Blue Line Stone Home & Engineering
Civil Engineering ● Site Design
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October 27, 2026

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

RE: 15 Alan Street
ZB-26-01
Block 146, Lot 72

Dear Ms. Carballo,

This office has been forwarded your memo dated August 14, 2026 regarding the subject application. Only the relevant items with new comments are captured below (bold). We wish to response as follows:

IV. TREE REMOVAL

4.3 A tree protection fence needs to be installed out to the dripline of any trees to protect root system during construction;
Partially Addressed. The Applicant has provided a Tree Protection Plan document and has stated that; "All new foundation work associated with the expansion will be located a minimum of 10 feet from the outer edge of the tree's canopy (dripline). Based on the tree's location and the canopy projection, no significant root activity is anticipated at this distance from the dripline, and no root cutting or disturbance is expected during excavation for the new foundation."

Tree protection has been added to plan along with a detail.

4.5 Testimony should be provided indicating how the existing trees will be saved considering the proposed grading alterations.
Not Addressed.

There are no grading alterations. Existing tree is unaffected. Testimony to be provided.

V. PROPOSED GARAGE

5.2 The 3D renderings with side view submitted will need to be a part of the plan set;
Partially Addressed. The plan has been revised to include side views (elevation views) however, the 3D renderings are not part of the revised plan set.

3D renderings included with this revised submission.

5.6 Roof overhangs should be dimensioned to ensure it does not project more than 2 feet as per ordinance 25-8.2(c). Otherwise, a variance shall be required for any feature that projects more than two feet into a required yard;
Partially Addressed. The Applicant has revised Planning/Zoning Board Application seeking for this variance. The Applicant shall provide testimony

Testimony to be provided.

5.7 Testimony should be provided by Applicant's professional to clarify that the location of the roof leaders on the ground will not adversely affect adjoining property owners;
Not Addressed. The Applicant has provided the locations for the proposed roof leaders; however, testimony should be provided clarifying that the adjoining property owners will not be adversely affected.

Testimony to be provided. It should be noted that the garage size increase (150 sf) is situated in currently impervious cover (driveway), therefore there is no net gain in runoff.

5.8 Testimony should be provided by Applicant's professional to confirm that the garage improvements are is within the 0 to 10% slope range that allows 100% disturbance. Refer to section 25-28 of the Township's ordinance;
Partially Addressed. The Applicant has provided a Soil Movement Calculation and Soil Erosion and Sediment Control Plan document and has provided measurements and calculations indicating that slopes within the Limit of Disturbance do not exceed 10% (~7.55%). The plans have not been revised to reflect these calculations, additionally the Applicant should provide testimony that the proposed improvements are in accordance with the slope and disturbance thresholds in Section 25-28 of the Township's ordinance.

Topographic survey was conducted, and resultant contour lines added to plan. Project location is within slope area less than 10% grade.

5.9 A soil erosion and sediment control plan with details needs to be provided and show the area of disturbance;
Partially Addressed. The Applicant has provided a Soil Movement Calculation and Soil Erosion and Sediment Control Plan document and has provided a narrative outlining the calculation of the Limit of Disturbance (913 SF), protection measures, sequence of construction and permanent stabilization. The plans should be revised to include the standard notes from Hudson-Essex-Passaic Soil Conservation District (HEPSCD) including details for silt fence, inlet protection and tracking pad requirements. The plans should be further revised to callout the square footage of the Limit of Disturbance.

Limit of disturbance is shown and found to be approximately 200 sf, and therefore significantly below the threshold of triggering a SE&SC plan/permit. With the exception of the de minimis area for footing excavation, no soil is disturbed. As such, only the applicable HEPSCD notes were added to plan.

5.10 Provide soil movement calculations for the proposed improvements within the limit of disturbance. A soil removal permit will be required if more than 300 CY of soil will need to be moved;
Partially Addressed. The provided Soil Movement Calculation should be added to the plans. Also, a soil removal permit from the Board will be required since the total soil volume is over 750 CY and exceeds 300 CY.

Soil movement calculation was determined to be 9 CY and added to plan.

I trust you find these responses acceptable. As mentioned above, appropriate testimony will be provided at the ZBA hearing.

Sincerely,

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

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Cc.: Max Grossman, Applicant