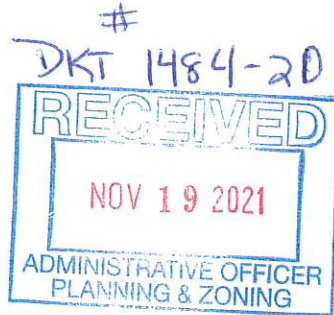




COUNTY OF BERGEN
DEPARTMENT OF PLANNING AND ENGINEERING
One Bergen County Plaza – 4th Floor • Hackensack, N.J. 07601
Tel. (201) 336-6446 • Fax (201) 336-6449

James J. Tedesco III
County Executive

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



November 15, 2021

Pike Enterprises
1640 Anderson Avenue
Fort Lee, NJ 07024

RE: Application #SP 8629
Dunkin Donuts / Fuel 4
Sheet No.'s 1 and 2 of 8 dated 5/21/20 and last revised 10/4/21
Block 70.02, Lot 121
MAHWAH

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.
2. Sheet 1 - Indicate the proposed road widening easement area in square feet and acres.
3. Provide two (2) **signed, sealed and dated** metes and bounds descriptions for the proposed road widening easement. Include a 8 1/2" x 11" detail drawing of the easement area, signed and sealed by the surveyor.
4. Sheet 1 - Provide the following in the county notes section: State Plane Coordinates (**NAD – 1983**) have been obtained by means of Global Positioning System (**G.P.S.**).
5. Sheet 7 - Provide county standard breakaway sign post detail.
6. Sheet 1 – Eliminate the proposed "No Left Turn" (R3-2) sign on the north side of the proposed Franklin Turnpike driveway.

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COUNTY OF BERGEN
Department of Planning & Engineering

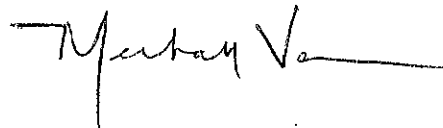
Application #SP 8629
MAHWAH

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Page 2

7. Sheet 1 - Provide a "Right Turn Only" (R3-5R) above the proposed "STOP" (R1-1) sign on the north side of the proposed Franklin Turnpike driveway.
8. Sheet 1 - "No Left Turn" (R3-2) and "Into Driveway" (R7-113b) signs shall be installed and maintained between the curb and sidewalk immediately south of the proposed Franklin Turnpike driveway facing southbound traffic.
9. Sheet 1 - A "Into Driveway" (R7-113b) sign shall be installed on the same post as the proposed "No Left Turn" (R3-2) sign on the west side of Franklin Turnpike facing southbound traffic.
10. Sheet 1 - Revise county note b) to read: The Franklin Turnpike driveway traffic flow arrows / wording, striping and STOP bar shall be thermoplastic.
11. Sheets 1 and 2 - Install new county standard curb along the entire Franklin Turnpike frontage.
12. Sheet 1 - Provide dimension of forty (40) feet for the curb cut of the Franklin Turnpike driveway. The driveway width is thirty-five (35) feet.
13. Sheet 2 - Provide revised top and bottom curb elevations reflecting recommendation 11 above.
14. Sheet 1 - The proposed STOP bar shall be 24" wide. The STOP bar shall be thermoplastic.
15. Sheet 1 - The proposed light, located at the southwestern property corner, be located outside of the proposed road widening easement.

Revised drawings (**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 receipt of these revised drawings.

Sincerely,



Michael Varner
Principal Planner

c: Mahwah Planning Board,
Wells, Jaworski & Liebman - Attn: J. Jaworski, Esq.
Carol Weilacher,
Site Plan Review Team

Mahwah Construction Official
Schwanewede / Hals Engineering