



**STEWART SURVEYING  
& ENGINEERING, LLC**

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November 25, 2020

Patricia Craven, Land Use Secretary  
Borough of Wharton Land Use Board  
10 Robert Street  
Wharton, NJ 07885

Re: 170 North Main Street  
Block 301 Lot 1  
Borough of Wharton, NJ

Dear Ms. Craven,

Enclosed you will find six (6) copies of the revised Site Plan for the above referenced project and two copies of the revised Drainage report.

In response to Christopher Borinski, PE comments, our office offers the following:

1. The applicant and the applicant's professionals will provide the appropriate testimony regarding site operations.
2. The parking variance is listed on Sheet 3.
3. Approvals are either being sought or will be sought as a condition of approval.
4. The parking screening was revised based on our conversations with the Borough Planner, details of the screening wall is provided on the architectural plans.
5. Accessible access around the proposed building and site is provided. Testimony will be provided.
6. Morris County's initial review determined no access will be permitted along North Main Street. Due to this development, we are requesting full access from North Main Street Extension and Ross Street.
7. The sidewalk along North Main Street and Ross Street shall be a 4' concrete walk with 2' brick pavers along the curb line resulting in a 6' wide area. Details of the proposed walks are also provided.

8. Stalls in the parking area adjacent to the walls were removed. The parking calculations were also updated to reflect multiple site changes.
9. The existing municipal water main in Ross Street is shown. Also the existing drainage lines are shown as well.
10. Testimony will be provided regarding Site Cleanup and current site status.
11. The asbuilt conditions of the North Main Street Extension are provided.
12. NJDEP permits for both Wetlands and Flood Hazard Area are being sought. Approval will be provided once received.
13. A demolition plan was added to the set.
14. The limit of disturbance is noted on the Soil Erosion & Sediment Control Plan.
15. A loading area is provided on the plan in the rear of the building under the 2<sup>nd</sup> floor deck.
16. The proposed streetlights along North Main Street are provided. The Detail provided by the DPW is also shown.
17. Site lighting was revised to further conform with the ordinance requirements. Testimony will be provided regarding the anticipated hours of operation.
18. The waiver for not having the Landscape Architect provide the Landscape Plan is noted on Sheet 5.
  - a. The parking screening was revised based on our conversations with the Borough Planner.
  - b. A note was added to the Landscape Plan regarding the maintenance guarantee.
  - c. Planting material in the islands at the driveways was removed.
  - d. Landscaping along Ross Street was revised based on our conversations with the Borough Planner.
  - e. The street tree species was modified to match the current trees planted along Main Street.
  - f. A street tree planting detail is provided.
  - g. The flowering pear was replaced with a more hearty tree.
  - h. The winter boxwood was replaced with a cheery laurel where screening is required.
  - i. The plant material symbols were revised to show their mature size.
19. The proposed water connection for the domestic and fire water supply is proposed to the existing 12 inch water main within Ross Street.
  - a. The existing fire hydrants are shown on the plans. One is on the west side of Ross Street near the municipal property. Two fire hydrants are on North

- Main Street, one near the intersection of Ross Street and one near the intersection of North Main Street Extension.
  - b. Proposed water service sizes will be determined and provided. A request for this to be considered as a condition of approval.
  - c. Water meter information and locations will be discussed with the Water Department. A request for this to be considered as a condition of approval.
  - d. Shop drawings will be submitted for approval for the water services, sanitary sewer services and stormwater management and structures. A request for this to be considered as a condition of approval.
  - e. The NJDEP permit application package with the projected water demand will be submitted for review and approval. A request for this to be considered as a condition of approval.
20. Coordination with The Wharton DPW and RVRSA will be requested regarding the 12" sewer main crossing the parcel.
- a. Once the coordination stated is complete final proposed sanitary sewer service will be reflected on the plans. A request for this to be considered as a condition of approval.
  - b. Once the coordination stated above is complete final proposed grease traps and grease trap sizing will be reflected on the plans. A request for this to be considered as a condition of approval.
  - c. The TWA application will be submitted for review and approval prior to municipal endorsement.
21. The granite block curb, concrete sidewalk, and pavement section details were revised as requested.
22. The requested notes regarding the pre-construction meeting and roadway repairs were added to sheet 1.
23. The applicant and the applicant's professionals will provide the appropriate testimony regarding project phasing.
24. The applicant and the applicant's professionals will provide the appropriate testimony regarding earthwork anticipated. NJDEP application is being made for Flood Hazard. The earthwork calculations will be provided for review. A request for this to be considered as a condition of approval.
25. It is noted that a letter will be provided with all future plan submissions.
26. Traffic signage and striping is provided on sheet 4. No Parking zones are also noted.
27. Stormwater management comments:
- a. The proposed water quality units were changed and are NJDEP certified.

- b. The detention area A was revised to be a sealed system. The site is contaminated and discussion with the EPA will determine if infiltration could be considered. At this point the assumption is that infiltration cannot be considered.
- c. See response b above.
- d. See response b above.
- e. Soil logs were completed on site and are reflected on the plan. The drainage area was inspected and appears the downstream drainage system maintained by others appears to be clogged. Requests will be made to properly maintain the system.
- f. See response e above.
- g. Soil logs were completed and are reflected on the plan.
- h. Additional information regarding the anti-flotation for the WQ units and manholes if necessary. A request for this to be considered as a condition of approval.
- i. Inspection ports are reflected on the details of the detention basins.
- j. See note b above.
- k. See note b above.
- l. See note b above.
- m. Due to the site constraints the topsoil stockpile will be relocated when necessary to be away from the detention basin footprint.
- n. A Stormwater Management Operations and Maintenance Manual will be provide for review and approval. A request for this to be considered as a condition of approval.

28. All Traffic Impact and Parking Study comments will be addressed by the Traffic Engineer under separate cover.

Please feel free to contact this office should you have any questions or concerns.

Sincerely,



Alfred A. Stewart, Jr. P.E., P.L.S.

New Jersey Professional Engineer and Land Surveyor License Number 24GB03588300