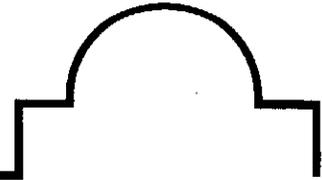


Vincent J. Cioffi, Architect



September 11, 2020

**To: Mr. Louis Raimondi
Zoning Board Engineer
Borough of Westwood**

**Re: Five Dimes Brewery
247 Westwood Avenue
Various engineering comments**

REVISED 9/11/20

Dear Mr. Raimondi,

In response to your letter of September 3, 2020:

A. 11/16/19,

1. Item #1-

Site information requested is on my plans, SP-101 and SP-102

2. Item #4-

My site plan drawing SP-102 shows overall traffic flow of the subject property as well as the adjacent properties which show overall traffic flow between properties. Aisle widths and space sizes on these adjacent properties are generally substandard to Westwood requirements, but all parking on our site is rectilinear, not angled, and are very close to Borough standards at 9'x16' each, existing. In either case, these conditions are existing to remain. The handicapped space is new, and meets all codes.

B. 2/17/20

3. Item #3-

The survey is not meant to act as a site plan, just a record of existing physical conditions. It is attached.

4. Item #4-

The dashed line on SP-102 is there to highlight which part of the drawing is the subject property and is blown up on SP-101.

5. Item #5-

The Plan has been revised since this comment. Stall sizes on our property are noted on SP-101. Traffic aisle sizes have been added since. No lighting except that which is attached to the building as shown, is proposed. SP-101 shows one new handicapped space on our site. Dumpster location remains where it currently exists in the angled parking. The originally proposed new dumpster area has been removed from the rear southwesterly corner of the building to maximize parking.

6. Item#6-

Key map exists on SP-101. Property Owner's list is separate from the drawings

7. Item #11-

Landscaping for this project is attached to the building and is not landscaping on the site. Since the building plans for ZBA presentations are at the schematic level, landscaping attached to the building will be developed as the building plans are developed. The Applicant respectfully reserves the right to eliminate the green roof if he so chooses for reasons due to the possibility of prohibitive costs of construction or other reasons that make a green roof not practical or feasible, and substitute with artificial turf and potted plants or landscaping, or some combination of both. The Applicant has not yet obtained the construction costs that allow for this decision to be made for the project at this stage because the project is not yet approved.

C. 6/25/20

8. This item is not applicable

D. 7/2/20

9. I would only say that the traffic patterns shown involve the general area and have been existing that way for as long as anyone remembers. This project cannot correct any deficiency that may exist in off site traffic patterns. All parking on our property is rectilinear and is accurately drawn.

10. As regards the operable windows on the sidewalk, even when open, a physical barrier exists to prevent "spillover" onto the public walk. This was previously the subject of Mr. Lamb's letter responding to that inquiry. Any sidewalk seating that may be requested in the future is not part of this application.

E. 7/29/20

11. Item #2-

The Easement question was responded to by Mr. Lamb who provided you and the Board a copy of the easement. That easement traverses other properties. It is an existing condition which this applicant can't change. It has been in effect for more than four decades.

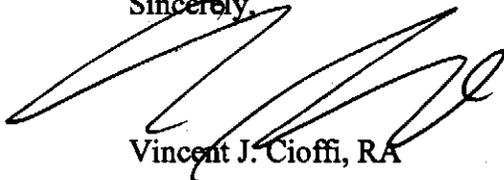
12. Item #3-

Traffic flow patterns have been testified to by the traffic expert who will be available to answer any other questions. But this single property is not able to address or change any traffic issues beyond its borders and in the general area.

13. Item #4- The varying situations referred to are numerous, many of which are simply unforeseen at this point. Weather variables, time of day or week, type of crowd, special events are among the variables.

If you have any questions please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent J. Cioffi', written over a horizontal line.

Vincent J. Cioffi, RA