulation patterns.

Response: Additional traffic arrows have been added throughout the site to better delineate traffic circulation patterns.

8.24 We recommend curbing along the entire paved perimeter to better control drainage patterns and improve the useful life of the pavement.

Response: The existing site is not curbed and the applicant intends to curb only the areas by the entrance and office parking lot, as indicated on the plans. This can be further addressed during testimony.

8.25 The Applicant shall delineate the areas between standard and heavy-duty pavement.

Response: These areas are called out on the Layout Plan. Additionally, notes indicating the specific location for each pavement type are provided on the Construction Details.

8.26 NEA has reviewed available FEMA mapping for the subject property. Based on the effective map, FEMA Map Number 34003C0251H revised August 28, 2019, the subject property is located within an area of minimal flood hazard, Zone X, which is subject to inundation by the one percent (1%) annual chance flood.

Response: The FEMA map with the property location labeled is included with this submission and indicates that the site is located in an area determined to be outside of the 0.2% annual chance floodplain.

8.27 All proposed transformers, generators, and hot box pads shall be sufficiently screened and baffled to satisfy all applicable noise ordinances. Construction detail associated with the same shall be provided.

Response: Screening of these items has been added to the plans.

8.28 The Applicant shall provide testimony as it relates to any rooftop mechanical equipment and proposed screening of the same. All equipment shall be sufficiently screened and baffled to satisfy all applicable noise ordinances.

Response: Testimony will be provided.

Grading, Drainage and Utility Comments

9.1 The proposed site improvements classified the project as a "Major Development," as defined under the Stormwater Management Adopted New Rule at N.J.A.C. 7:8. Therefore, the Applicant is required to (a) demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the two, 10 and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events or (2) demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the two, 10 and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site (This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area or (3) design stormwater management measures so that the postconstruction peak runoff rates for the two, 10 and 100-year storm events are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the postconstruction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed. Based upon the submitted drainage report, the Applicant proposes to utilize method (a) identified herein. However, to confirm this method, a tabular representation of the pre- and post-hydrographs shall be submitted for review and verification.

Response: The Stormwater Management Report has been revised to include a tabular representation of the pre- and post-hydrographs

9.2 As per the Stormwater Management Adopted New Rule at N.J.A.C. 7:8-5.5, stormwater management measures shall be designed to reduce the post construction load of total suspended solid (TSS) in stormwater runoff generated from the water quality design storm by 80 percent of the anticipated load from the developed site for developments that increase the impervious coverage by one-quarter acre. Typically, water quality treatment would require 80 percent TSS removal. However, the required TSS removal percentage for the redevelopment of existing impervious surfaces is the greater of the TSS removal rate of the existing stormwater treatment system, or 50% TSS. Based upon the submitted drainage report, the Applicant conforms to the water quality treatment requirements, specifically that there is not an increase in impervious area of one-quarter acre or more. However, considering the proposed uses and development on-site, we recommend water quality devices that comply with the 50% TSS removal rates.

Response: As the proposed redevelopment does not require Water Quality treatment, none is proposed at this time which is in compliance with the applicable NJDEP regulations.

9.3 As per the Stormwater Management Adopted New Rule: N.J.A.C. 7:8-5.4 (a)(2), 100 percent of the sites average annual pre-developed recharge volume must be maintained after development. As per the State of New Jersey Smart Growth Area Plan, the Borough of Wallington is designated as a Metropolitan Planning Area. The project is exempt from groundwater recharge requirements as per N.J.A.C. 7:8-5.4 (a)(2)ii.

Response: Comment noted. No response required.

9.4 The Applicant has provided a Stormwater Operations and Maintenance Manual, signed and sealed by a New Jersey Licensed Professional Engineer for review, in accordance with NJDEP Best Management Practices requirements. The maintenance plan shall comply with the guidelines established within the New Jersey Stormwater Best Management Practices (BMP) Manual. The Applicant shall file the manual with the property's deed, if approved.

Response: Comment noted. No response required.

9.5 The Applicant shall provide testimony that the existing storm drainpipe in Main Avenue has the capacity to receive the stormwater from the site.

Response: Testimony will be provided. The Applicant is working with the County to obtain any records regarding the storm pipe and if there is any history of flooding.

9.6 The Applicant shall provide additional spot grades near the proposed ADA parking stalls to verify conformance with current ADA Design Standards.

Response: Additional spot shots have been provided at the proposed ADA parking stalls.

9.7 The Applicant shall provide water usage and sanitary sewer calculations signed and sealed by a Professional Engineer licensed in the State of New Jersey to ensure that the existing systems provide sufficient capacities for the proposed uses. The Applicant shall submit a set of plans to the Borough of Wallington DPW for review. The Applicant shall provide a thirty-day flow metering study to confirm the capacity of the existing sanitary sewers that will service the property.

Response: Two Engineers Reports, one for water and one for sewer, have been prepared and are provided with this submission. These reports indicate that the existing water and sewer systems will have the capacity to handle the demand and flow from the proposed development, and therefore an additional metering study is not required. Furthermore, the site plans have been submitted to the Borough of Wallington DPW concurrently with this submission.

9.8 The Applicant shall acquire an NJDEP Treatment Works Approval and an NJDEP water extension permit for the proposed redevelopment. Copies of the same shall be provided to the Borough of Wallington and NEA, if necessary.

Response: The Applicant will seek NJDEP Treatment Works Approval and a water extension permit if required.

9.9 The Applicant shall note that all utilities shall be installed underground. A note indicating the same shall be provided on the Utility Plan.

Response: This note has been added to the Utilities Plans.

9.10 The proposed trench drain at the driveway is not connected to the storm sewer system. The plans shall be revised accordingly.

Response: The plans have been revised to connect the proposed trench drain to the storm sewer system.

9.11 The proposed contours along the easterly edge of pavement do not daylight to the existing contours as intended. These contours shall be revised.

Response: These contours have been revised.

9.12 The Applicant proposes an 8-inch PVC sanitary sewer line connecting into an existing 4-inch DIP lateral. The Applicant shall install new sewer connection for the proposed development to the main located on Main Avenue.

Response: The proposed sanitary flow generated from the site is less than the existing flow and therefore the existing sewer line should have capacity to handle the flow from the redevelopment. However, a note has been added to the plans to perform an investigation on the condition of the existing pipe.

9.13 The Applicant shall provide a stone subbase on the curb ramp detail.

Response: Stone subbase has been added to the curb ramp section detail.

Traffic Engineering Comments

10.1 The proposed trip generation is inconsistent with a facility containing parking spaces for the office use and 60 employees (40 parking spaces) for the warehouse use.

Response: Based on the anticipated operations, approximately 100 office employees will arrive on a typical weekday between 8:00 AM and 9:00 AM and will depart between 5:00 PM and 6:00 PM. The warehouse will operate in two (2) shifts consisting of 40 employees per shift, which will operate between 7:00 AM and 5:00 PM and 12:00 PM and 8:00 PM. As such, the warehouse employees will arrive prior to the typical weekday morning peak hours (7:00 AM to 9:00 AM), but will depart with the office employees during the typical weekday evening peak hours (4:00 PM to 6:00 PM). Additionally, a maximum of 17 trucks will access the site between 7:00 AM and 5:00 PM. This equates to approximately two (2) trucks per hour. The following table details the anticipated operations, based on employees and trucks, compared to the existing warehouse use.

Land Use		Size	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Existing	150 Warehousing	246,292 SF	32	10	42	13	34	47
Proposed	150 Warehousing	40 Employees per Shift	0	0	0	0	40	40
	710 - General Office Building	100 Employees	100	0	100	0	100	100
	Trucks	2 Trucks per Hour	2	2	4	2	2	4
	Total		102	2	104	2	142	144
Difference			+70	-8	+62	-11	+108	+97

It is noted NJDOT and ITE define a significant increase in traffic as 100 or more peak hour trips added to the adjacent network. As the project would generate less than 100 trips during the weekday morning and evening peak hours, it is considered not a significant increase in traffic on the adjacent roadway system. As such, the findings from the Traffic Assessment Letter, dated September 5, 2019, remain valid.

10.2 The Traffic Impact Study shall revisit the trip generations to reflect anticipated operations.

Response: See Trip Generation Comparison above. Further testimony will be provided.

Landscaping and Lighting Comments

11.1 In accordance with Section §330-39(B), any parking area located between the principal building and the minimum front lot line shall be landscaped or screened. No off-street parking area shall be located closer than five feet from any side or rear lot line.

Response: Parking located between the principal building and minimum front line is screened by landscaping and a wall. Additionally, no off-street parking is located closer than five feet from any side or rear lot line.

11.2 We recommend that the Applicant revise the chain link fence door enclosure for the dumpster areas to a board-on-board fence with steel posts.

Response: The trash enclosure door has been revised to be board-on-board.

11.3 The Applicant shall provide testimony indicating if the proposed signage includes lighting.

Response: Testimony will be provided.

11.4 The Applicant is graphically illustrating the four different specified evergreen trees at too small of a scale at only ten (10) feet in diameter. Shown at this scale, the resulting planting will become too overcrowded, resulting in an unhealthy environment for the trees. The Applicant shall redesign the evergreen conifer plantings, using a more appropriate graphic scale for these plants, (minimum of 15 feet in diameter. In addition, the specified size of these conifer trees shall be increased to a minimum height of eight (8) to ten (10) feet in the Plant Schedule.

Response: The request to increase the size of evergreen trees will be addressed during testimony.

11.5 The Applicant shall specify in the Plant Schedule that all proposed shade trees are to be 2.5 — 3 inches, minimum caliper in size.

Response: The Plant Schedule has been updated to specify that all shade trees shall be 2.5-3-inch caliper.

11.6 The Applicant shall add additional shade trees, planted approximately 25 to 30 feet on center, to the parking lot planting islands that are located east and south of Building A. In addition, the graphical symbol for TA (Tillia Americana) is also illustrated at a too small of a size. The Applicant shall illustrate the TA symbol at the same diameter as the other specified shade trees.

Response: The request for additional shade trees in the specified planting islands will be addressed during testimony. The symbol for TA has been increased to be the size of the other shade trees.

11.7 The Applicant shall provide additional plantings in the same green space to the north of Building A, where the two Gleditsia are proposed.

Response: The request for additional plantings in the specified area will be addressed during testimony.

11.8 The Applicant shall label all the proposed lawn areas on the plan.

Response: Proposed lawn areas have been labeled on the plan.

11.9 The Applicant shall indicate on the plan whether any proposed lawn areas are to be a seeded or sodded lawn. If seeded, Seeding Notes shall be added to the plan.

Response: A note stating proposed lawn areas to be seeded has been added to the Landscape Plan and seeding notes have been added to the Project Notes Sheet.

11.10 The Applicant shall graphically illustrate the plant bed lines to delineate the beds from any proposed lawn areas.

Response: Plant bed lines have been added to the plans.

11.11 The Applicant appears to be specifying Thuja Occidentalis "Rheingold" at a size of six (6) feet in height. However, this plant variety at maturity will only reach three to five feet in height. The Applicant has either indicated the incorrect size of the desired specified plant or has specified the wrong plant. The Applicant shall revise the Plant Schedule to correct this error.

Response: The Plant Schedule has been revised to specify Thuja occidentalis 'Emerald'.

11.12 The Applicant shall install an automatic irrigation system to ensure that the proposed plant material is properly irrigated and thrives. Notation of such shall be provided on the plans.

Response: The proposed landscape design includes species that are native and naturalized to the region and the climate. However, an irrigation system will likely be installed to ensure the livelihood of the proposed landscaping around the entrances and office building.

11.13 The Applicant shall correct the miscount of the Forsythia x Intermedia "Spectabilis" labeled on the plan as 12 FX1t0 13 FXI.

Response: The FXI label has been corrected.

11.14 The Applicant shall provide notation on the plan or revise the shade / street and evergreen planting details to reflect a mulch ring around the trees with a minimum five-foot diameter.

Response: This will be addressed during testimony.

11.15 The Applicant shall provide additional buffer landscaping adjacent to Lots 1.03 & 3.

Response: The request for additional buffer landscaping will be addressed during testimony.

11.16 We recommend that the Applicant provide typical Borough Streetscape along the Main Avenue frontage including pavers, trash receptacles and light fixtures.

Response: The typical Borough streetscape along Main Avenue is being provided and matches the adjacent streetscape along Main Ave.

Minor Subdivision Comments

12.1 In accordance the Borough of Wallington Zoning Ordinance 5330-14B(l) the minor subdivision plan must be prepared and signed by a New Jersey Licensed Land Surveyor. The Applicant shall revise the plan accordingly.

Response: The minor subdivision plan has been prepared and signed by a New Jersey Licensed Land Surveyor.

12.2 In accordance with the Borough of Wallington Zoning Ordinance 5330-30C "Each lot must front upon an approved and improved street with a right-of-way width of at least 50 feet... " Proposed Lot 1.02 does not conform. This lot is landlocked and has not been provided access. The Applicant shall provide testimony addressing the intent of creating this lot, the proposed use of this lot and illustrate that it can be developed based on limitations such as easements and topographic features.

Response: Testimony will be provided.

12.3 The proposed lot geometry has been checked and both lots create closed figures.

Response: Comment noted. No response required.

12.4 The Applicant shall confirm the proposed lot number designations with the Tax Assessor. Based on the applicable State regulations, we recommend Proposed Lot 1.01 be designated as "1.04" and Proposed Lot 1.02 (if determined a valid lot) be designated as "4.05".

Response: The proposed lot number designations will be confirmed with the Tax Assessor, but we have no objection to this suggestion of lot numbers.

12.5 The Applicant shall label the intended use and dimension (with bearings and distances) of all existing and proposed easements. If any easements or right-of-way have been extinguished or terminated by merger of title, or if any intend to be as part of this application, this information shall be added to the minor subdivision plan.

Response: The proposed lot consolidation shows the existing and proposed easements. Once approved, a Subdivision Plat will be prepared by a Licensed NJ Land Surveyor and contain metes and bounds for the easements. For now, they are also shown and referenced on the Survey that was previously provided.

12.6 The Applicant shall add the meridian, used as the basis for the bearing system, to the minor subdivision plan. Other items that shall be added include necessary references (i.e. survey, deeds etc.); corner marker evidence found, set or proposed to be set; and zoning table listing bulk requirements and proposed compliance.

Response: Once approved by the Planning Board, a Subdivision Plat will be prepared by a Licensed NJ Lands Surveyor and contain the requested information.

12.7 It appears the access road within existing Lot 4.04 encroaches onto adjoining Lot 4.01 in two locations. The development plans do not indicate removal of this encroachment. The Applicant shall provide testimony to address how this will be resolved. Will it be removed, will an easement be requested from the adjoining lot owner, or is another solution proposed.

Response: Testimony will be provided addressing the access between existing Lots 4.01 and 4.04.

12.8 The deed documents submitted have been reviewed. It appears that the submitted survey includes these documents and has adequately depicted them on the survey.

Response: Comment noted. No response required.

General Comments

13.1 Applicant shall comply with all approvals required by outside agencies or municipal departments, including but not limited to Bergen Soil Conservation District the Borough of Wallington Police Department, Fire Department, BCUA, Emergency Services and Department of Public Works and other applicable utility providers. It is the Applicant's responsibility to determine what outside agency permits or municipal approvals are required. Copies of said approvals shall be provided upon receipt.

Response: Comment noted. Copies of all such approval shall be provided to Neglia Engineering Associates.

13.2 Revised reports, plans and exhibits which are to be considered at the hearing should be submitted ten days prior to the scheduled hearing.

Response: Comment noted. No response required.

13.3 The above comments are based on a review of materials submitted to date. NEA reserves the right to provide new or updated comments as additional information becomes available.

Response: Comment noted. No response required.