

STONEFIELD

January 31, 2023

Lisa Lomelo
Murphy Schiller & Wilkes LLP
24 Commerce Street, 12th Floor
Newark, NJ 07102
973-750-4770

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

Ms. Lomelo,

Our office is submitting documents on behalf of the Applicant to address the outstanding conditions of the Board's Resolution including comments contained within the latest Board Professional's review letters. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Plan Set	01-27-2023	6	Stonefield Engineering & Design
Sustainability Checklist Form	--	6	Stonefield Engineering & Design
Solid Waste Management Plan	01-27-2023	6	Stonefield Engineering & Design
USB Hard Drive (Containing Electronic Copies)	--	--	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the CME Engineering Review Letter dated October 12, 2023 and per discussion with Mr. Hess on January 25, 2023. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

DESIGN COMMENTS

- I. *Based on our review of the submitted documents, it remains for the following additional information to be submitted as stipulated on the Site Plan / Subdivision Checklist:*
 - a) *Item #46 - Solid waste management plan. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that a solid waste management plan will be submitted under separate cover.*

The Solid Waste Management Plan has been included with this submission package.
 - b) *Item #52 - Plans and legal documents for compliance with West Orange COAH Ordinance. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that testimony will be provided regarding the applicability of the West Orange COAH Ordinance to the proposed development.*

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92 PARK AVENUE, RUTHERFORD, NJ 07070 201.340.4468 T. 201.340.4472 F.

Testimony was provided during the Zoning Board Hearing held on January 19, 2023. The project is not subject to affordable housing units.

2. *The Applicant has requested the following waivers:*

a) *Item #31 - Contours to extend at least 200' beyond subject property.*

Acknowledged.

b) *To permit a 6 ft high chain link fence with privacy slats in the front yard whereas Section 25-8.4a stipulates that 4 ft high fences not more than 50% solid are permitted in the front yard.*

Acknowledged.

3. *The Sustainability Checklist Form submitted by the Applicant is blank. Therefore, it remains for the Applicant to submit a complete Sustainability Checklist Form which details the sustainable design features that are proposed for this project. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that testimony will be provided regarding the applicability of the Sustainability Checklist Form to the proposed development.*

The Sustainability Checklist Form has been included in this submission package.

4. *The Applicant has submitted architectural plans which are unsigned and unsealed. It remains for the Applicant to submit signed and sealed copies of the architectural plans to the Board as required by the Site Plan/ Subdivision Checklist. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that signed and sealed architectural plans will be provided under a separate cover.*

Signed and sealed Architectural Plans will be provided under a separate cover.

5. *The architectural plans include a Planning Board approval block. It remains for the approval block to be revised to reference the Zoning Board of Adjustment rather than the Planning Board.*

Revised signed and sealed Architectural Plans will be provided under a separate cover.

6. *The proposed layout of the parking lot has been revised. The plans now show that 3 parking spaces are proposed along the front of the parking lot, 2 parking spaces on the side and 4 parking spaces along the rear.*

Testimony was provided during the Zoning Board Hearing held on January 19, 2023 and open items have been addressed based on call with Mr. Hess on January 25, 2023.

4. *The F-550 w/ trailer Truck Turn Exhibit shows the trailer accessing the second space from the building along the rear of the site. The Applicant should address the Board if trailers will be parked in any of the other spaces to the south along the rear of the site. If so, then the Truck Turn Exhibit must be revised accordingly.*

Testimony was provided during the Zoning Board Hearing held on January 19, 2023 and open items have been addressed based on call with Mr. Hess on January 25, 2023.

5. *It states on sheet C-4 that an electronic sliding gate with keypad operator is proposed at the entrance to the site. Details of the gate and the keypad operator must be added to the plans. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that the proposed gate detail will*

be provided as a condition of approval.

The sliding gate detail has been added to the Constructions Details (Sheet C-11, Detail #6).

6. *It states in the previously submitted Stormwater Management Statement that the area of disturbance will be 10,352 sf and the new motor vehicle surface will be less than 0.25*

acres. Since the area of disturbance will be less than 1 acre and the new motor vehicle surface will be less than 0.25 acres, the project is classified as a Minor Development. In addition, the Stormwater Management Statement demonstrates that the impervious area will be decreased by 399 sf and there will be no increase in the post-development runoff leaving the site for the 2, 10 and 100 year storms.

Acknowledged.

7. *It shows on sheet C-5 that the Applicant proposes to install one (1) Type B inlet along the southerly curb line to collect the runoff from the parking lot. In addition, the roof leaders from the building are to be connected to a proposed manhole located at the southwest corner of the property. The Applicant then proposes to install an 8" PVC pipe which will discharge from the proposed manhole to a doghouse manhole which will be installed on the existing storm sewer on the westerly side of Franklin Avenue.*

Acknowledged.

8. *As a condition of any approval granted by the Board, it is our recommendation that the Applicant be required to consolidate the three (3) existing lots. Prior to recording, a copy of the proposed Deed of Consolidation must be submitted to the Board for review and approval by the Board Attorney and our office. In addition, the proposed lot number for the consolidated parcel must be approved in writing by the West Orange Tax Assessor.*

Acknowledged.

LIGHTING COMMENTS

1. *The Applicant requires a waiver from Section 25-14.2 as the proposed parking lot lighting is under the 2.0 footcandles required. However, we note that the proposed lighting meets IES (Illuminating Engineering Society) standards and appears to be sufficient as proposed.*

Acknowledged.

2. *It remains for the plans to be revised to provide the manufacturer's catalog cut and ordering information for the proposed light pole. Also, provide the color and finish for the proposed pole. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that the cut sheet for the proposed light pole will be provided in advance of construction.*

The cut sheet for the proposed light pole has been added to the Construction Details (Sheet C-12, Detail #5).

3. *At the September 15, 2022 Planning Board meeting, Ms. Afton Savitz, PE agreed that the site lighting will be dimmed after hours. Therefore, the plans must be revised to indicate timers and hours of operation for the proposed light fixtures.*

Timers and hours of operation for the proposed light fixtures have been added

to the Lighting Plan (Sheet C-6).

LANDSCAPING COMMENTS

1. *In accordance with Section 25-11.3b, a twenty (20) feet wide buffer strip is to be provided along the east property line; whereas the Applicant has provided a buffer strip with a width of 5.1 feet.*

Testimony was provided regarding the rear yard setback from the existing building location. The landscaping plan indicates an evergreen row hedge for proposed screening improvements on-site. A waiver is required for this design element.

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Best regards,



Joshua Kline, PE
Stonefield Engineering and Design



Afton Savitz, PE
Stonefield Engineering and Design

Via FedEx

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