

W. THOMAS WATKINSON ENGINEERING & PLANNING, LLC

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Montclair Planning Board
205 Claremont Avenue
Montclair, NJ 07042
Attn: Janice Talley, P.P.

February 12, 2018

Re: One Bay Urban Renewal
Site Plan
Montclair/Glen Ridge, NJ
File No. 18-856, App. #2548

Dear Board Members:

As requested, I have reviewed a site plan and drainage report for the above-referenced application. These documents, dated 10-27-17, have been prepared by Bohler Engineering. In addition to my review of the plan, I have also made an on-site inspection. My comments are as follows:

1. All improvements on Walnut Crescent, Roswell Ter. and Bay Ave. should be reviewed and approved by the Township Engineers and County. At minimum any cracked or uneven side walk slabs should be replaced, with a note to this effect added to the site plan.
2. Although I would take no exception to the conclusion in the storm water management report that there will be no increase in storm water runoff as a result of the proposed storm water detention system, I would still recommend that there be an attempt to provide some recharge. The published USDA soil survey indicates that general composition of the URBOOB (on site soil) to be "gravelly loam" at a depth of 12" to 67" below the surface, which would imply slow to moderate permeability. The recharge could be accomplished with little additional cost by substituting perforated storm sewer pipe on a pipe bedding of clean stone approximately 2' in depth. This procedure would also provide also recharge in Area PDA-2
3. The recommended maintenance procedures for the storm water management system should be condition of approval of the applicant and owner, with copies of the maintenance manual provided to both municipalities.
4. Testimony should be provided relative to the effect of light glare on adjoining properties and those across the municipal streets.
5. All trench details should be revised to show QP or DGA backfill for full depth of the trench where under pavements.
6. Calculations should be submitted to determine if a sanitary sewer connection permit will be required from NJDEP.

7. The proposed apron repairs should extend from the street curb to the sidewalk.
8. I would recommend that a manhole be constructed at the proposed connection of the new sanitary lateral with the existing sanitary sewer main in Bay St. This manhole cover should have the imprint "Glen Ridge Sanitary Sewer" and this should also be shown on the detail sheet.
9. These plans should be submitted to the County and Soil Conservation District for review and approval.

Should you have any comments, please call.

Very truly yours,



W. Thomas Watkins, P.E.

Montclair Planning Board Engineer

cc: K. Craft, P.E., Twp. Engineer, Fax: 973-783-7703
Glen Ridge Planning Board
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Glenn Pantel, Esq., Fax: 973-360 9831
Bohler Engineering, Fax: 908-754-4401