

STONEFIELD

August 4, 2022

Diana Chandler-Zimmermann
Zoning Board of Adjustment
66 Main Street
West Orange, NJ 07052

**RE: Proposed Renovation & Addition
Block 134.02, Lots 75.03, 79 & 81
66 Franklin Avenue
Township of West Orange, Essex County, New Jersey**

Ms. Chandler-Zimmermann,

Stonefield Engineering & Design, LLC is pleased to submit documents for the upcoming Zoning Board of Adjustment Meeting to be held on August 18, 2022. Please find the following items enclosed for review:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Plan Set	08-04-2022	6	Stonefield Engineering & Design
Architectural Plans	07-28-2022	6	Nicolas Salerno Architect, LLC
USB Hard Drive (Containing Electronic Copies)	--	--	Stonefield Engineering & Design

Summary of Changes:

The amended site plan set features adjustments to the proposed parking, stormwater connection, and revisions per the amended architectural plans.

Site Plan (Sheet C-4):

The Site Plan (Sheet C-4) has been revised to adjust the curb line along the front parking area. The bulk table has been revised to reflect the updated lot coverage per the minor adjustments to the curb line and the updated building height per the amended architectural plans. Two (2) make-ready EV parking spaces have been added. A keypad on concrete pad for gate access has been added. The Off-Street Parking Requirements Table has also been revised to change the use from Personal Service Store to Office. The RSIS parking requirement for a Three (3) Bedroom Apartment has been added. The electric vehicle parking requirements per the Senate Bill S3223 have been added.

Grading, Drainage, & Utility Plan (Sheet C-5):

The Grading, Drainage, & Utility Plan (Sheet C-5) has been revised to eliminate the daylight through curb and include a doghouse manhole connection to the existing storm main. Electrical connections from the building to the existing utility pole and to the proposed EV spaces have also been added.

Architectural Plan Cover Sheet:

The Cover Sheet has been revised to remove the zoning information and updated planning board endorsement to West Orange.

Proposed Floor Plans (Sheet AR-2):

The Proposed Floor Plans (Sheet AR-2) has been revised to add deck in rear, eliminate walk up stairs to attic, and add pull down stairs.

Proposed Front & Right Side Elevations (Sheet AR-3):

The Front & Right Side Elevations (Sheet AR-3) has been revised to update attic plan and front elevation and to add ashlar block, stone coping, wood trim, and deck to rear elevation.

Proposed Back & Left Side Elevations (Sheet AR-4):

The Back & Left Side Elevations (Sheet AR-4) has been revised to add ashlar block, wood trim, stone coping and deck to both elevations. Removed windows outline to remain and block up opening and apply stucco finish.

Please contact our office if you have any questions or comments regarding this submission.

Best regards,



Joshua Kline, PE
Stonefield Engineering and Design



Afton Savitz, PE
Stonefield Engineering and Design

Sent via FedEx to Addressee