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April 19, 2024

Consulting and Municipal Engineers
John J. Hess, PE, PP, CME
Zoning Board Engineer
849 W. Bay Avenue, Suite 16
Barnegat, New Jersey, 08005

RE: **Application No. PB-24-03**
Crystal Eagle, LLC
Minor Site Plan- Review #1
Proposed Storage Facility
424 Eagle Rock Avenue
Block 111, Lot 1.08
Our File: VWRP0111.01
SESI Project No. 13237

Dear John J. Hess,

Our office has received and review your comments from your review letter dated 02/20/2024, regarding the above-referenced project. Below is our itemized response to those comments. Our responses are ***bold and italicized***.

B. Design Comments

1. As required by §25-51 in the Township Code, the Applicant must submit a completed Site Plan/Subdivision Checklist and a completed Sustainability Checklist Form.

Response: Applicant will provide this checklist under separate cover.

2. Based on our review, we find that the following items from the Township's the Site Plan / Subdivision Checklist must be addressed:
 - a. Item #8 - Signature blocks for Chairman, Secretary and Municipal Engineer.
 - b. Item #14 - Affidavit of Ownership.
 - c. Item #23 - List of required regulatory approvals or permits.
 - d. Item #24 - List of variances required or requested.
 - e. Item #25 - Requested or obtained design waivers or exceptions.
 - f. Item #38 - Soil Erosion and Sediment Control Plan.
 - g. Item #46 - Solid waste management plan.
 - h. Item #47 - Site identification signs, traffic control signs, and directional signs.
 - i. Item #48 - Sight triangles.
 - j. Item #52 - Plans and legal documents for compliance with West Orange COAH Ordinance.

Response: The minor site plan set has been revised to provide the above requested items.

3. It states on sheet S-1 of the Site Plan drawings that the plan is based on a Property Survey prepared by DAB Surveying Inc. dated July 9, 2015 with a latest revision date of September 26, 2019. However, the Property Survey submitted with this application has a latest revision date of September 18, 2015. This discrepancy must be resolved.

Response: Applicant will provide the updated property survey under separate cover.

4. As required by §25-12.1.b of the Township Code, the entire perimeter of all parking areas shall be curbed. Therefore, the plans must be revised to provide curbing along the easterly side of the building and along the sides and rear of the parking area at the rear of the building.

Response: We are requesting a waiver for the requirement for the design standard for curbing along the entire property. We are proposing to mill and overlay existing asphalt. The majority of the existing site does not have any curbing on the perimeter of the parking lot. Furthermore, adding curbing this sections will disrupt existing drainage patterns.

5. It shows on sheet S-1 that a row of 38 parking spaces is proposed along the easterly side of the stem. §25-12.1.o of the Township Code stipulates that maximum length of a single row of parking spaces shall be 20 spaces at which point a landscape area with a minimum width of 8 ft shall be provided.

Response: The minor site plan sheet "S-1" has been revised to provide a landscaped area in between the 38 continues parking spaces.

6. As required by §25-12.1.o of the Township Code, in parking areas with 30 or more parking spaces, there shall be a minimum of 1 tree plus ground level planting for each 10 parking spaces which may be provided within and/or on the perimeter of the parking area.

Response: The minor site plan sheet "LA-1" has been revised to comply with the minimum required number of trees to be planted.

7. The Applicant should address the Board regarding their plans to provide make-ready electric vehicle parking spaces at the sit as required by §25-12.6.d.2 of the Township code.

Response: The minor site plan set sheet "S-1" has been revised to include 2 electric vehicle make-ready parking spaces.

8. It shows on the sheet S-1 that 9 parallel parking spaces are proposed. These spaces will have a length of only 20 ft which is quite short. It is our recommendation that the parallel parking spaces have a minimum length of 23 ft.

Response: The minor site plan sheet "S-1" has been revised to provide a minimum length of 23 ft in all the proposed parallel parking spaces.

9. The Applicant should address the Board regarding the feasibility of providing a sidewalk along the stem from Eagle Rock Avenue to the building.

Response: It is the position of the applicant that this is not feasible. Testimony will be provided at the hearing.

10. Sheet S-1 must be revised to show the locations of the proposed handicap signs for the 6 handicap accessible parking spaces. If the signs are proposed at the head of the parking spaces, then the Applicant must address how they will be protected from damage by vehicles using the spaces.

Response: The minor site plan set sheet "S-1" has been revised to properly display the location of proposed handicap signs which are proposed to be installed on concrete bollards.

11. Sheet S-1 should be revised to provide a stop sign and stop bar at the site exit onto Eagle Rock Avenue.

Response: The minor site plan set sheet "S-1" has been revised to provide a stop sign and stop bar at the site exit onto Eagle Rock Avenue.

12. The Applicant should address the Board regarding their plans to provide wheel stops for the angled parking spaces that are proposed on the easterly side of the building in order to protect the building from damage by the vehicles utilizing these parking spaces.

Response: The applicant is not in favor of providing wheel stops and will provide testimony regarding this comment.

13. It shows on sheet S-1 that a concrete ramp with railing is proposed in front of the building. Therefore, a detail of the concrete ramp with railing must be added to the plans.

Response: The site plan set sheet "D-2" has been revised to provide the detail of the concrete ramp with railings.

14. It shows on sheet S-1 that the Applicant proposes to eliminate at least one vehicular connection to the existing parking lot on adjoining lot 1.07. The Applicant should provide testimony to the Board to demonstrate that the elimination of these connections will not cause any circulation issues on the adjoining property.

Response: Testimony will be provided at the hearing, as requested. After the curb is installed and the vehicular connection is eliminated, the adjoining property will continue to have access to and from Eagle Rock Avenue. The elimination of the internal connection does not impact the adjoining property owners, or its guests, ability to enter and leave the adjoining property. The adjoining property continues to have sufficient internal circulation, as well.

15. The plans do not show that any loading spaces are proposed. The Applicant should address the Board regarding their plans to provide loading spaces to accommodate deliveries to the site as required by §25-12.3 of the Township Code.

Response: At this time, the Applicant does not have tenants for the building. As such, the loading area needs are undetermined at this time. The Applicant will seek a variance from the loading space requirement and anticipates that future

tenants will have sufficient area for loading operations given the existing site layout. Deliveries are anticipated in typical delivery vans. No loading dock is proposed. Additionally, deliveries will be scheduled during non-operational hours. Additional testimony will be provided at the hearing.

16. The Applicant should provide turning movement plans to the Board to demonstrate that adequate circulation is provided for delivery trucks, trash collection trucks and emergency vehicles.

Response: The minor site plan set has been revised to include truck turning and emergency vehicle movement on sheet "TT-1".

17. It shows on sheet S-1 that a trash enclosure is proposed at the rear of the site behind the building. The Applicant should provide testimony to the Board to demonstrate that the dumpster will have adequate capacity to accommodate the trash and recyclables that will be generated at the site.

Response: The minor site plan set sheet "S-1" has been revised to included additional trash enclosure to provide additional for trash and recyclables that will be generated at the site. Should the use require additional trash facilities, they will provided at that time.

18. The Applicant should address the Board regarding their plans to provide access to Crystal Lake which is owned by the Township. In addition, the Applicant should address the Board regarding their plans to set aside several parking spaces for use by visitors to Crystal Lake.

Response: The Applicant is not proposing to provide access to Crystal Lake, nor is the Applicant proposing to provide parking spaces for use by visitors to Crystal Lake. The subject property does not front on Crystal Lake, nor is it adjacent to the Crystal Lake property – there is a strip of land owned by a private third party between the subject property and Crystal Lake.

19. Sheet G-1 must be revised to show the proposed top of curb and gutter grades along the new curbing that is proposed in the within the stem.

Response: The minor site plan set sheet "G-1" has been revised to provide top and bottom of curb elevation at all proposed curb locations.

20. Sheet G-1 must be revised to provide additional detail to demonstrate that the proposed handicap accessible parking spaces comply with the ADA grading requirements for both the parking spaces and the handicap ramps. In addition, a handicap ramp detail must be added to the plans.

Response: The minor site plan set sheet "G-1" has been revised to provide an enalrged area of the proposed ADA ramps to demonstrate compliance.

21. Sheet D-1 includes a Drop Curb Detail at Driveways. Therefore, sheet S-1 must be revised to show where the drop curb is proposed.

Response: The minor site plan set sheet "S-1" has been revised to properly label locations of the proposed drop curbs.

22. The Masonry Wall Trash Enclosure on sheet D-1 must be revised to either specify the use of a split face block for the wall or to show that the masonry block wall will be parged or otherwise finished in an aesthetic manner.

Response: The minor site plan set sheet "D-2" has been revised to propose a split face wall on the trash enclosure.

23. Note #4 on the Typical Handicap Sign Detail on sheet D-1 must be revised to reference the New Jersey Department of Transportation.

Response: The minor site plan set sheet "D-2" has been revised to correct note 4 to reference the New Jersey Department of Transportation.

24. The Mill and Overlay Detail on sheet D-1 shows a 3" bituminous concrete base course. The purpose of the base course layer must be clarified as only a mill and overlay is proposed.

Response: The minor site plan set sheet "D-2" has been revised to remove the 3" bituminous concrete base course.

C. Landscaping

1. The plans indicate a portion of asphalt will be removed west of the building, near Crystal Lake. Currently, a diagonal row of BO (Boxwood) are proposed at this area. Revise the plans to remove these shrubs and provide native deciduous trees in a natural layout, to revegetate this area. The Applicant should consider American Elm, Red Maple, Sycamore, etc., as these are species currently present near the lake.

Response: The minor site plan set sheet "LA-1" has been revised accordingly.

2. Revise the shrub layout within the two (2) parking lot islands within the stem parking lot to provide six (6) HJ (Bar Harbor Juniper) at the front of the bed in one grouping and provide six (6) shrubs in one grouping west of the grouping of 6 HJ, to provide a layout that is aesthetically pleasing and will require minimal maintenance. Our office recommends a hardy, native flowering shrub, such as Potentilla, rather than proposed SJ (All Gold Shore Juniper), which is another prostrate evergreen ground cover.

Response: The minor site plan set sheet "LA-1" has been revised.

3. Revise the proposed landscaping for the sign foundation, to enhance the area. It appears this location will be too shady for proposed MG (Muhly grass) and HJ (Bar Harbor Juniper) will barely be visible. If an ornamental grass is desired, Northern Sea Oats does not need full sun. Our office recommends Potentilla, as this is a native shrub that tolerates dry, rocky, and poor soil conditions.

Response: The minor site plan set sheet "LA-1" has been revised accordingly.

4. Revise the landscape schedule, sheet 6 of 7, to provide the following:
 - a. Remove the "Mature Size" column as none of this information is correct.

Response: The minor site plan set sheet “LA-1” has been revised accordingly.

- b. Provide a specific size for proposed shrubs. Our office recommends a minimum of 18-24” in height/spread. Currently, only a container size has been indicated. However, most of the container sizes are too small.

Response: The minor site plan set sheet “LA-1” has been revised accordingly.

- c. Clarify proposed DT as the botanical name indicates a flowering pear tree, which is invasive and not acceptable, but the common name indicates a dogwood tree.

Response: The minor site plan set sheet “LA-1” has been revised accordingly.

- d. Four (4) of the five (5) trees proposed for the site have been specified with an installation size of 2-3 feet tall or in a shrub sized container. These are not acceptable sizes for installation.

Response: The minor site plan set sheet “LA-1” has been revised accordingly.

- e. CB (Barberry) is a highly invasive species and is not acceptable. Provide an alternative species.

Response: The minor site plan set sheet “LA-1” has been revised accordingly.

- f. Indicate a specific cultivar for proposed RM (Red Maple) and correct the spelling.

Response: The minor site plan set sheet “LA-1” has been revised accordingly.

- 5. Our office strongly recommends a licensed landscape architect prepare the plans as the landscape layout and species selection do not make sense and will not enhance the aesthetics of the site.

Response: A landscape architect has provided revisions for the sheet “LA-1”.

- 6. It appears one (1) Red Maple to match existing trees within the parking lot can be provided in the long island north of the building, to be positioned out from under the overhead utilities.

Response: The minor site plan set sheet “LA-1” has been revised accordingly.

- 7. Revise the “Typical Tree Planting” detail, sheet 6 of 7, to indicate rigid plastic open mesh trunk guards to be provided to protect from the irreparable damage from buck rub.

Response: The minor site plan set sheet “LA-1” has been revised accordingly.

D. Lighting

1. Lighting information has only been provided for the parking lot area around the existing building. The Applicant should provide testimony regarding light levels in the stem of the parking area to ensure adequate illumination is provided, in accordance with Section 25-14.1a.1.

Response: The minor site plan set sheet "L-1" has been revised to provide lighting throughout the entire property.

2. In accordance with IES (Illuminating Engineering Society) standards, parking lots are to meet a minimum of 0.50 footcandles throughout, whereas this has not been provided.

Response: The minor site plan set sheet "L-1" has been revised to provide a minimum of 0.50 footcandles throughout the parking lot area.

3. It appears light spillage occurs over the east property line. This should be revised to maintain light levels within the property lines.

Response: The minor site plan set sheet "L-1" has been revised accordingly.

4. The Applicant has provided a note that light fixtures are to remain on from dusk till dawn. If the site is not a 24/7 operation, light fixtures should be turned off (except for security lighting) during non-operational hours, to reduce light pollution.

Response: The minor site plan set sheet "L-1" has been revised accordingly.

5. Revise the plans to provide manufacturer's catalog cuts and Isolux pattern details for all proposed fixtures. Also, indicate proposed color and finish for all light fixtures.

Response: The minor site plan set sheet "L-1" has been revised to provide manufacturer's catalog cuts and Isolux pattern details for all proposed fixture.

Sincerely,
SESI CONSULTING ENGINEERS



Anthony Castillo, P.E.
Principal

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