

January 19, 2023
Via Hand Delivery

Township of West Orange Planning Board
66 Main Street
West Orange, NJ 07052

Attn: Diana Chandler-Zimmermann
Planning Board Secretary

**RE: William Cummings
Proposed Residential Subdivision
2 & 10 Ridge Road
Block 80.03, Lots 21 & 10
Township of West Orange
Essex County, New Jersey
DEC # 4266-99-001
Application No. PB-22-08
Project No. VWRP0080.01**

Dear Ms. Chandler-Zimmermann,

On behalf of the Applicant, William Cummings, enclosed please find the following documents constituting our formal resubmission to the Township of West Orange Planning Board in support of our application for Preliminary and Final Subdivision approval for the above referenced project. This letter shall also serve as the formal response to the Engineering Review Letter prepared by John J. Hess, PE, PP, CME, dated September 27, 2022 and the Planning Review Letter prepared by Paul Grygiel, AICP, PP, dated August 29, 2022 in connection to the application.

- Seven (7) copies of the Preliminary List of Variances & Waivers, prepared by our office, dated January 2023;
- Seven (7) copies of the Sustainability Checklist form, prepared by our office;
- Seven (7) copies of the Planner's Report, prepared by our office, dated August 8, 2022, last revised January 18, 2023;
- Seven (7) signed and sealed copies of the Environmental Impact Statement, prepared by our office, dated August 2022, last revised January 2023;
- Seven (7) signed and sealed copies of the Stormwater Management Operation and Maintenance Manual, prepared by our office, dated January 2023;

- Seven (7) copies of the Exposed Rock Face Review by Dynamic Earth, LLC, dated December 12, 2022;
- Seven (7) signed and sealed copies of the Stormwater Management, Groundwater Recharge and Water Quality Analysis, prepared by our office, dated August 2022, last revised January 2023;
- Seven (7) signed and sealed copies of the Report of Preliminary Geotechnical and Stormwater Basin Area Investigation, prepared by Dynamic Earth, LLC, dated June 8, 2022;
- Seven (7) signed and sealed copies of the Final Subdivision Plan, prepared by Dynamic Survey, LLC, dated January 19, 2023; and
- Seven (7) signed and sealed copies of the Preliminary and Final Subdivision drawings, prepared by our office, dated July 27, 2022, last revised January 13, 2023.

Below, please find an itemized response to the design comments provided in the Engineering Review Letter prepared by John J. Hess, PE, PP, CME, dated September 27, 2022.

1.
 - a. To our knowledge, there are no existing or proposed deed restrictions or covenants associated with the property.
 - b. An existing 25 ft wide roadway easement associated with Ridge Road is shown on the submitted plans and survey accordingly.
 - c. The Applicant requests waiver relief at this time in regards to the Tree Expert's Report as required within section § 25-27.5 for the purpose of subdivision approval. The applicant agrees to provide the Tree Expert's Report as a condition of approval and upon Plot Plan submission when final building locations and other details are confirmed.
 - d. The Applicant requests waiver relief at this time in regards to a proposed planting plan and planting schedule as required within section § 25-51.16 for the purpose of subdivision approval. The applicant agrees to provide the proposed planting plan and planting schedule as a condition of approval and upon Plot Plan submission when final building locations and other details are confirmed.
 - e. A Sustainability Checklist has been completed and included with this resubmission.
2. a.-d.) Information. No response required.
3. The surveyor's Final Subdivision Plan is included with this submission.
4. The Applicant requests waiver relief at this time in regards to the detailed geotechnical analysis calculations and review as required within section § 25-28.7 b for the purpose of subdivision approval. An initial site visit and exposed rock face review has been performed by a licensed geotechnical engineer and the associated report has been included as part of this resubmission. The applicant agrees to provide a geotechnical analysis to address section 25-28.7 to the satisfaction of the Board Engineer as a condition of approval and upon Plot Plan submission when final building locations and other details are confirmed.
5. As per Deed Book 103, Page 431 from 1944 provides for equal access to the owners of the land to the 30 ft wide right-of-way.
6. The plans have been revised to limit the area of disturbance to limit the removal of trees to the greatest extend feasible as requested.
7. The Grading Plan has been revised to include the requested note.

8. As detailed above, the Applicant requests waiver relief at this time in regards to providing a proposed planting plan. A Landscape plan will be completed upon Plot Plan submission to the Engineer and Planner's satisfaction.
9. The plans have been revised to clarify the locations of the Belgian block curbing with proposed top of curb and gutter elevations at 50 ft intervals as requested.
10. The plans have been revised to clarify the improvements associated with Ridge Road. Paving associated with trench repair and curb installation is proposed.
11. The plans have been revised to remove curb cuts.
12. The Grading Plan has been revised to include labels for the contours within Mount Pleasant Avenue as requested.
13. The plans include the pipe lengths, type of pipe, pipe slope and invert elevations on the Utility Plan (sheet 8 of 12).
14. The plans have been revised to include a county road pavement restoration detail as requested.
15. Information. No response required.
16. The Stormwater Management, Groundwater Recharge and Water Quality Analysis Report has been updated to include revised time of concentration values as requested.
17. The Stormwater Management, Groundwater Recharge and Water Quality Analysis Report provides standards for off-site stability. The report has been updated to provide further information in addition to conduit outlet protection calculations.
18. The plans have been revised to include the requested connection details.
19. The plans have been revised to reconcile the pipe outlet control sizes as requested.
20. As detailed above, the Stormwater Management, Groundwater Recharge and Water Quality Analysis Report provides standards for off-site stability. The report has been updated to provide further information in addition to conduit outlet protection calculations.
21. The two sub-catchment areas identified represent the same drainage area, however are separated in two to break up values between impervious and pervious cover as noted. Although small areas of the property may discharge at separate locations of the site, all discharge points are ultimately tributary to the south-east corner of the site via Mount Pleasant Avenue.
22. The plans have been revised to include profiles for the proposed relocated storm sewer.
23. The Stormwater Management, Groundwater Recharge and Water Quality Analysis Report has been updated to include the discharge pipe from Basin D.
24. An Operations & Maintenance Manual has been prepared in accordance with Ordinance § 25-29.10 of the Land Use Regulations as requested and included with this resubmission.
25. The plans have been revised to include a profile of the proposed sanitary sewer main as requested.
26. The plans have been revised to limit the disturbance and removal of trees along the property fronting Ridge Road to the greatest extent feasible.
27. Sidewalk is not presently proposed along the private road frontage. The applicant will provide testimony at the Planning Board hearing and will defer to the Board for the determination of need.
28. The Belgian block curb detail has been revised as requested.
29. The plans have been revised to include updated details regarding the proposed bioretention basins' underdrain system and soil bed as requested.
30. The plans have been revised to include updated details regarding the proposed bioretention basins' underdrain system and soil bed as requested.

Below, please find an itemized response to the comments in the Planning Review Letter prepared by Paul Grygiel, AICP, PP, dated August 29, 2022.

Issues

1. Statement of fact.
2. The supporting design documents have been updated to reflect the Applicant William Cummings.
3. As per the plans, Belgian block curbing is proposed on the easterly side of Ridge Road. Typical utility connections and a sanitary sewer extension is proposed as well, requiring full depth pavement repair.
4. The delineation of the front yard setback has been updated as requested. Additionally, the proposed buildings have been relocated to the east.
5. Sidewalk is not presently proposed along the private road frontage. The applicant will provide testimony at the Planning Board hearing and will defer to the Board for the determination of need.

Should you have any questions, comments or require additional information, please do not hesitate to contact our office.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Robert P. Freud, PE, PP



Ryan Ward, PE, PMP

Enclosures

Cc: William Cummings (via Newforma)
Kevin Cummings (via Newforma)
Danielle M. Federico (via Newforma)