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February 21, 2020

Borough of South Plainfield
Assessing/Planning/Zoning Board Secretary
Municipal Building
2480 Plainfield Avenue,
South Plainfield, NJ 07080

Attention: Ms. Joanne Broderick

RE: Amended Preliminary and Final Site Plan
w/ Use Variance Expanded
All Seasons Sports Academy
Block 476, Lot 3
Application No.: ZBOA#01-18
MEA# 2019.040

Dear Ms. Broderick and Board Members,

Enclosed please find the following:

- Fifteen (15) complete sets of the revised Preliminary and Final Site Plans for the above referenced project, last revised 02/14/20
- Fifteen (15) copies of the Signing and Striping Plan dated 02/14/20
- Fifteen (15) copies of the Vehicular Turning Plans dated 02/14/20
- Fifteen (15) copies of the Stormwater Management Report, last revised 02/14/20
- Fifteen (15) copies of the Operations & Maintenance Manual, last revised 02/14/20
- Fifteen (15) copies of the Environmental Impact Statement, last revised 02/14/20
- Fifteen (15) copies of letter from environmental consultant, C&H Environmental dated 2/3/20

These plans have been revised to address the comments in a letter dated January 24, 2020 prepared by Najarian Associates, South Plainfield Borough Zoning Board Engineers. Our responses are prepared with respect to the items delineated in the Najarian letter as follows:

E. ENGINEERING REVIEW

1. General Comments

- a. The area in question was previously reviewed by the NJDEP as part of the original LOI. A letter from the owner's environmental consultant regarding the history of the site is attached for your records.
- b. Confirmed. A GP #6 permit for fill of wetlands was previously obtained and executed for the site.
- c. Emergency access is provided to the proposed fields at two points as shown on the site plan documents. The field turf can accommodate emergency vehicles.

\\Main\Office\Documents\2019\2019.040\APPS-PERMITS\2019.040-Letter-Response to Borough Engineer Letter (2020-02-20).doc

1. Cover Sheet

- a. The Cover Sheet has been revised as requested now showing the owners name with signature block.

2. Existing Conditions Plan

- a. Tree replacement plan and landscape plan have been revised for the accurate number of existing trees.
- b. Tree replacement plan and landscape plan have been revised for the accurate number of existing trees.
- c. The wetland area has been filled under a GP#6 from the DEP and has been removed from the plans.
- d.
 - i. The locations of downspouts at the building have been shown on the revised Site Plan.
 - ii. Statement of Fact.
 - iii. Statement of Fact.
 - iv. PVC pipes laid on grade were used to direct stormwater runoff away from the building. Their use has been discontinued.
 - v. The Existing Conditions Plan has been revised to show the mulch area.

3. Overall Plan

- a. The Zoning Table has been revised to show existing building height as requested.
- b. Impervious calculation does not include stone areas.
- c. The zoning table on the Overall Plan has been revised to exclude the sports fields in the open space calculations.
- d. Traffic Testimony shall be provided at the public hearing to address parking demands related to the site uses.
- e. The applicant seeks relief from providing spectator benches. Chairs are generally brought with the spectator.
- f. The site plan proposes relocation of the existing sign. Dimensions of the sign are shown on the Zoning Table as requested.
- g. The Overall Plan includes the sports fields intended use.
- h. The applicant will provide the requested testimony.
- i. Emergency vehicle access to the sports fields is provided at the north end of the easterly parking area.
- j. Testimony will be provided to the Board addressing emergency vehicle access to the sports fields.
- k. Existing knox box has been shown on the revised site plan at the building entrance. Emergency services will be supplied with keys for the gates at the sports field access points.
- l. Testimony will be provided to the Board addressing slats not being necessary for the proposed chain link fence.

4. Geometry Plan

- a. No response required.

5. Grading and Utility Plan

- a. Leader (label) lines to storm structures have been added to the Site Plan as requested.
- b. Spot elevations within the existing parking areas collected at the time of field survey have been added to the plan.
- c. The field underdrains have been labeled with pipe size and material as requested.
- d. The plan has been revised to include note #19 on the Grading & Utility Plan regarding cleaning of the underdrains. Additionally, cleanouts have been provided at the field underdrain conveyance and discharge pipes.
- e. The Site Plan has been revised to include collection of stormwater discharge from the existing roof downspouts and direct that runoff to the proposed stormwater collection system.
- f. Roof downspouts at the front of the building are currently connected via underground piping to the existing site storm system. Note #20 has been added to the Grading & Utility Plan to address this condition.
- g. This is an existing condition. Testimony regarding stormwater flow in the parking areas will be provided to the Board.
- h. The parking lot curb grade has been revised to be 1.0% minimum.
- i. The Site Plan has been revised to include top and grade elevations of the retaining wall as requested. Additionally, the plan has been revised to identify the fencing type and height.
- j. Testimony regarding access to the wall will be provided to the Board.
- k. A retaining wall detail has been added to the plan detail sheets. Note # 21 has been added to the Grading and Utility Plan to identify submission of retaining wall construction details for review and approval by the Borough Engineer prior to construction.
- l. Testimony will be provided to the Board regarding on-site soils, soils testing and related subsurface conditions.
- m. Testimony will be provided regarding stability of the swale along the rear property line.
- n. Areas of existing gravel to be removed are shown and labeled on the existing conditions plan.

6. Lighting Plan

- a. Testimony regarding site lighting adequacy will be provided to the Board.
- b. A light meter reading will be performed to determine the adequacy of the existing site lighting. Any areas of deficient lighting shall be supplemented as required.
- c. The proposed lighting information has been provided in note # 2 of the lighting notes.
- d. The sports field lighting will be provided under separate cover.
- e. The specific lighting information has been provided.
- f. We have not modeled the existing site lighting intensities because we were unable to obtain the exact existing site lighting information. Therefore, a light meter reading will be

performed to determine the adequacy of the existing site lighting and submitted to the board professionals.

- g. The proposed parking areas meet this requirement.
- h. The existing light pole locations were obtained from the plan entitled "Boundary & Topographic Survey for 2700 Hamilton Boulevard, Block 476, Lot 3" prepared by Control Layouts, INC.; Job # 420-19; dated May 13, 2019. A site visit was conducted to verify these locations also.
- i. The existing building mounted lights have been shown on the plan. There no additional building mounted lights being proposed. A light meter reading will be performed to determine the adequacy of the existing site lighting which will include the light intensities being produced by the existing building mounted lights.
- j. Existing street light locations have been provided. A light meter reading will be performed to determine the adequacy of the existing site lighting which will include the light intensities being produced by the existing street lights.
- k. The sports field lighting will be provided.
- l. The proposed lighting plan notes all existing lights to remain in their current locations and orientations. Additional light fixtures mounted to existing light poles, creating a twin light fixture are being proposed.
- m. All existing light locations have been provided. A light meter reading will be performed to determine the adequacy of all the existing site lighting.
- n. A note has been added.
- o. A note has been added.

7. Landscape Plan

- a. The plans have been revised to show the vegetation provided on the Existing Conditions Plan, dated December 15, 2017. The tree replacement calculations have been updated to provide the total required tree replacement quantity.
- b. The athletic fields shall be artificial turf. Refer to athletic field details and specifications.
- c. A note and Tree Removal Plan have been provided.
- d. The area adjacent to the proposed parking area is noted as turf.
- e. Tree replacement plan and landscape plan have been revised for the accurate number of trees.
- f. The Tree Replacement Requirements and Existing Tree Inventory has been updated as required.
- g. Ten street trees have been provided on the revised plans.
- h. It is intended for emergency vehicles only. Testimony will be provided to the Board.
- i. No response required.

8. Soil Erosion & Sediment Control Plan

- a. The Site Plan has been revised to label the existing driveway as the stabilized construction entrance.
- b. The plan has been revised to include the square footage of disturbance.
- c. The plan has been revised to include silt fence along the stabilized construction entrance.

9. Soil Erosion & Sediment Control Details (1) (Sheet 9 of 15)
 - a. A portion of Table 4-2 from "The Standards for Soil Erosion and Sediment Control in New Jersey" identifying a suitable athletic field seed mix has been added to Sheet 10.
 - b. Per item a. above, Sheet 9 has been revised to include a note referencing Sheet 10 for a portion of Table 4-2.
10. Soil Erosion & Sediment Control Details (2) (Sheet 10 of 15)
 - a. The tree protection detail has been revised as requested.
11. Soil Erosion & Sediment Control Details (DE-1) (Sheet 11 of 15)
 - a. The grass paver detail has been removed from the plan as no grass pavers are proposed.
 - b. Details for proposed ADA accessible ramps are shown on Sheet 16.
12. Construction Details (DE-2) (Sheet 12 of 15)
 - a. The storm drainage collection and conveyance system has been revised to eliminate the need for a drop storm manhole detail.
 - b. A shallow manhole detail has been added to Sheet 11.
13. Construction Details (DE-3) (Sheet 13 of 15)
 - a. No flared end pipe sections are proposed with this plan.
14. Construction Details (DE-4) (Sheet 14 of 15)
 - a. The evergreen tree planting detail has been removed from the plan.
15. Construction Details (DE-5) (Sheet 15 of 15)
 - a. Depth of lighting foundation is shown on the detail.
 - b. The specific lighting information has been provided.

F. Stormwater Management

1. No response required.
2. Testimony will be provided to the board in connection with maintenance of structures A-1, A-2 and A-2.1
3. An Operations and Maintenance Manual for the stormwater management structures is included with this submission.

4. Existing spot grades within the parking area collected with the topographic survey are shown on the Grading & Utility Plan with a "HP" (high point), label.
5. Emergency access to the sports fields is shown on the Site Plan. The construction detail for the proposed sports fields is designed in anticipation of emergency access vehicle loading.
6. Grading at the sports fields and a revision to the elevations of the stormwater conveyance system will address pipe cover over the HDPE storm piping.
7. A detail has been added to Sheet 11 that clarifies the pipe end at the discharge point at the rip rap apron. No flared end section is proposed.
8. The two existing discharge pipes with rip rap will be removed as part of the site plan improvements. The rip rap will be removed and the piping reconfigured as part of the proposed storm sewer system and will be redirected to the stable outlet at the west side of the site.

G. TRAFFIC

1. A traffic consultant will address all traffic items through testimony.
2. A traffic consultant will address all traffic items through testimony.

Site Plan and Circulation Comments

1. No response required.
2. The applicant seeks relief from refitting the site with sidewalks in areas that are not a part of the proposed improvements. Testimony can be provided to the Board to address this comment.
3. Parking data is provided in the zoning table.
4. A Signage and Striping plan has been provided with this submission.
5. Plans showing turning templates through the site accompany this submission. Testimony can be provided to the board in support of the vehicle circulation.
6. Review agencies with jurisdiction over design elements of the plan are a part of the submitted plan.
7. The included Signage and Striping Plan includes the relevant design elements to indicate sight distance at the exit driveway.
8. A lighting Plan is included in the plan set
9. Testimony will be provided to the board with regard to emergency vehicles entering the sports fields at the rear of the property.

H. Sanitary Sewer / Water Utility

1. No comment required.

I. Environmental Commission

September 9, 2019 Letter

1. As required, the applicant will address the cleanup of any broken masonry, cinderblocks, etc., at the rear of the property.
2. The two existing discharge pipes with rip rap will be removed as part of the site plan improvements. The rip rap will be removed and the piping reconfigured as part of the proposed storm sewer system and will be redirected to the stable outlet at the west side of the site. Testimony can be provided to the Board to address this comment.

3. Additional requested information has been attached for review.

J. Police – Traffic Safety

1. Testimony as required by the board will be provided. It is the opinion of the applicant that the referenced review letter is outdated and previous issues have since been resolved.

K. Miscellaneous

1. All required outside agency approvals shall be obtained and forwarded upon receipt.

As a courtesy, we are sending one (1) copy of the enclosures to Bob Bucco of Najarian Associates for his review.

We hope that this information meets your approval. If you have any questions or require any additional information, please feel free to contact me at (732) 846-8585.

Very truly yours,



Scott Turner, PE, CME
Vice President

ST/

Enclosures

cc: Joe Notarangelo w/plans
Bob Bucco w/ enclosures