



Blue Line Stone Home & Engineering

Civil Engineering • Site Design

Denville, NJ · 973-997-8444 · rick@bluelinestonehome.com

September 18, 2026

Zayibeth Carballo, PE
Director / Municipal Engineer
Township of West Orange
25 Lakeside Avenue
West Orange, NJ 07052

RE: 13 Porter Road
ZB-26-02
Block 175.24, Lot 3

Dear Ms. Carballo,

This office is in receipt of your second review memo dated September 11, 2026. Only the relevant items with new comments are captured below (bold). The responses are in concert with what was discussed and understood at the ZBA hearing last night.

IV. TREE REMOVAL

4.3 Tree protection plan needs to be provided for adjacent trees that might belong to neighboring properties and might impacted by construction;

Trees are shown along easterly property line.

☐ **Not Addressed. The Applicant shall revise the plan to provide a tree protection plan and details. The Applicant shall also provide testimony for same.**

There are two trees in question, both along the eastern (right side) property line. Both are on the other side of the existing vinyl fence, which is to remain in place during construction. The closest tree is 14' from the proposed corner of the addition. As such, the fence will serve as a barrier, and hence protection, from the construction. The root structure is far enough away to not be impacted by excavation.

4.4 A tree protection fence needs to be installed out to the dripline of adjacent trees to protect root system during construction;

The root system of the trees referenced above are well beyond any impact zone of the addition (14' and separated by a vinyl fence) and thus not necessary.

☐ **Not Addressed. The Applicant shall revise the plan to include construction details for tree protection and show the trees to be protected.**

Existing vinyl fence to serve as adequate tree protection.

4.5 A tree replacement plan needs to be provided for any trees to be removed and a Letter by a Certified Tree Expert needs to be submitted stating the reasons for the tree(s) removal;

No trees being removed.

☐ **Not Addressed. The Applicant shall verify if trees are proposed to be removed with a letter from a Certified Tree Expert. The letter should include details such as, but not limited to; the location, caliper, and species of the trees to be removed and replaced. The Applicant and/or its Professional shall provide testimony as whether or not tree removals are proposed**

No trees are being removed.

PROPOSED ADDITION

5.4 The plans shall be revised to include steep slope calculations in accordance with Chapter 25-28 of the Township Code;

Added

☐ **Partially Addressed. The “Drainage & Grading Plan” provided includes a steep slope analysis table and associated plan. However, the provided plan does not appear to be correct. Based on the contour elevation provided, there are areas that are not properly delineated based on the slope in that area. Please see below for an example. The Applicant shall revise the plan and analysis table to eliminate these discrepancies.**

Slope analysis was prepared incorrectly as noted above. It has been re-done and revised on the enclosed plan. The analysis table and legend have also been updated.

During the re-analysis, it became clear that the proposed improvements will impact the slope range greater than 25%, where zero per cent impact is allowed by ordinance. As such, a steep slope variance was requested/added to the application, and ultimately granted after proper testimony provided.

5.13 An “As-Built Topographic Plan” shall be submitted once construction is completed.

So noted.

☐ **Not Addressed. The Applicant shall provide testimony to providing a certification and As-Built Topographic Plan upon completion of construction.**

Engineering certification and topo as-built will be prepared and submitted post construction. A note was added to the plan to alert the contractor to this condition.

The following comments have been added based on the submission of additional information in response to Memorandum #1;

5.14 The Applicant has provided Drain Time calculations in association with the proposed drainage improvements. In order to confirm that the underground infiltration system will drain within 72 hours, adequate soil permeability results documenting the depth to the seasonal high groundwater table (SHGW), certified soil log(s) or percolation test(s) at the location of the Cultec Recharge System needs to be provided. The Applicant's professional shall provide confirmation of the provided permeability rate and depth to SHGW prior to construction.

As discussed at hearing, and noted in last sentence of comment above, soil logs and perc info will be provided before construction. An additional note has been added to the plan to alert the contractor.

5.15 The Applicant's professional is responsible for ensuring the effectiveness of proposed stormwater management system and provide sufficient regular oversight during its construction;

Will comply. Periodic inspection will be conducted.

5.16 A Certification stating that the stormwater management system was constructed according to the design is to be submitted by the Applicant's professional;

Will comply.

5.17 Please provide the stormwater maintenance manual:

- ☐ Name and phone number of the person(s) responsible for maintenance
- ☐ Map to scale showing the as-built location of the stormwater management system
- ☐ Maintenance for underground retention system should include at least annual inspection for damage, subsidence, and cleaning
- ☐ Maintenance for components that may cause the zipper drain and underground chambers to be inoperable;
- ☐ Replacement of damaged components;
- ☐ Additional maintenance guidance is available at NJDEP New Jersey Department of Environmental Protection and <http://www.nj.gov/dep/stormwater>

As discussed at hearing, Cultec chambers are maintenance free, and are inaccessible for personnel. The inspection port is intended for observation of water levels within the chambers and camera inspection if necessary; it does not provide access. The chambers receive clean roof runoff and are not intended for routine internal maintenance, as per the manufacturer. A downspout cleanout is added to the roof leader overflow detail.

5.18 The Applicant/Owner will be responsible for ensuring that the Cultec Recharge System is regularly and effectively maintained without negative impacts to neighboring properties;

See response 5.17

VI. PERMITS

6.1 Should the Board approve this application:

6.1.1 Certification from Hudson-Essex-Passaic Soil Conservation District will be required if more than 5,000 SF

Disturbance is less than 5,000 SF

6.1.2 Soil removal permit will be required if more than 300 CY of soil will need to be moved

Soil movement is less than 300 CY

6.1.3. A Street opening permit is required for any work within the Township's Right of Way (ROW).

No work being performed in Township ROW.

6.1.4 A tree removal application and permit will be required from the Township Forester if any trees are to be removed.

No trees being removed.

I trust you find these responses acceptable. Please advise if there is anything else you require in order to approve the building permit being processed.

Sincerely,



Richard "Rick" Vollmar, PE, PP, CME
Owner / President
Blue Line Stone Home & Engineering



**Blue Line Stone Home
& Engineering**

RICK VOLLMAR, PE, PP, CME
OWNER / PRESIDENT
973.997.8444 rick@bluelinestonehome.com

Cc.: Karriem Rhode, Applicant
Aaron Gonzales, Architect/Contractor