



6-27-24

To: West Orange Planning Board
Chairman & Members of the Board

Re: Application No.: PB 24-01
West Essex Highlands, LLC
Preliminary & Final Site Plan – Review # 1
Warner Road
Block 179, Lot 32
Our File: VWRP0179.01

The following is in response to the review received from your office on June 26th, 2024

Design Comments:

1. a) the project requires the following approval
 - NJDEP FHA & Wetland permits
 - NJDEP sewer permit
 - NJDEP water permit
 - Essex County Planning Board
 - Essex County traffic Signal approval
 - HEP Sediment Control Permit
 - Stormwater Permit
- b) Testimony
- c) Copies of the property survey have been previously submitted as part of this application.
2. Waivers requested, Road names of Kusik and Warner extensions have been noted on the plans. The remaining road name will be determined.
3. The roads are design to the standards of residential access with no on street parking. De-minimus exception is required for a sidewalk on both sides of the street in certain areas due to wetlands and riparian zone restraints.
4. Testimony
5. Testimony
6. Testimony
7. The Notes and Zoning sheet SP-3 has been revised to note that the proposed streets will be private. The note has added to the General Notes (#1).
8. Testimony
9. A guard house is not proposed on the property that is the subject of this application.
10. Testimony
11. Detailed sewer design will be provided as a condition of approval
12. Detailed water system design will be provided as a condition of approval.
13. Testimony
14. The proposed buildings have been labeled on the site plans.
15. The dimensions of the proposed buildings are now shown on the Overall Site Plan sheet SP-4.
16. The proposed street names have been added to the plans.
17. The ADA van accessible spaces are shown with the 8 ft access isle's

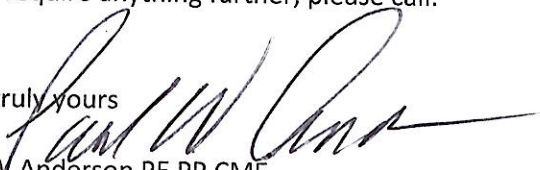
18. Various labels for proposed structures around the clubhouse and dog park have been added to the Site Plans.
19. Proposed 2 sided EV charging stations have been added and noted on the site plan. Each building has at least one station that services 2 cars at once. Additional EV spaces will be provided in the parking garages.
20. Callouts for Belgian block curb have been added throughout the site. Only Belgian block curb is proposed, the concrete curb detail has been removed.
21. Dimensions have been added to the plan showing the distance between the face of the curb and the sidewalk.
22. Curb radii have been added to the plan in areas where they were missing.
23. The road stationing is shown on the plan and profile drawings.
24. The project is exempt from bulk and design requirements of the ordinance.
25. North arrows have been added to the Zoning map and Street maps on the Cover sheet SP-1.
26. A copy of the NJDEP approval will be submitted to the planning board.
27. The parking calculations have been updated on the Zoning Schedule on sheet SP-3.
28. The discrepancy about the number of 3-bedroom units has been corrected.
29. The design for the traffic circle at the end of the proposed 'Road D' has been revised to be outside of the 100 ft minimum buffer from the northerly property line.
30. The Overall Site Plan sheet SP-4 has been revised to have a label for the proposed boardwalk.
31. The dimension of the sidewalk on the westerly side of the parking lot between buildings B and C has been corrected.
32. The one-way driveway exiting Building C has been revised to have a concrete driveway apron and a depressed curb. These are noted on the Site Plan A sheet SP-5.
33. More detail in the form of callouts has been added to the Warner Road crossing.
34. One (1) handicap parking space and access aisle have been added to the parking lot servicing the maintenance and kennel buildings.
35. The area detailed in this comment is a dumpster enclosure area and has been labeled as such on the Site Plan B sheet SP-6.
36. Labels for the proposed Kennel and Maintenance buildings have been added on Site Plan B & C sheets SP-6 & SP-7.
37. Labels for the proposed basins 1, 2, & 7 have been added to the Site Plan C & D sheets SP-7 & SP-8.
38. Labels for the proposed structures around the clubhouse pool have been added to the Site Plan D sheet SP-8.
39. The concrete pad described is for a dumpster. Labels for this have been added on Site Plan E sheet SP-9.
40. The dimension of a 4ft sidewalk on the southerly side of Road D has been removed as there is no sidewalk proposed there.
41. Labels have been added to the Site Plan on sheet SP-8 & SP-9 to describe the improvements that are proposed around the wetlands crossing.
42. The sidewalk in this area in front of Building D has been revised to be 6ft wide all the way down to the other end of Building D.
43. A sidewalk has been added to the design in the area in front of the 6 parking spaces outside of the Building D 2 garage. See Site Plan E sheet SP-9.
44. This was addressed with comment #42. The sidewalks that will have to account for vehicle overhang have been made 6ft and the opposite side is not a sidewalk.

45. The proposed boardwalk is raised and will go right over the two retaining walls arriving at grade in the parking lot. A note has been added to the Site Plan E & F SP-9 & SP-10 that directs you to sheets SP-28 & SP-58 where we have a detail of the boardwalk and a profile of the boardwalk.
46. The overlapping text issue on the mentioned sheets has been fixed.
47. Spot grades have been added for all the handicap parking spaces to ensure that a maximum slope of 2% is adhered to.
48. The grading plan has been revised to show spot grades at the corners of all buildings and at each entrance to the buildings.
49. The finished floor and the outside grade have been revised as a part of our new grading design and this discrepancy was resolved in the process.
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52. Do not enter signs have been added for the one-way exit from building C and a callout was added for them. See Site Plan A sheet SP-5. The No Outlet sign was removed from the details sheet.
53. The milling and resurfacing detail has been removed as there is no milling and resurfacing proposed.
54. This comment is satisfied by the previous comment.
55. The detail sheets contain the details need for construction,

Drainage, landscape and lighting comments will be addressed after the receipt of review comments of this current re-submission.

If you require anything further, please call.

Very truly yours



Paul W Anderson PE PP CME