

November 23, 2022

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

Attn.: Jessica Harmon

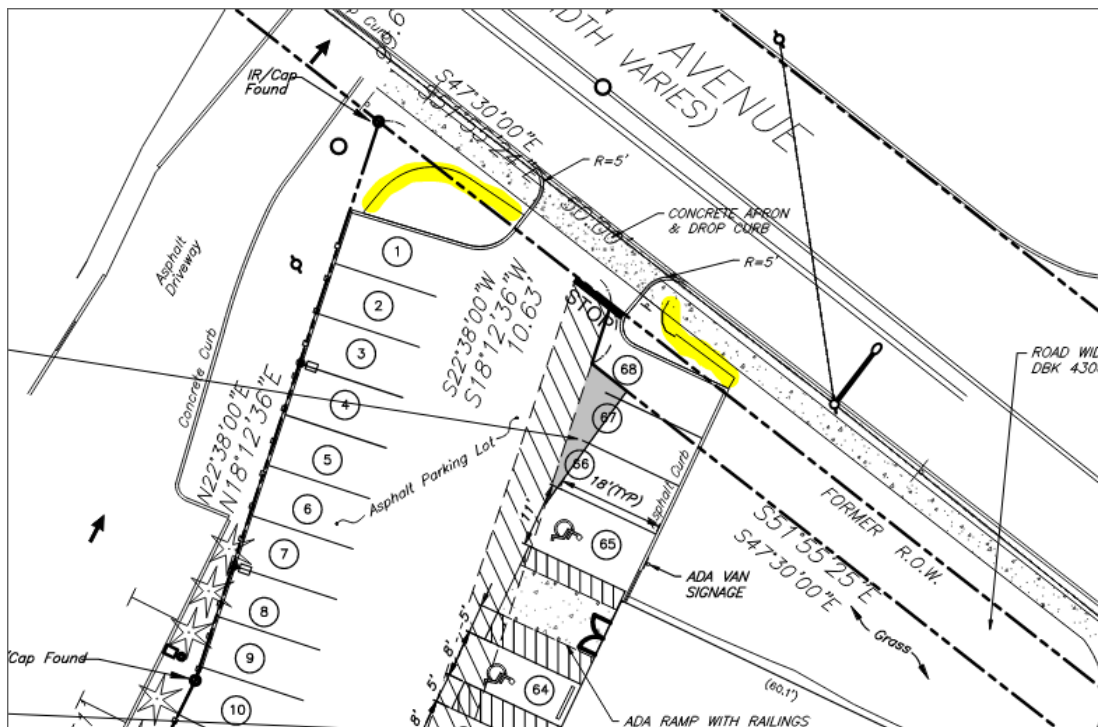
Via e-mail: jharmon@midlandparknj.org

Subject: As-Built Plan Review
1 Godwin Ave., LLC
Sola Salon
1 Godwin Ave.
Block 3, Lot 24.01
LAN Ref. #2.2428.257

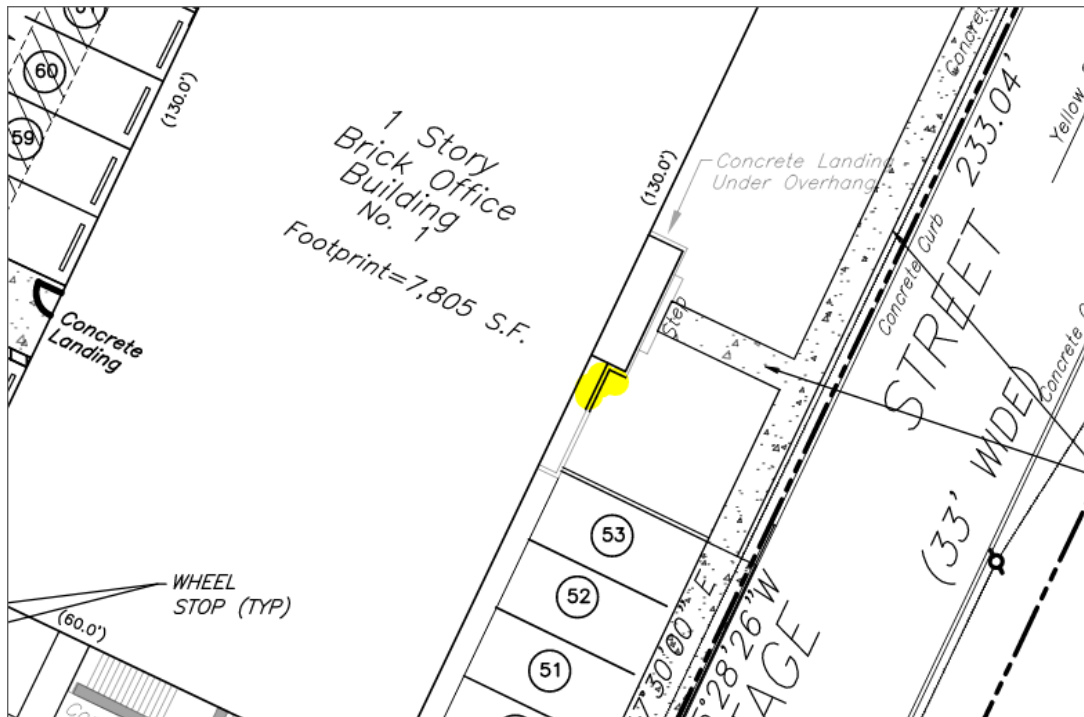
Dear Ms. Harmon:

LAN Associates Engineering, Planning, Architecture, Surveying, Inc. (LAN) is in receipt of an as-built plan of the subject property prepared by Page Consultants, Inc., dated 11/16/22. LAN has visited the site and reviewed the plan, and some revisions will be required. The as-built should accurately reflect the as-built conditions at the site.

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.



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.



3. All of the landscape areas should be labeled on the as-built plan.
4. The as-built awning overhangs should be accurately shown on the as-built plan.
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.
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.
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.
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.
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.
10. A note indicating "asphalt curb" is shown at the end of parking spaces #66 & #67. This note is inaccurate and should be removed.

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.
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.
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.
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.
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.
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.
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.

Please provide an updated as-built plan addressing the above comments, along with a response letter indicating how each of the above comments have been addressed. Feel free to contact the undersigned with any questions.

Respectfully submitted,

LAN Associates, Engineering, Planning,
Architecture, Surveying, Inc. (LAN)



Erik Boe, PE, LEED AP

cc: File #2.2428.257
Darryl Siss, Esq. (via email: darryl@trslawfirm.com)
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