

February 1, 2023

Lori A. Camaya
Planning/Zoning Administrator
Pequannock Township
530 Newark-Pompton Turnpike
Pompton Plains, NJ 07444

Re: **Preliminary & Final Site Plan & Variance Application – Pascack Valley Learning Center**

60 Sunset Road
Block 2104, Lot 21
Pequannock, Morris County, NJ
Colliers Engineering & Design Project No. PQP0040

Dear Ms. Camaya,

Our office is in receipt of copies of documents related to the above-referenced application and summarized by the following:

1. Site plans consisting of fourteen (14) sheets, prepared and signed by Jake Modestow, P.E., of Stonefield Engineering & Design, last revised November 8, 2022;
2. Architectural plans consisting of six (6) sheets, prepared and signed by Gregory Ralph, R.A., of GRA, dated October 17, 2022;
3. Environmental Impact Statement consisting of thirty (30) sheets, prepared and signed by Jake Modestow, P.E., of Stonefield Engineering & Design, dated October 17, 2022;
4. Stormwater Management Report consisting of one hundred twenty-eight (128) sheets, prepared and signed by Jake Modestow, P.E., of Stonefield Engineering & Design, dated October 17, 2022;
5. Traffic Impact Study consisting of fifty-one (51) sheets, prepared and signed by John R. Corak, P.E., and Matthew J. Seckler, P.E., of Stonefield Engineering & Design, dated October 17, 2022;
6. Variance Application form for the above referenced property.

Based on our review of the above referenced documents, we offer the following comments in this matter:

General

The Applicant/Owner in this matter is:

Pascack Valley Learning Center
60 Sunset Road
Pompton Plains, NJ 07444

The Applicant shall notify the Board of any changes to the above information.

1. The subject parcel is located in the R-15 zone and consists of approximately 173,411 SF (3.98 Ac.) The property fronts on De Wilde Drive to the north, Roome Avenue to the east, and Sunset Road to the south.
2. The applicant is proposing to construct a K-12 private school, which is permitted as a conditional use in the R-15 District.
3. The subject property is relatively flat with existing elevations ranging from 193 to 189.
4. The site is currently occupied by Pompton Valley Presbyterian Church which consists of two (2) masonry buildings, an asphalt parking area, a small two-story frame dwelling, walkways, and the remainder of the site is grass area.
5. The applicant is proposing to construct a new academic facility servicing grades K-12. The proposed building is 27,825 SF. Also proposed is an asphalt parking area and access drive, a "hard court area" and a turf soccer field on site.
6. The existing impervious coverage on the property is 46,766 SF (27.0%). The applicant is proposing to increase the coverage to 67,101 SF (38.7%) where a maximum of 35% is allowed in this zone. The net increase in coverage proposed is 20,335 SF.
7. We defer to the Board Planner for review and comments on the variances required for this application.

Engineering Comments

8. Parking, Circulation, General Site Layout
 - a. Access to the site is proposed as a one-way circular drive with entrance and exit along Sunset Road. The drive aisle is 20 feet wide. There is also two-way traffic proposed in the parking area on the western side of the building. The drive aisle in this location is 24 feet wide.
 - b. There is a total of 43 spaces proposed where 56 spaces are required. The parking deficiency is 13 spaces. The proposed parking spaces are 9' wide x 18' in length (with the exception of ADA accessible spaces).
 - c. The applicant has provided two (2) loading spaces where a total of two (2) are required. The applicant is compliant with this requirement. The applicant has noted that they require a variance for the loading spaces to be located in the front yard area.

- d. The applicant requires a variance for providing parking spaces within the front yard setback.
 - e. There is concern with entrance and exit drives in close proximity to neighboring street intersections with Sunset Road. In the proposed design Roome Ave, Washburn Road, and the entrance to the school are all within approximately 50 feet of each other. The applicant shall provide testimony.
 - f. Several of the provided parking spaces (a total of 18 spaces) are in tandem configuration. The applicant shall provide testimony regarding the logistics of how these spaces will be utilized.
 - g. Vehicular turning templates have not been provided as part of the plan set. As such, we are unable to determine if there is sufficient access for the variety of vehicles that are expected to enter and exit the site.
 - h. The applicant has not provided site triangles at the entrance and exit drives along Sunset Road. Sight triangles should be provided to confirm safe entrance and exit to the sight for vehicular traffic.
9. Traffic Impact Study
- a. The applicant has submitted a Traffic Impact Study as it relates to the proposed site plan.
 - b. The traffic impact study indicates minimal increases in traffic as a result of the proposed development. It shall be noted that the proposed conditions for trip generation are based on operational information provided by the applicant which may not be accurate.
 - c. The traffic report indicates that the school would have approximately 12 employees and approximately 100 students. The findings of the traffic report are predicated on the assumption that students would be transported to and from the school with sprinter vans. The applicant shall provide testimony to explain how the school plans to prevent driving age students from driving themselves to school or parents opting to transport students themselves. It shall be noted that the traffic report is based on all students being transported to the school in sprinter vans and does not take into account additional vehicular traffic related to students getting to and from the school.
 - d. The applicant shall provide testimony to explain how only 12 employees will service 100 students. Do the 12 employees include maintenance/janitorial staff, administration, secretaries, nurse, etc. ?

10. Drainage

- a. This project is classified as a Major Development due to the increase in impervious coverage and total land disturbance. Per NJAC 7:8-1.2, Major Developments are subject to additional regulations related to stormwater quantity, stormwater quality, and groundwater recharge. This project is exempt from groundwater recharge requirements as the site is located within State Planning Area PA-1 (Metropolitan).
- b. The Applicant has proposed two (2) infiltration basins and one (1) porous pavement system to mitigate the increase in runoff generated on the site.
- c. The Applicant has indicated the following proposed drainage areas:
 - i. P-1A – to the infiltration basin along Sunset Road (Basin B-1)
 - ii. P-1B – to the porous pavement in the tandem parking area (Basin B-2)
 - iii. P-1C – to the infiltration basin in the rear (Basin B-3)
 - iv. P-1D – Undetained flow to Sunset Road
 - v. POI-1 – Proposed drainage to Sunset Road
 - vi. P-2 (POI-2) – Proposed drainage to Roome Avenue
 - vii. P-3 (POI-3) – Proposed drainage to Dewilde Drive
- d. The applicant has not provided any soil testing data with permeability ratings or the elevation of the SHWT. The applicant should provide testimony on the results of any soil testing if available.
- e. The stormwater report indicates a 35.12% reduction in flow rate to Roome Avenue (POI-2) where a reduction of 50% is required. The Applicant shall provide testimony as to why this requirement was not met.
- f. The stormwater regulations require 80% TSS removal for stormwater quality. It is unclear if all impervious surfaces that require TSS removal are being treated based on the plan.
- g. The applicant is providing 12" HDPE for stormwater throughout the site. The stormwater report indicates that the pipe is sized to convey the 25-year storm. The outlet control structures for the two detention basins have overflows for 100-year storm events that are conveyed to the 12" HDPE pipes. It does not appear that the pipes have been sized adequately to handle 100-year storm flows. The applicant shall provide testimony.
- h. It is unclear where the inlet and outlet is located for the sedimentation forebay in Basin B-1. Details have not been provided for the forebay or the gabion wall in the plans. The applicant shall provide testimony.

- i. The installation of the infiltration basin along Sunset Road may cause a hazardous condition for vehicular traffic due to the steep drop in grade to the bottom of the basin. It is unclear if any guard railing is proposed. Guard Rails should be added along both sides of basin B-1. Any rails installed should be in accordance with the Roadway Design Manual and NJDOT standard details.
 - j. The infiltration basin detail on sheet C-13 of the site plans appears to be missing the elevation of the Water Quality Design Storm in the provided table. The applicant shall be prepared to provide testimony on these elevations.
 - k. The applicant has indicated a sedimentation forebay and a gabion wall on the north side of basin B-1. The applicant has not included a detail of either of these proposed improvements. The applicant shall revise the plans to include a detail of the sedimentation forebay and the gabion wall.
 - l. The applicant has depicted a new turf soccer field on the property. Typically, turf fields are built with underdrain systems and are incorporated into the overall drainage design of the site. It does not appear that any drainage improvements are proposed in the turf field area. The applicant shall provide testimony to clarify.
 - m. The applicant shall provide testimony to clarify how runoff from the roof area is handled. It is suggested that runoff from roof areas be separated out from any surface water collection systems connected to motor vehicle paved surfaces. Surface water from roof-tops is considered clean, thus not requiring 80% TSS removal.
 - n. The applicant shall provide testimony to clarify if any analysis has been done on the capacity of the existing municipal storm system the applicant plans to connect to for overflow. The entire site drains toward basin B-1 which overflows to the nearest existing catch basin on Sunset Road.
11. Stormwater Maintenance
- a. The applicant must inform the Board of the ultimate owner/maintainer of the stormwater improvements proposed.
 - b. The applicant and his/her engineer must submit a complete Storm Water Maintenance Plan, in accordance with the current Storm Water Control Ordinance; addressing all the concerns regarding the following:
 - i. Basin Maintenance
 - ii. Mowing
 - iii. Grass Clipping Disposal
 - iv. Tree Maintenance
 - v. Storm Outlet Control Structures / Outfall Inspections

12. Utilities

- a. Electric – The applicant is proposing underground conduit along the western side of the site entering the building on the western side. The applicant shall provide testimony as to if this connection has been coordinated with the appropriate utility.
- b. Gas – Gas service is provided along the western side of the building.
- c. Sanitary – Sanitary service is provided along the southern side of the building (front side). The applicant shall provide testimony as to the anticipated sanitary flow. Trenching along Sunset Road will be required to tie into the existing sanitary sewer main.
 - i. The applicant shall provide the total anticipated sanitary demand. These values must be approved by the utility before Final Site Plan Approval.
- d. Water – Water service is provided along the eastern side of the building. Trenching along Sunset Road will be required to tie into the existing water main.
 - i. The applicant shall provide the total anticipated daily water demand. These values must be approved by the utility before Final Site Plan Approval.
- e. Notes shall be added to the plan indicating that any road trench restoration width shall be a minimum of 10 ft wide x the length of the trench, with stipulations that require a minimum 6-month settlement period before finish mill/resurface of said trench.

13. Lighting

- a. There are a total of nine (9) luminaires proposed along the access drive and parking area. Each luminaire is proposed to be mounted at 20 feet high. The applicant shall provide testimony as to why a 20-foot mounting height is needed. It shall be noted that the Borough permits a maximum of 12-foot mounting height in this district.
- b. There are a total of fourteen (14) wall mounted fixtures attached to the proposed building. The fixtures are proposed to be mounted at 12-foot height.
- c. There appears to be lighting intensity greater than 0 footcandles beyond the property line in some locations. The applicant shall provide testimony why lighting spillover is needed in these locations.
- d. The applicant shall provide testimony to clarify if any future lighting is planned at the turf field or hard court area.

14. Signage

- a. We defer to the Board Planner for review and comments on the proposed signage.

15. ADA Compliance

- a. As per current ADA standards, each major site plan development must provide at least one (1) pedestrian access route, from the new use to either the surrounding uses or the public ROW. This site plan must show a plan to accommodate for this requirement.
- b. The applicant must confirm on the plans that all restrooms within the facility will be ADA compliant.

16. Performance Guarantees & Escrows

- a. Prior to the Chairman and Secretary signing said Final Site Plans, the Applicant must post the required performance guarantees for public right of way improvements, lighting, landscape buffering improvements and soil erosion and sediment control measures.
- b. The required escrow deposits and any outstanding escrow accounts must also be in order before releasing signed site plans.

Thank you for your kind attention to this matter. Should you have any questions, please contact our office.

Sincerely,

Colliers Engineering & Design, Inc.



Andrew Hipolit, PE, PP, CME, CFM, CPWM
Discipline Leader

ARH/nhc