

September 18, 2023

Borough of Midland Park  
Planning Board  
280 Godwin Ave  
Midland Park, NJ 07432

Attn.: Jessica Harmon

Via e-mail: [jharmon@midlandparknj.org](mailto:jharmon@midlandparknj.org)

Subject: As-Built Plan Review  
1 Godwin Ave., LLC  
Sola Salon  
1 Godwin Ave.  
Block 3, Lot 24.01

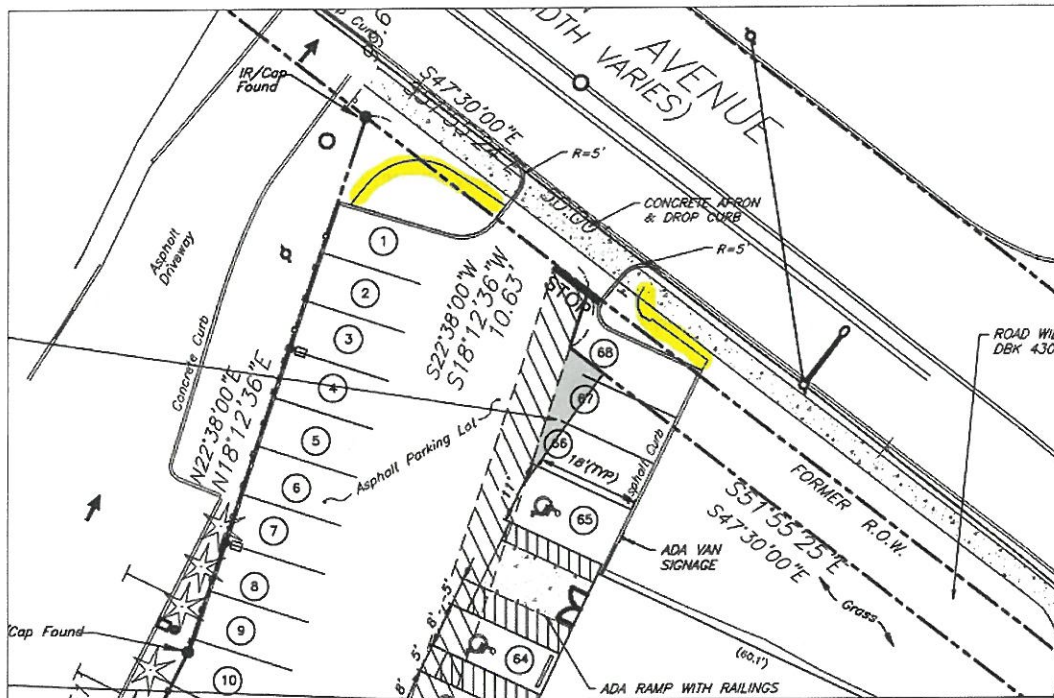
Dear Ms. Harmon:

We have received a revised as-built plan of the subject property prepared by Page Consultants, Inc., revised 7/12/23. We have visited the site and reviewed the plan.

New or updated comments are shown in blue.

1. As shown on the as-built plan, these highlighted areas represent the old edge of pavement at the Godwin Ave. driveway. These old lines should be removed from the as-built drawing.

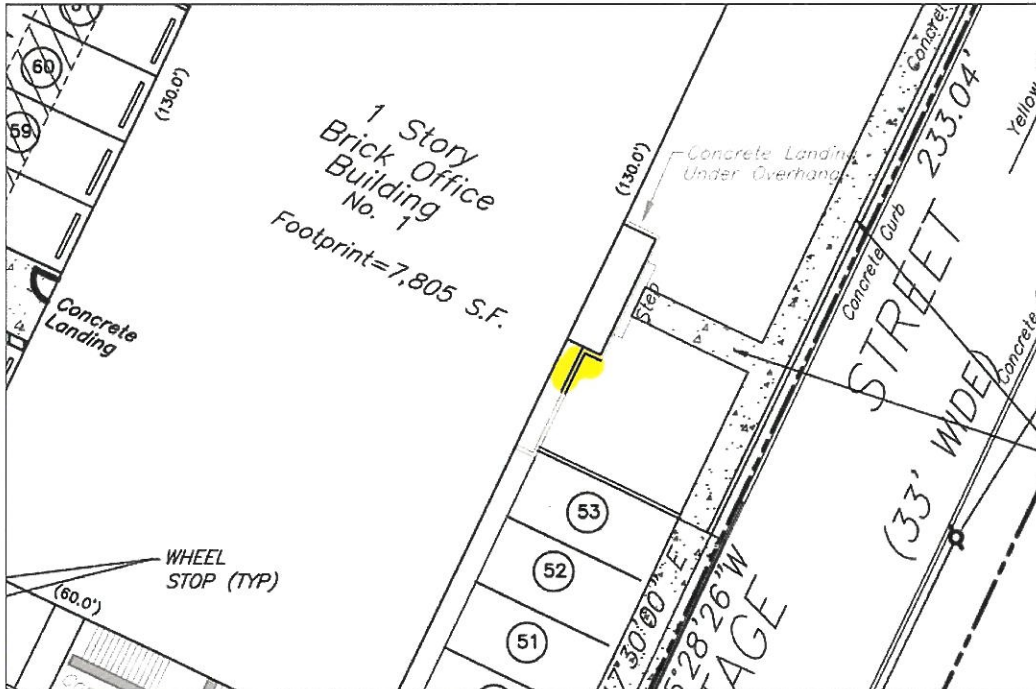
The as-built survey has been revised as requested.



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2. This highlighted area does not appear to be accurate. There are natural stone landscape walls on either side of these stairs. Accurate as-built conditions should be shown on the as-built plan.

The as-built survey has been revised, and now appears to accurately reflect the as-built conditions.



3. All of the landscape areas should be labeled on the as-built plan.

The as-built survey has been revised, and now appears to accurately reflect the on-site landscape areas.

4. The as-built awning overhangs should be accurately shown on the as-built plan.

The as-built survey has been revised, and now appears to accurately reflect the awnings.

5. The concrete landing & step that faces Cottage Street does not appear to be accurately shown on the as-built plan. The as-built plan should be revised to accurately show this landing & step.

The as-built survey has been revised, and now appears to accurately reflect this area.

6. The number of arborvitae shrubs shown on the as-built plan within the landscape area along the southern property line is inaccurate. An accurate representation of the installed plantings should be shown on the as-built plan. It was also noted that one of these arborvitae appears to be dead. This plant should be replaced, however this should not necessarily affect the issuance of a certificate of occupancy, as these plantings will be guaranteed under the provisions of the maintenance guarantee.

The as-built survey has been revised, and now appears to accurately reflect the number of arborvitae in this area of the site, with the exception of one behind the dumpster enclosure that appears to have been removed. This tree should be replaced. (It is our opinion that a



CO can be issued prior to this tree being replaced. Tree replacements of dead plantings that were required as part of the approved site plans are required perpetually.)

7. The dumpster enclosure was constructed with vinyl fencing instead of the chain link fence with privacy slats that was shown on the approved plans. We take no exception to this change in materials; however, the as-built fence material & fence height should be noted on the as-built plan.

The as-built survey has been revised to include an accurate label for the dumpster enclosure.

8. The drop curbs in the curbing adjacent to the dumpster enclosure are not shown accurately on the as-built plan. The as-built plan should be revised to accurately depict the drop curbing in this location.

The as-built survey has been revised, and now appears to accurately reflect the curbs in question.

9. Lawn sprinklers were required by the resolution. Please confirm that those sprinklers were installed and make note of such on the as-built plan.

The as-built survey has been revised, and now shows the as-built lawn sprinklers.

10. A note indicating "asphalt curb" is shown at the end of parking spaces #66 & #67. This note is inaccurate and should be removed.

The as-built survey has been revised, and this curb now appears to be accurately reflected.

11. The as-built locations of parking spaces #49-#53 do not appear to be accurate on the as-built plan. Please confirm the as-built locations of these spaces and revise the as-built plan as necessary.

The revised as-built survey appears to accurately reflect the parking spaces in this area.

12. The as-built locations of several the light poles do not appear to be accurate. Several light poles are shown to be in line with the fence separating the subject property from the Wendy's parking lot. These pole bases are actually located inside the fence line within the subject lot. All of the light pole locations should be accurately shown on the as-built plan.

The as-built survey has been revised, and now appears to accurately reflect the locations of the light poles.

13. The van-accessible parking space just north of the ADA ramp does not meet the dimensional requirements of a van-accessible ADA parking space. The width of the parking spaces is 11', as required, however the aisle is not 5' wide, as required. It measures less than 2' wide. The parking will need to be re-configured to provide the required ADA-accessible parking, and the as-built plan revised accordingly. If a change in parking layout is required to meet the ADA requirements, it would be advisable to share the proposed layout changes with our office prior to any field changes.

This area has been re-striped, and the as-built has been revised to show this re-striped area. In order to allow ADA parking spaces built to the dimensions required by the ADA, the van-accessible space was moved from one side of the entrance to the other. It is our opinion that this change should not be considered significant, as the number of spaces

and ADA spaces remains the same, and the general layout of the spaces remains in accordance with the approved plans.

14. The ADA accessible parking signage in front of spaces #63 & #64 are not shown on the as-built plan. The as-built plan should be revised to include these signs.

The as-built survey has been revised, and now appears to accurately reflect the locations of the ADA signage.

15. The as-built plan should be revised to include notes indicating that the ADA parking spaces meet the requirements of the ADA. The as-built maximum slopes (in any direction) of each of the ADA parking spaces/aisles should be noted on the as-built plan, and the as-built running and cross slopes of the ADA ramp, landing, and accessible routes should also be noted.

The as-built survey has been revised to include the requested notes relating to the ADA parking space slopes.

16. The as-built plan should be revised to include notes indicating that the building-mounted signage was constructed in accordance with the approved plans & the approved resolution.

The as-built survey has been revised to include the requested notes relating to the building-mounted signage.

17. If any of the as-built plan revisions change the as-built coverage or other bulk zoning data, the as-built bulk table should be revised accordingly.

The revised bulk table remains consistent with the approved plans.

It is our opinion that the site improvements have been constructed in general conformance with the approved plans, and we take no exception to the issuance of a Certificate of Occupancy. Feel free to contact the undersigned with any questions.

Respectfully submitted,



Erik Boe, PE, LEED AP

cc: Darryl Siss, Esq. (via email: [darryl@trslawfirm.com](mailto:darryl@trslawfirm.com))  
Bruce Whitaker, Esq. (via email: [mcwhitlaw@optonline.net](mailto:mcwhitlaw@optonline.net))  
Joseph Visaggio, EIT (via email: [joseph@pageconsultantsinc.com](mailto:joseph@pageconsultantsinc.com))