



**HEINTZ
& FIORE**

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• architect

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Chairman and Members of the
West Orange Zoning Board

January 25, 2023

RE: Planner's Report and Engineer's Report on
Site Plan Application for
Proposed Health and Fitness Center
Kelly Athletic Center
700 Prospect Avenue
West Orange, New Jersey

Subject: Response to Plan Review Comments – Architectural Issues

Chairman and Zoning Board Members,

We have reviewed the Planner's Report dated January 18, 2023 and the Engineer's Report dated January 20, 2023 of the Site Plan Application submitted for the above referenced project and offer the following response and clarification to the "Architectural Design Comments" in support of this application:

Planner's Report: No comments at this time.

Engineer's Report: Comments as follows.

2. The completed Sustainability Checklist is attached.
5. It should be noted that the area of increased impervious coverage and additional increased runoff is de minimis. The majority of the area to accommodate the proposed increase in footprint is currently paved with stormwater runoff controlled by the existing storm detention system. We defer to the Civil Engineer's reply.
6. We believe the reviewer is incorrect in stating that the Architectural drawings do not show the covered canopy. Sheet A-1.1 includes one (1) note in the area of the Covered canopy which reads "LINE OF NEW TERRACE ABOVE". In that same area on Sheet A-1.2 the one (1) note reads "ROOF TERRACE". And Sheet A-2.1 clearly illustrates and identifies the Roof terrace and Roof terrace Floor Elevation. It should be noted that the Civil Drawings have been prepared to coordinate with the property survey with the front of the building oriented towards the top of the Plan set while the Architectural Drawings are prepared with the front of the building oriented toward the bottom of the Plan set.
7. The existing area below the proposed Elevated Roof Terrace referenced in 6. Above is an existing asphalt walkway and is intended to remain. Asphalt disturbed by construction activities would be patched and repaired to match existing.

We believe the responses to be complete and satisfactory to the Reviewer in support of this application. Should there be any additional questions or information required at this time we make ourselves available. Please feel free to contact our office.

Sincerely,

HEINTZ & FIORE, AIA
Architects LLC

A handwritten signature in black ink, appearing to read 'Donald R. Fiore'.

Donald R. Fiore, AIA

Cc: Seton Hall Prep -- et.al.
Att: Sustainability Checklist

SUSTAINABILITY CHECKLIST FORM

SUSTAINABLE BUILDING AND DESIGN STANDARDS		APPLICANT - PRINT OR TYPE - ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
Name of LEED Accredited Professional working on project:		James S. Karas, AIA, LEED AP employed by Heintz & Fiore AIA Architects, LLC	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		All fixtures and equipment to be fully compliant with applicable regulations including IBC NJ Edition, ASHRAE and IFGC.	
List of green and recycled building materials in new construction, renovation, and maintenance:		At this time we are proposing a sustainable timber frame superstructure. Roof pavers may be fabricated from recycled concrete. We are minimizing interior ceilings by exposing the timber decking.	
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,000:		Dedicated containment areas will be established for packing waste. Demolished masonry may be prepped and used for slab prep. The design also anticipates substantial re-use of the existing structure.	
Use of any water efficient landscaping:		There is no new landscaping included with this application. The proposed development is substantially built over existing impervious materials. Existing landscaping to remain as previously approved.	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal		Rooftop Solar Panels are being considered for the development of the project. We believe wind alternatives would only increase the height of the proposed development. And rock prevents any substantial Geothermal application.	
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect		The upper roof is being considered for Solar Panels. The membrane being considered is a white EPDM or TPO. We are proposing elevated roof pavers for the roof terrace. This permits conventional drainage systems for storm water collection. The paver color would be selected from the manufacturer's standard range of colors but on the light side to minimize heat gain. The elevated paver pedestals also increase air flow around the pavers also decreasing heat buildup.	
Details of any sustainable stormwater systems employed such as: (i) Bioswales/raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching		The existing Storm Detention System is being reused with a de minimis increase in Impervious Coverage. We propose to continue use of the existing system as previously approved.	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:		There are no changes to the existing landscape beyond immediate accommodation for construction activities (i.e. pipe installation, etc.).	

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.