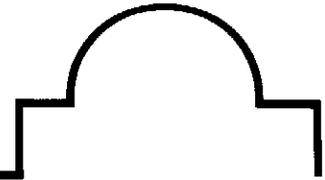


Vincent J. Cioffi, Architect



September 29, 2020

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

Re: Five Dimes Brewery
247 Westwood Avenue
Various Engineering Comments

Dear Mr. Raimondi,

In response to your letter of September 17, 2020 I have addressed each individual comment below. A revised site plan will follow.

1. Item #1-

Engineer Comment: The Key Map should be oriented to the Site plan.

Architect Response: Key map is reoriented to match site plan.

2. Item #2-

Engineer Comment: The Key Map should be drawn at a scale that is legible.

Architect Response: The Key Map is drawn at a larger scale.

3. Item #3-

Engineer Comment: Said map should show Zoning boundaries as well as Lot and Block numbers.

Architect Response: The map shows Lot and Block numbers.

4. Item #4-

Engineer Comment: A 200' radius should be shown from the perimeter of the lot in question.

Architect Response: A 200' radius is shown on the key map.

5. Item #5-

Engineer Comment: A list of all property owners within said 200' radius should be obtained from and certified by the Tax Assessor, as well as be shown on the drawing or submitted on a separate sheet and noted on the plan.

Architect Response: Said property owner's list shall be submitted separately by the attorney.

6. Item #6-

Engineer Comment: The Site Plan should eliminate the dashed line surrounding the property in question and labeled subject property, both sheets.

Architect Response: The dashed line around the subject property has been removed, both sheets.

7. Item #7-

Engineer Comment: Handicap signage should be provided for all designated handicap stalls. Details of the signage must also be shown.

Architect Response: Handicapped signage noted, details shown.

8. Item #8-

Engineer Comment: All existing parking lot aisles should be properly marked, arrows in the direction already being used.

Architect Response: Circulation arrows shown on all existing parking lot aisles.

9. Item #9-

Engineer Comment: The aisles existing width should be labeled on the plan.

Architect Response: The aisles existing width is noted on the plans.

10. Item #10-

Engineer Comment: As discussed at the 9/14/20 hearing, the parking proposed along the westerly line of the lot in question should be modified to bring the parking spaces up to the property line as shown. However, the pavement configuration will have to be modified, possibly by constructing a 3'+/- high retaining wall along said line.

Architect Response: The primary part of the application is to change the use for an existing building and site. The change to the site plan proposed is to make one space a handicapped space. A waiver has been requested for site plan review to the extent necessary. Respectfully, the proposal is not to redesign a new site plan. Installing a retaining wall is not only a financial hardship but it would completely remove the existing vegetation buffer between the subject property and the

property directly to the west. If the Board requires larger spaces, then wheel stops would be the better remedy and effectively add 18" of depth to each parking space.

11. Item #11-

Engineer Comment: The traffic flow on the lot in question should be shown as I have recommended on a sketch, sent to Mr. Cioffi, along with the traffic signage. Most of this type signage appears to be able to be placed on the said lot in question and not have to get permission from adjoining land owners.

Architect Response: Traffic flow is so modified, signage added on subject property only.

12. Item #12-

Engineer Comment: Prohibited parking signage should be considered as was suggested and is existing on adjoining lots in a very functional manner.

Architect Response: Three signs noting "Spaces for Brewery Parking Only is Indicated by Spaces Striped with Red Striping" (all other parking is currently striped in yellow).

13. Item #13-

Engineer Comment: Traffic aisle widths should be dimensioned on the site plan.

Architect Response: Repeats item #9.

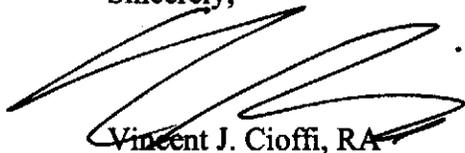
14. Item #14-

Engineer Comment: In one of Mr. Cioffi's letters, dated 9/11/20, he mentions that Mr. Maris had testified to traffic patterns in his original testimony, however, when I asked him about the traffic flow on the P.Q. he said he didn't do a traffic flow study.

Architect Response: Mr. Maris' testimony should be clarified by Mr. Maris.

If you have any questions, please contact me.

Sincerely,



Vincent J. Cioffi, RA