

October 15, 2021

Job No.: 003-20-003

VIA HAND DELIVERY

Pequannock Township
Planning and Zoning
99 Alexander Avenue
Pompton Plains, NJ 07444

Attn: Jill Hartmann, Planner/Zoning Officer

**Re: Preliminary and Final Site Plan Application - Resubmission
Block 2401, Lots 15 & 16; Block 2401, Lots 1, 2, 3 & 4
Chilton Medical Center & Chilton MOB Collins Pavilion
97 West Parkway, Pompton Plains, NJ 07444**

Dear Ms. Hartmann:

We are providing herein revised site plans and responses to demonstrate compliance for the Chilton Medical Center. The package includes:

1. Fifteen (15) copies of the Major Site Plan, entitled "Major Site Plan, Solar Carports for Chilton Medical Center, Pequannock Township, Block 2401, Lots 15 & 16; Block 2402, Lots 1-3," Sheets 1 through 13 of 13 (thirteen), dated August 19, 2021 and last revised October 15, 2021, prepared by Partner Engineering and Science, Inc.; and
2. Fifteen (15) copies of the "Stormwater Management Strategy – Executive Summary" dated August 19, 2021 and last revised October 15, 2021, prepared by Partner Engineering and Science, Inc.; and
3. Fifteen (15) copies of the "Environment Impact Statement Summary" dated August 19, 2021, prepared by Partner Engineering and Science, Inc.; and
4. Fifteen (15) copies of "ALTA/NSPS Land Title Survey for Chilton Medical Center," Sheets 1 through 5 (five), dated July 21, 2021, prepared by Partner Engineering and Science, Inc.; and
5. Fifteen (15) copies of "Solar Canopy Plans for Chilton Medical Center", Sheets 1 through 13 of 13, dated August 19, 2021", prepared by Parasol structures.
6. Fifteen (15) copies of Transformer (sheets 1, 2 and 4 of 12) and Switchboard (sheets 1, 14 through 22 of 26) specifications.
7. Fifteen (15) copies of a letter dated October 6, 2021 previously delivered to your office containing an additional escrow payment of \$4,000.00

The plan modifications are pursuant to the comments received from the Chris Dour on 09/22/21, and are itemized below with our responses to each. Note that an additional page has been added, so where the original comments reference sheet "X" of 12, our replies reference sheet "X" of 13. All changes have been bubbled in blue for your convenience to finding the below revisions:

1. The Stormwater Strategy refers to an "underground collection manifold", but this is only partly shown on the plans. The Applicant also refers to "underground storage" but none is shown on the plans;

Reply: The manifold is a pipe system that connects the carport downspouts to existing inlets at a 1% slope. A typical area can be seen in Inset B on Sheet 6 of 13 at the front parking lot. The underground storage outline and label have also been added to Sheet 6 of 13.

2. Not all the support columns are shown on Sheets 5 and 6 of 12;

Reply: Support columns have been made more visible across all sheets, including sheets 5 and 6 of 13, and can be seen on the insets throughout the plan.

3. The Strategy refers to the installation of bubblers, but it is unclear where these are located on the plans. The report also notes that the bubblers will "...avoid carport runoff from discharging to the parking lot surface...", but that appears to be what is proposed. The Plans also note that the "bubbler drains to channel collected stormwater" but this is not defined on Sheet 5 of 12;

Reply: An inset has been added to sheet 5 of 13 to show a typical bubbler layout. This applies to all carport arrays in the back parking lot. The goal of the bubblers is to mimic existing sheet flow conditions toward the south side of the parking lot. The Stormwater Strategy has been modified to make this clear. The impervious coverages on the Present and Proposed Impervious Areas were found to be incorrect, and have been updated on their respective maps, as well as on the cover sheet.

4. There are insufficient call outs for the stormwater piping on Sheet 6 of 12;

Reply: Additional call outs have been added to Sheet 6 of 13.

5. The Limit of Disturbance does not take into consideration excavation for proposed stormwater improvements or excavation for foundations;

Reply: An inset has been added to sheet 9 of 13 to show limit of disturbance around the foundations and stormwater improvements. Total limit of disturbance number has also been updated on sheet 9 of 13.

6. The Lighting Plan does not model the relocated lighting, shows the light poles proposed to be removed, does not indicate the height or type of new lighting or details and does not call out in the legend where the lighting is proposed under the canopy. The Applicant shall also confirm if facility relamping is proposed as part of this application;

Reply: A note has been added to sheet 7 of 13 to indicate the proposed relocated light poles shall be equivalent to those being removed. Our lighting plan (sheet 8 of 13) is only to show that our solar array underlighting provides enough lighting near to the arrays as per note 3 on sheet 8 of 13. It is assumed that the current lighting on site is adequate and combined with the proposed replacements lights and array underlighting, the resulting lighting will be equal to or exceeding existing condition. As such, no relamping is proposed.

7. The Tree replacement plan (Sheet 7 of 12) notes trees to be removed, and where replacements are proposed, but they appear to be where trees already exist. Also, trees should not be located within 15-feet of a light pole due to diminished light effectiveness with tree maturity. A tree removal and replacement table should be provided that lists the species and sizes proposed to be removed and replaced;

Reply: Tree relocation to be coordinated with municipal engineer/landscape representative, as indicated on sheet 7 of 13, note 2. Table added to sheet 7 of 13 to show species and size of replacements trees. Note added indicating trees to not be within 15 feet of a light pole.

8. Several of the support columns for the solar panels appear to conflict with pedestrian walkways and ADA spaces;

Reply: We will address any conflicts between column locations and ADA spaces and walkways with future revisions.

9. No details are provided for the transformers, disconnect and switchgear proposed to be located on landscaped islands. Depending on their height, the Applicant will also need to verify that these will not restrict sight distances in the parking lot;

Reply: Details for transformer, disconnect and switchgear added to sheet 13 of 13. We have also provided additional specifications as part of this letter. All inverters, transformer, and switchgear/loadbreak switches shall have disconnects.

10. As this proposal covers the majority of site parking, the Applicant will need to verify that the proposed solar panel design will eliminate the potential for snow and ice sliding off the panels and restricting parking or creating a hazard to vehicles and pedestrians. We note that no snow or ice guards are proposed;

Reply: The gutter line, indicated by the down arrows on plan sheets and on the insets, will bring any snow and ice on the panels to our storm system. As such no other snow or ice guards are needed. Note added on sheet 1 of 13.

11. The Applicant will need to post height restrictions as needed throughout the site as some clearances are 11-feet beneath the panels;

Reply: Signs have been added to sheets 3 and 4 of 13 to indicate clearance height. Detail of said sign is on sheet 12 of 13.

12. The incorrect Zone is noted on Sheet 1 of 12;

Reply: Incorrect Zone in zoning table has been corrected on sheet 1 of 13.

13. Building and Impervious surfaces should be listed separately in the Zoning Data and provided in both square feet and percentages.

Reply: Building and impervious surface area and percentages have been added to the Zoning Data table on Sheet 1 of 13.

14. A construction staging plan should be provided that indicates where materials will be stored during construction, trailer location, and impacts to available parking during construction, as well as dedicated construction access.

Reply: A construction laydown/staging area has been added and indicated to sheet 3 of 13.

Very truly yours,

PARTNER ENGINEERING AND SCIENCE, INC.



Jeffrey C. Szabo, PE
Senior Project Manager

cc: Andrew Hipolit, PE, - (w/encl.)
Jared Pape, Esq. – (w/encl.)
Philip Smith – (w/encl.)

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