



E2 Project Management LLC

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January 30, 2023

Chairman and Members of the West Orange Zoning Board
66 Main Street
West Orange, NJ 07052

**Re: Seton Hall Preparatory School / Health and Fitness Center
Kelly Athletic Center
700 Prospect Avenue
West Orange, NJ 07052
Block 82.01 Lot 1
Application No. ZB-22-12**

Zoning Board Chairman and Board Members:

The following is a response to the January 20, 2023, CME review letter for the above referenced project.

Section B. Design Comments

1. Based on our review, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:
 - a) Item #23 – List of required regulatory approvals or permits.
Information to be added to Cover Sheet.
 - b) Item #35 – Drainage Calculations
Drainage Narrative located on sheet SP-103.10 concludes Stormwater management is not required.
2. The Sustainability Checklist Form submitted by the Applicant is blank. Therefore, the Applicant should submit a completed Sustainability Checklist Form which details the sustainable design features that are proposed for this project.
Checklist to be provided.
3. According to our records, an area of steep slopes exists along the easterly side of the site. Ordinance 2678-22 establishes controls which regulate development in areas adjacent to steep slopes. Therefore, the applicant must address the requirements set forth in this Ordinance.
Proposed development is within existing developed area, no steep slope disturbance proposed.
4. It shows on the overall Site Plan (sheet SP-103.00) that the Applicant proposes to add 2 parking stalls adjacent to the relocated maintenance building, However, this work is not included within the limits of the Proposed Area of Improvements shown on the Overall Site Plan and no details have been provided regarding the work that is proposed in this area. Therefore, the plans must be revised accordingly.
Enlarged detail of area has been added to the drawings.

5. The Applicant proposes to increase the footprint of the existing building by approximately 5,334 sf. In addition, the Applicant proposes to add 2 parking stalls adjacent to the relocated maintenance building. Therefore, the Applicant should address the Board regarding their plans to mitigate the increase in runoff that will result from the proposed improvements.
De minimis increase in impervious does not affect site drainage plan.
6. It shows on the Site, Grading, Utility, and Erosion Control Plan (sheet SP-103.10) that a covered canopy is proposed on the northerly side of the new addition. However, a covered canopy is not shown on the architectural plans at this location. This discrepancy must be resolved. **See Don Fiore response.**
7. It shows on the Site, Grading, Utility and Erosion Control Plan that covered canopy is proposed on the southern side of the new addition. The plans should be revised to clarify the proposed surface treatment beneath this canopy. Is this concrete patio proposed beneath the canopy? **See Don Fiore response.**
8. The size and location of the proposed water service to the health and fitness center must be shown on the Site, Grading, Utility and Erosion Control Plan. **Water main size to be added to plan.**
9. It shows on the Site, Grading and Erosion Control Plan that the 82 lf of 18" HDPE pipe from Pr. Type "A" Inlet to the Existing Manhole will have a slope of 0.4% whereas our office calculates the proposed slope to be 0.5%. This discrepancy must be resolved.
% Slope to be revised
10. The Sidewalk Detail on the construction Details drawing (sheet SP-111.00) includes a callout which states "4500 psi concrete @28 days with 6%, 1% air entrainment". The correct air entrainment must be clarified. **Detail has been revised the 1% is a typo.**
11. The Applicant should address the Board regarding whether any existing trees will be removed to accommodate the proposed development. If so, then the Applicant must submit an application for a Tree Removal Permit to the Township. **Temporary tree removal due to storm drain relocation may be required, trees to be re-planted.**
12. The Applicant should address the Board regarding their plans to install any site lighting in the vicinity of the proposed health and fitness center. If lighting is proposed, then it must be shown on the plans and appropriate details provided. **No lighting is proposed.**
13. The Applicant should address the Board regarding whether any trees or landscaping are proposed at the site. If trees or landscaping are proposed, they must be shown on the plans and appropriate details provided. **No new landscaping is proposed, relocation of existing plantings may be required due to site improvements.**

Should you have any questions or require additional information, please do not hesitate to contact me at (973)-768-6016 or by my email at Charles.stewart@e2pm.com.

Sincerely,



Charles Stewart Jr. P.E., P.L.S., P.P., C.M.E., C.F.S.
Project Manager