



Inglese Architecture + Engineering

September 8, 2023

Chairman and Members of the West Orange Zoning Board

Re: Orange Valley Social Settlement House, Inc
37 Tompkins Street
Block 6, Lot 47

With Regard to the Engineering Memo of July 26th, 2023 regarding the above application, we have revised our drawings in response to the memo and the following is our response to the points raised by the same.

B. DESIGN COMMENTS AND PLAT DETAILS

1. Based on our review, we find that the following items from the Township's Site Plan Checklist must be addressed:

a) Item #3 – the title block must denote the type of application

We have added the type of application to the title sheet as requested.

b) Item # 20 - Copy and/or delineation of any existing or proposed deed restrictions or covenants.

To my knowledge there are no existing or proposed deed restrictions or covenants.

c) Item # 23 – List of required regulatory approvals or permits

As this project consists of the proposed interior renovation of the subject building as a child care classroom and a single residential unit for the complex's caretaker's use, the only other regulatory approvals or permits are licensing approval from the New Jersey Department of Children and Families (DCF) and building permit approval by the Township of West Orange. The owner of the property currently provides Child Care Services as part of its core mission in other structures on the property presently and will apply for and receive licensing approval for the space. Building permit submission will occur once ZBA approval is granted.

2. The Applicant has requested the following waivers:

The memo lists items 9, 10, 30, 31, 32, 33, 34, 35, 46, 36, 37, 38, 39, 40, 41, 44, 45, 46, 47, 48 and 49. We agree that we are requesting waivers from all of these items, and as a use approval for a principally interior renovation of an existing building we would maintain that these waivers are appropriate.

3. The Applicant has submitted a blank Sustainability Checklist Form. The Applicant should submit a Sustainability Checklist Form which shows the sustainability features that are proposed at this site.

We previously submitted a completed Checklist Form and have attached same to this response letter.

4. The Zoning and Location Map and the 200 Ft. Radius Map on sheet T-100 of the architectural plans must be revised to include north arrows.

We have made the requested revision.

5. The Zoning and Location map and the 200 Ft. Radius map on sheet T-100 both show that the property in question includes lots 11.01, 43, 45 & 47. However, the Application Form states that the Applicant is seeking approval for lot 47. In addition, the title block on each drawing shows that the property in question is lot 45. These discrepancies must be resolved.

The title sheet and title block have been revised to make this clearer. Valley Settlement's operations currently exist on all of the noted lots. This application is for work proposed to one building, on lot 47.

6. ***It shows on the proposed Site Plan (sheet C-110) that 11 parking spaces exist at the site including 1 handicap accessible parking space. The dimensions of the existing parking spaces must be shown on the plan.***

We have added dimensions to the parking spaces and the access aisle as requested.

7. ***Sheet C-110 shows 6 existing parking spaces along the southerly side of the site. However, it appears that at least 1 parking space will not be accessible when a vehicle is parked in the handicap space.***

That is the existing condition and is correct. We have eliminated the striping for the end space which conflicts.

8. ***Sheet C-110 should be revised to show that a handicap parking sign will be installed in front of the handicap accessible parking space. In addition a detail of the handicap parking space must be added to the plans.***

We have added the handicapped parking sign to the plan, along with the detail for the same.

9. ***Sheet C-110 should be revised to show that wheel stops will be provided for the 4 parking spaces on the northerly side of the parking lot which abut the existing sidewalk.***

We have added the wheel stops to these four spaces as requested.

10. ***The applicant should address the Board regarding their plans to provide a make-ready electric vehicle parking space at the site.***

This application does not include provisions for electric vehicle charging facilities.

11. ***The Applicant should address the Board regarding their plans to provide a trash enclosure at the site to accommodate the trash and recyclables that will be generated at the site.***

We have shown a new wood fence trash enclosure around the existing dumpster location behind the handicap space, along with details of the enclosure.

12. ***The Applicant should address the Board regarding the proposed hours of operation for the child care center and classroom.***

The Applicant will testify at the hearing regarding operations of the facility.

13. ***The plans do not provide any information regarding the existing parking lot lighting at the site. The plans must be revised to show the existing lighting. In addition, the Applicant must demonstrate that the existing parking lot lighting complies with the requirements in Chapter 25-14 of the Township Code.***

We have added a lighting plan to the set, with new wall mounted LED site lighting at the front, side and rear to provide the lighting levels required by the Township Code.

Sincerely,



John (Jak) Inglese, AIA, PE, LEED AP
Senior Partner

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT:

[illegible]

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
Item Number	Description											
12.	<u>Item</u> : One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" <u>Comment</u> : Required by Map Filing Law for minor and major subdivisions.		X	X		X	X	X	X	X		
13.	<u>Item</u> : Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.		X				X		X	X		
14.	<u>Item</u> : Affidavit of ownership. <u>Comment</u> : Map Filing Law for minor and major subdivision.	X	X	X	X	X	X	X	X	X		
15.	<u>Item</u> : Acreage of tract to the nearest tenth of an acre (for GDP-to nearest acre).		X	X	X	X	X	X	X	X		
16.	<u>Item</u> : Date of original and all revisions. <u>Comment</u> : Item necessary for continuity-history of project.		X	X	X	X	X	X	X	X		
17.	<u>Item</u> : Size and location of any existing or proposed structures with all setbacks dimensioned. <u>Comment</u> : Item important for detailed planning.	X	X	X	X	X	X	X	X	X		
18.	<u>Item</u> : Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan — general locations). <u>Comment</u> : Item important for detailed planning.	X	X	X	X	X	X	X	X	X		
19.	<u>Item</u> : All proposed lot lines and area of lots in square feet.		X	X		X	X	X	X	X		
20.	<u>Item</u> : Copy and/or delineation of any existing or proposed deed restrictions or covenants.	X	X	X	X	X	X	X	X	N/A		
21.	<u>Item</u> : Any existing or proposed easement or land reserved for or dedicated to public use.	X	X	X	X	X	X	X	X	N/A		
22.	<u>Item</u> : Development stages or staging plans (for GDP-general staging). <u>Comment</u> : Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.				X	X	X	X	X	N/A		

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			Minor Application		General Development Plan	Subdivision		Site Plan				
						Subdivision	Site Plan	Preliminary				Final
Item Number	Description											
23. <u>Item</u> : List of required regulatory approvals or permits. <u>Comment</u> : Basic planning information. e			X	X	X		X		X	X		
24. <u>Item</u> : List of variances required or requested. g <u>Comment</u> : Basic planning information.			X	X		X	X	X	X	X		
25. <u>Item</u> : Requested or obtained design waivers or exceptions. e <u>Comment</u> : Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.			X	X		X	X	X	X	X		
26. <u>Item</u> : Payment of application fees. <u>Comment</u> : Fee not imposed for pre-application conference.		X	X	X	X	X	X	X	X	X		
27. <u>Item</u> : Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment</u> : Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.				X	X	X	X	X	X	X		
28. <u>Item</u> : All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment</u> : while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.		X		X	X	X	X	X	X	N/A		
29. <u>Item</u> : Existing right-of-way and/or easements on and within 200' of tract. <u>Comment</u> : Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).		X		X	X	X	X	X	X	X		
30. <u>Item</u> : Topographical features of subject property from U.S.G.S. map. <u>Comment</u> : More detailed topographic information is needed for major subdivision.		X		X	X							X

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Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
31.	Item: Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.					X	X	X	X			X
32.	Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.	X	X	X	X	X	X	X	X			X
33.	Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.					X	X	X	X			X
34.	Item: Drainage Area Map. Comment: Necessary for major application; inapplicable at GDP stage.					X	X	X	X			X
35.	Item: Drainage Calculations. Comment: Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X		X	X	X	X			X
36.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X		X	X	X	X			X
37.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.			X	X	X	X	X	X			X

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			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
38.	<u>Item:</u> Soil Erosion and Sediment Control Plan. <u>Comment:</u> Required for soil disturbance over 5,000 sq. ft.			X		X	X	X	X			X
39.	<u>Item:</u> Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. <u>Comment:</u> Not required for minor subdivision because not involving construction of buildings.			X	X	X	X	X	X			X
40.	<u>Item:</u> Construction details as required by ordinance. <u>Comment:</u> Such level of detail necessary only for major applications.					X	X	X	X			X
41.	<u>Item:</u> Road and paving cross-sections and profiles. <u>Comment:</u> See Item 40.					X	X	X	X			X
42.	<u>Item:</u> Proposed street names. <u>Comment:</u> Applicable only when new road is proposed.					X	X	X	X	X		
43.	<u>Item:</u> New block and lot numbers confirmed with local assessor or municipal designee. <u>Comment:</u> Needed whenever a new lot is created.		X				X			N/A		
44.	<u>Item:</u> Lighting plan & details. <u>Comment:</u> Not applicable for minor subdivision because just creating lots.			X		X	X	X	X			X
45.	<u>Item:</u> Landscape plan & details prepared by a professional landscape architect <u>Comment:</u> Required for site plans because of magnitude of required landscaping.			X				X	X			X
46.	<u>Item:</u> Solid waste management plan. <u>Comment:</u> Site plan consideration only; see Item 44.			X				X	X			X
47.	<u>Item:</u> Site identification signs, traffic control signs, and directional signs. <u>Comment:</u> See Item 44.			X		X	X	X	X			X

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			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
Item Number	Description											
48. <u>Item</u> : Sight triangles. <u>Comment</u> : Necessary even for minor applications because sight triangle easement created.			X	X		X	X	X	X		X	
49. <u>Item</u> : Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). <u>Comment</u> : See Item 44.		X		X	X	X	X	X	X		X	
50. <u>Item</u> : Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. <u>Comment</u> : See Item 44.				X		X	X	X	X	X		
51. <u>Item</u> : Preliminary architectural plan and elevations. <u>Comment</u> : Not required where building is not proposed.				X				X	X	X		
52. <u>Item</u> : Plans and legal documents for compliance with West Orange COAH Ordinances.			X	X	X	X	X	X	X	N/A		

a Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.

a Conditional approval may be granted subject to other regulatory approvals.

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REVISED: 8/30/05 aw

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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:	John C. Inglese AIA, PE, LEED AP	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:	see attachment	
List of green and recycled building materials in new construction, renovation, and maintenance:	see attachment	
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,0000:	see attachment	
Use of any water efficient landscaping:	No landscaping is part of the application	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	No on-site renewable energy systems are proposed	
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	Application does not include any new roofing	
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Gray water systems (iv) Retention and detention facilities (v) Continuous trenching	No changes to onsite stormwater systems are proposed as a part of the project.	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	no new landscaping proposed	

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.

As of April 2, 2015



Inglese Architecture + Engineering

July 5, 2023

Attachment to Sustainability Checklist

Project: Valley Settlement House

1. List of Energy Star and Water Sense Appliances:

MECHANICAL EQUIPMENT SCHEDULE					
KEY	LOCATIONS	ITEM TYPE	MANUFACTURER	MODEL	REMARKS
MSO-3	CHILD CARE SPACE AND EACH FL. OF APT.	MINI-SPLIT OUTDOOR UNIT - 2.0 TON	DAIKIN	3MXL24QMVJU	2.0 TON SINGLE INDOOR UNIT/SINGLE OUTDOOR UNIT MINI-SPLIT OUTDOOR UNIT. LOCATED ON WALL BRACKETS AT SIDE OF BLDG.
MSI-3	2 BR. APTS.	MINI-SPLIT INDOOR UNIT - 1.0 TON	DAIKIN	FTXS12LVJU	1.0 TON DUAL ZONE (2) INDOOR MINI-SPLIT HEAT PUMP UNITS.
EF-1	BATHROOMS AND TOILET RM.	EXHAUST FAN	PANASONIC	FV-0511VK2	CEILING EXHAUST FAN

APPLIANCE SCHEDULE						
KEY	DESCRIPTION	MANUFACTURER	MODEL	FINISH	PRODUCT DIMENSION	NOTES
E-1	REFRIGERATOR	FRIDGAIRE	FFHT1831QS	STAINLESS STEEL	66-5/8" H x 30" W x 30-1/8" D	ENERGY STAR QUALIFIED
E-2	DISHWASHER - 24" WIDE W/ SOIL SENSOR	FRIDGAIRE	FDB2410HIS	STAINLESS STEEL	35 1/4" H x 24" W x 24 D x 32-1/2"	ENERGY STAR QUALIFIED
E-3	SLIDE IN ELECTRIC RANGE	FRIDGAIRE	FFEH3051VS	STAINLESS STEEL	35-5/8" - 36-5/8" H x 29-7/8" W x 28-5/8 D	FRONT CONTROLS
E-4	30" MICROWAVE HOOD COMBINATION	FRIDGAIRE	FFMV1645TS	STAINLESS STEEL	16-13/32" H x 29-7/8" W x 15-1/4" D	RECIRCULATING EXHAUST FAN/NON-DUCTED.
E-6	STACKING WASHER/DRYER	FRIDGAIRE	FLCE7522AW	WHITE	76" H. X 27"W. X 31.5" D.	

PLUMBING FIXTURES SCHEDULE							
KEY	DESCRIPTION	MANUFACTURER	FIXTURE NAME	MODEL NUMBER	CAPACITY		NOTES
					QTY.	UNIT	
PF-1	BATHROOM FAUCET	MOEN	M-BITION - SINGLE HANDLE LAV. FAUCET	8432F05	0.5	GPM	INCLUDE DRAIN, ESCUTCHEON PLATE AND ALL OTHER REQUIRED PARTS AND/OR ACCESSORIES; FINISH TO BE POLISHED CHROME
PF-2	BATHROOM TOILET	STERLING	STINSON PRO FORCE 1.28 GPM, LUXURY HEIGHT, ELONGATED BOWL	BOWL - 403370 TANK - 402091 SEAT - CENTOCO 900 ELONGATED	1.28	GPF	COLOR: WHITE
PF-3	BATHROOM TUB	AMERICAN STANDARD	PRINCETON	2390.202/2391.202	42	GALLONS	INCLUDE TUB PROTECTOR
PF-4	SHOWER TRIM AND BODY	MOEN	CHATEAU POSI-TEMP	TL183 SERIES	SHOWERHEAD FLOW RATE 1.75 GPM SPOUT LENGTH - 5 1/2"		IN THE TUB/SHOWER COMBO, "EP" SUFFIX MODELS ARE LIMITED TO 1.75 GPM AT 80 PSI "PROVIDE SHOWERHEAD FLOW RESTRICTOR PER SCHEDULE" THE TUB SPOUT DOES NOT HAVE ANY KIND OF RESTRICTION. THE VALVE WILL FLOW AT APPROX. 7 GPM AND THE SPOUT WILL FLOW ACCORDING TO THAT.
	SHOWER HEAD FLOW RESTRICTOR	MOEN	1.5 GPM SHOWERHEAD FLOW RESTRICTOR	140777	1.5 GPM MAX		
	PRESSURE BALANCE ROUGH-IN VALVE	MOEN	POSI-TEMP VALVE	62370			
PF-5	DRAIN BODIES	WATCO	INNOVATOR	MODEL 901			INCLUDE FOOT ACTUATED TUB CLOSURE
PF-6	KITCHEN FAUCET WITH AERATOR	MOEN	CHATEAU - SINGLE HANDLE KITCHEN FAUCET	7425 SERIES (LESS SPRAY)	1.5 GPM MAX		
PF-7	KITCHEN SINK	ELKAY	DAYTON SINGLE BOWL SINK	DD12522			MINIMUM CABINET SIZE: 30"
WH-1	WATER HEATER	A.O. SMITH	PNS-40	40 GALLON, WATER HEATER	20.5" X 49.75" H		4500W, 40 GALLON ELECTRIC TANK TYPE HOT WATER HEATER; 240V/30A. PROVIDE T&P VALVE DRAIN PAN AND CONNECTION TO SANITARY STACK
NOTE: PLUMBING CONTRACTOR TO SUPPLY AND INSTALL ALL KITCHEN AND BATH ACCESSORIES AS APPROVED BY THE ARCHITECT. INCLUDING BUT NOT LIMITED TO HOOKS, TOWEL BARS, PAPER TOWEL DISPENSERS, TOILET PAPER HOLDERS, CURTAIN RODS, GRAB BARS, SOAP DISPENSERS, AND ALL OTHER REQUIRED ACCESSORIES AS SHOWN ON KITCHEN AND BATHROOM ELEVATION TO BE CHROMED METAL (PLASTIC SPECIFICALLY NOT-ACCEPTABLE). ALL ACCESSORIES TO BE KOHLER OR APPROVED EQUAL.							

2. List of Green or Recycled Building Materials:

- Project is primarily interior renovation of existing structure. Adaptive re-use of the building structure is most notable Green feature.
- New gypsum board will contain percentage of recycled raw material.
- New paint and sealants to be low VOC.
- New fiberglass insulation to be formaldehyde free and encapsulated in wall assembly.
- New Vinyl composition flooring chosen for durability and ease of maintenance. No carpet.

3. Waste Management Plan:

- General Contractor will be required to submit Waste Management plan to the Architect and to the township for approval, with the goal of recycling or re-using 60% of construction debris generated from the renovation work.

Sincerely,



John (Jak) Inglese, AIA, PE, LEED AP
Senior Partner