

STONEFIELD

April 6, 2023

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

**RE: One School Global
Proposed School
Block 2104, Lot 21
60 Sunset Road
Pequannock Township, Morris County, New Jersey**

Ms. Camaya,

Our office is submitting documents on behalf of the Applicant to address the outstanding conditions of the Board's Resolution including comments contained within the Colliers Engineering & Design review letter dated February 1, 2023. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Preliminary & Final Major Site Plan	04-06-2023	19	Stonefield Engineering & Design
Stormwater Management Report	04-06-2023	19	Stonefield Engineering & Design
Stormwater O&M	04-06-2023	19	Stonefield Engineering & Design
Traffic Impact Study	04-06-2023	19	Stonefield Engineering & Design
Sound Data Letter	04-03-2023	1	AAON
Fire Prevention Bureau Approval	03-16-2023	1	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the Colliers Engineering & Design Review Letter dated February 1, 2023. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Engineering Comments

8. Parking, Circulation, General Site Layout

- 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.*

Enclosed with the submission please find an email stating Fire Prevention Bureau satisfaction.

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92 PARK AVENUE, RUTHERFORD, NJ 07070 201.340.4468 T. 201.340.4472 F.

- 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.*

The Site Plan (Sheet C-3) has been updated to show sight triangles per Morris County Land Development Standards.

9. *Traffic Impact Study*

- 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.*

Testimony will be provided regarding the traffic report and vehicular traffic on site.

- 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. ?*

Testimony will be provided regarding the number of employees and school operations.

10. *Drainage*

- 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.*

The Applicant conducted stormwater testing to confirm permeability rates. Please refer to Appendix E of the Stormwater Management Report.

- 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.*

Required post-development runoff reductions to Roome Avenue (POI-2) were intended to be achieved via a curve-under-curve scenario, in which at no point in time does the post development hydrograph exceed that of pre development. However, due to modifications to the stormwater design, Roome Avenue achieves the full required reductions due to the reduction in overall area discharging to the point of interest. The Stormwater Management Report has been revised to show compliance with applicable rate reduction requirements.

- 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.*

The Drainage Area Map and stormwater design have been updated to show all impervious area that is required to be treated being directed to a stormwater facility for water quality treatment. Please refer to Appendix D of the Stormwater Management Report.

- 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.*

The Stormwater Management Report has been updated to provide pipe sizing calculations showing that the pipes have been sized adequately to handle 100-year storm flows. Please refer to Appendix D of the Stormwater Management Report.

- 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.*

The proposed development complies with all applicable stormwater management regulations. The post-construction peak runoff rates are reduced by at least the required amount for each storm event, as such the development is not anticipated to have any adverse drainage impacts on the municipal drainage system. Testimony has been provided regarding drainage on site.

II. Stormwater Maintenance

- a. *The applicant must inform the Board of the ultimate owner/maintainer of the stormwater improvements proposed.*

Enclosed with the submission please find the Stormwater Operations & Maintenance Manual.

- 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*

Enclosed with the submission please find the Stormwater Operations &

Maintenance Manual.

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.*

The Applicant is coordinating with the local utility authority for the proposed electric connections.

- b. *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.*

The Applicant is coordinating with the local utility authority for the proposed sanitary service.

- c. *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.*
 - ii. *The applicant shall provide the total anticipated daily water demand. These values must be approved by the utility before Final Site Plan Approval.*

The Applicant is coordinating with the local utility authority for the proposed water service.

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.*

Acknowledged. The Applicant will post the required performance guarantees for the above-mentioned improvements prior to final approval.

- b. *The required escrow deposits and any outstanding escrow accounts must also be in order before releasing signed site plans.*

Acknowledged. The Applicant will pay all outstanding fees prior to final approval.

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Regards,



Jake Modestow, PE
Stonefield Engineering and Design, LLC

Via FedEx

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