

STONEFIELD

February 15, 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 latest Board Professional's review letters. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Preliminary & Final Major Site Plan	02-15-2023	18	Stonefield Engineering & Design
Stormwater Management Report	02-15-2023	18	Stonefield Engineering & Design
Truck Turning Exhibit	02-15-2023	18	Stonefield Engineering & Design
Sanitary Sewer and Domestic Water Demand Spreadsheet	02-15-2023	18	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*
- 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.*

Testimony will be provided regarding the entrance and exit drives and their proximity to the above mentioned intersections.

- 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.*

Testimony will be provided regarding the proposed tandem spaces.

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- 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 the Truck Turning Exhibit showing a fire truck circulating through 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.*

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 is working with a geotechnical engineer to obtain soil testing and will provide results of the investigation under a separate cover.

- 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 Plan (Sheet C-5) has been revised to depict 15" HDPE for storm drain throughout the site. All pipes shall have the capacity to convey the 25-year storm without overflowing. Testimony shall be provided.

- 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.*

The Soil Erosion and Sediment Control Plan has been updated to include details for the sediment forebay and gabion wall. The inlet to the forebay is provided via multiple curb cuts and pipe conveyance. The outlet from the forebay to the infiltration basin will be through the gabion wall. Testimony will be provided regarding Basin B-1.

- 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.*

The Site Plan (Sheet C-3) has been revised to depict fencing along all sides of basin B-1.

- 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.*

The 'Infiltration Basin Detail' on the Construction Details (Sheet C-13) has been updated to include the elevation of the Water Quality Design Storm. Testimony will be provided regarding the elevations of the various storm events.

- 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.*

The Soil Erosion & Sediment Control Plan (Sheet C-8) has been updated to include details for the proposed sediment forebay and 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.*

The Stormwater Management Plan (Sheet C-5) has been updated to show the turf field draining to basin B-3. The subsurface drainage underdrains for the proposed field will be designed per the manufacturer's specifications and additional details shall be provided upon receipt. Testimony will be provided regarding the proposed turf field's underdrain system.

- 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.*

The Stormwater Management Plan (Sheet C-5) has been revised to show the proposed roof drains outfalling to basin B-1. While roof runoff is considered clean water, the roof is directed to the basin in order to adequately provide stormwater quantity mitigation. Testimony will be provided regarding roof area runoff.

- 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 will be provided regarding drainage on site.

II. Stormwater Maintenance

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

The Applicant, One School Global, will be the ultimate owner and maintainer of the stormwater improvements. A Stormwater Operations & Maintenance Manual will be submitted for review outlining owner responsibility under separate cover.

- f. *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*

A Stormwater Operations & Maintenance Manual will be submitted for review under separate cover.

12. *Utilities*

- e. *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. Testimony will be provided regarding the above-mentioned connection.

- g. *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.*

Enclosed with the submission please find the Sanitary Sewer and Domestic Water Demand Spreadsheet. Testimony will be provided regarding the anticipated sanitary flow and the Applicant will obtain approval from the local utility authority prior to final approval.

- h. *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.*

Enclosed with the submission please find the Sanitary Sewer and Domestic Water Demand Spreadsheet. Testimony will be provided regarding the anticipated daily water demand and the Applicant will obtain approval from the local utility authority prior to final approval.

- i. *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.

A note indicating the above road trench restoration requirements has been added to the Site Plan (Sheet C-3).

13. *Lighting*

- e. *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.*

The Lighting Plan (Sheet C-7) has been revised to depict a mounting height of 12 feet high for the pole mounted lights. Testimony will be provided regarding lighting on site.

- g. *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.*

The Lighting Plan (Sheet C-7) has been updated to decrease lighting spillover past the property line. Testimony will be provided regarding proposed lighting on site.

- h. *The applicant shall provide testimony to clarify if any future lighting is planned at the turf field or hard court area.*

No lighting is proposed for the turf field at this time. Testimony will be provided regarding the lighting for the turf field and hard court area.

14. *Signage*

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

Acknowledged.

15. *ADA Compliance*

- e. *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.*

The Site Plan (Sheet C-3) depicts a pedestrian access route from the proposed development to the Sunset Road ROW and a pedestrian access route from the development to the Roome Avenue ROW.

- f. *The applicant must confirm on the plans that all restrooms within the facility will be ADA compliant.*

The Architectural Drawings depict the locations of all ADA compliant restrooms.

16. *Performance Guarantees & Escrows*

- e. *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.

- f. *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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