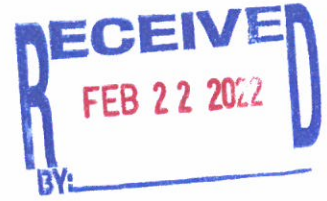




COUNTY OF BERGEN
DEPARTMENT OF PLANNING AND ENGINEERING
Office of Development Review
One Bergen County Plaza – 4th Floor • Hackensack, N.J. 07601
Tel. (201) 336-6446 • Fax (201) 336-6449



James J. Tedesco III
County Executive

Joseph A. Femia, P.E.
Director/ County Engineer

February 16, 2022

ABDD Capital
245 Amity Road, Suite 200
Woodbridge, CT 06525

RE: Application #SP 8677
Dunkin' Drive-thru Restaurant – 195 Godwin Ave
Sheet No.'s 5, 6 and 7 of 17 dated 11/12/20 and last revised 12/17/21
Block 20.10, Lots 5.01
MIDLAND PARK

To Whom It May Concern:

The Department of Planning & Engineering's Site Plan Review Team has reviewed the above-referenced drawing and offers the following design recommendations:

1. Please provide a copy of the municipal engineer's latest design review (if later than 12/15 review).
2. Sheet 5 - Establish a road widening easement line at thirty-five (35) feet from the surveyed centerline of the right-of-way of Godwin Avenue.
3. Sheet 5 - Indicate the proposed road widening easement area in square feet and acres.
4. Provide two (2) **signed, sealed and dated** metes and bounds descriptions for the proposed road widening dedication / easement. Include a 8 ½" x 11" detail drawing of the easement area, signed and sealed by the surveyor.
5. Sheet 5 - Provide county standard reference monuments at the points where the proposed road widening easement line intersects with the side property lines with Lots 4 and 6.
6. Provide detail of the county standard reference monument.

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7. Provide New Jersey State Plane Coordinates at the points where the proposed permanent reference monuments are to be installed. Coordinates shall be based on New Jersey State Plane Coordinate System (**NAD -1983**).
8. Provide the following in the general notes section: State Plane Coordinates (**NAD – 1983**) have been obtained by means of Global Positioning System (**G.P.S.**).
9. Install new county standard curb along the property frontage as depicted on the plans.
10. Sheets 5, 6 and 7 – The proposed entrance only driveway be located a minimum distance of ten (10) feet off of the side property line measured along the right-of-way line.
11. Sheets 5, 6 and 7 – The proposed entrance only driveway interior curb should meet the right-of-way line at ninety (90°) degrees (as it does for the exit only driveway). A five (5) foot apron flare should be on the north side of the driveway so as to facilitate right turns into the subject property. There is no need for a flare on the south side of the driveway as this is an entrance only driveway.
12. Sheets 5, 6 and 7 – The proposed exit only driveway be located a minimum distance of ten (10) feet off of the side property line measured along the right-of-way line.
13. Sheets 5, 6 and 7 – Eliminate the proposed apron flare on the north side of the exit only driveway. No need for this as this since there is an exit only driveway.
14. Sheet 5 - Provide a 24" wide STOP bar for the exit driveway. The STOP bar shall be thermoplastic and should be located fifteen (15) feet behind the curb line.
15. Provide the following note: The driveway traffic flow arrows / wording, striping and STOP bar shall be thermoplastic.
16. Sheet 5 – The proposed ground directional signs for the driveway shall be located out of the proposed sight line looking north.
17. Sheet 6 – Provide the following note: All existing or proposed sidewalks, curbing and handicap ramps shall be constructed and /or reconstructed to meet the current requirements of the ADA (<http://www.access-board.gov/guidelines-and-standards/streets-sidewalks/>). Pursuant to N.J.S.A. 27:17-8, the County of Bergen maintains roadways between curb lines or edges-of-pavement. The County never the less retains its jurisdictional authority to enforce the ADA requirements.

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18. Sheet 5 - Back-to-back "One-Way" (R6-1) signs shall be installed and maintained immediately north of the entrance only driveway behind the right-of-way line. No part of the sign should over hand the pedestrian path on the sidewalk.
19. "Do Not Enter" (R5-1) signs facing east shall be installed and maintained on either side of the proposed exit only driveway behind the right-of-way line.
20. A "STOP" (R1-1) sign be installed on the south side of the exit only driveway adjacent to the STOP bar. This sign cannot be on the same post as the "Do Not Enter" sign.
21. No "STOP" sign is necessary on the north side of the exit only driveway. This should be removed.
22. Sheet 12 – Provide detail of the "One-Way" (R6-1) sign.
23. Sheet 12 - Provide the following note adjacent to the sign details: All traffic control signs must conform in face design and construction to specifications found in the Manual on Uniform Traffic Control Devices, U.S. D.O.T., Federal Highway Administration. Specifically, Regulatory & Warning signs shall be fabricated of flat aluminum sheets and shall be covered with ASTM D4956 Type XI super high efficiency full cube retro-reflective sheeting.
24. Sheet 5 – Provide the following note: The Contractor shall notify the Bergen County Department of Planning and Engineering – Engineering Division Inspector at 336-6815 at least forty-eight (48) hours prior to the commencement of any construction affecting a county road and/or county drainage facilities.
25. Sheet 12 - Provide county standard breakaway sign post detail.
26. Sheet 5 - Provide the following note: The Applicant / Property Owner shall be responsible to maintain sight distance lines for an exiting vehicle from the driveway. This includes removal any obstructions (trees, limbs, branches shrubbery and ground brush) within the county right-of-way / road widening easement area.
27. Sheet 6 - Provide revised profiles of the proposed driveways. Provide road widening easement line elevation, sidewalk location with elevations for the front and back of the sidewalk. The proposed designs do not comply with county design standards. Please see pages 50 – 51 of the Site Plan Ordinance for requirements on the maximum permitted gradients for driveways.

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COUNTY OF BERGEN
Department of Planning & Engineering

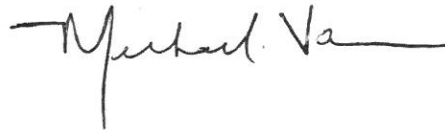
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28. The applicant's contractor must maintain safe and clear pedestrian facilities along the project perimeter within the public right-of-way. Any sidewalk closings related to the project are to be reported to the County with pedestrian control plans showing alternate pedestrian routes with advanced warning signs.
29. Provide a traffic impact study (**two [2] copies**). A Queue Analysis must be provided. – *The requested Queue Analysis in my correspondence of June 15th was not provided.*
30. Sheets 6 and 7 – Eliminate the proposed Type "A" inlet. The proposed 15" R.C.P. should connect directly to the manhole (RIM 254.78). Eliminate the existing four (4) feet of 15" R.C.P. from the existing inlet to the existing manhole and the trench filled.
31. Sheets 6 and 7 – Install a Type "B" Inlet on the north side of the exit only driveway and connect it to the exiting manhole with 18" R.C.P.

Revised plans (**four [4] copies**) incorporating the above shall be forwarded to this office for further review. *Resubmission must include a cover letter indicating how each item is addressed. Plans submitted without a cover letter will not be reviewed.* The reporting period will commence upon the receipt of these revised drawings.

Sincerely,



Michael Varner
Principal Planner

c: Midland Park Planning Board
Midland Park Board of Adjustment
Midland Park Construction Official
195 Godwin MP, LLC c/o S. Kaloffras
Dynamic Engineering Consultants
Site Plan Review Team