

STONEFIELD

June 12, 2020

Rose Desena
West Orange Planning Board
66 Main Street
Room 214
West Orange, NJ 07052

**RE: Green Essex Partners Urban Renewal Entity, LLC
Proposed Multi-Family Residential Development
100-300 Executive Drive
Township of West Orange, Essex County, New Jersey**

Rose:

Stonefield Engineering & Design is pleased to submit documents to address comments contained in the Review Letter from the Tree Report Memorandum prepared by John Linson, dated June 3, 2020. Please find the following items enclosed for review:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Preliminary & Final Major Site Plans	06-11-2020	10	Stonefield Engineering & Design
Colorized Tree Removal Exhibit	06-11-2020	10	Stonefield Engineering & Design
Truck Turning Exhibit	06-01-2020	10	Stonefield Engineering & Design

Additionally, please note the following additional changes to the plans as a result of comments from the Board and public at the previous hearing:

1. Four (4) inverted 'U' bike racks are proposed in the dog park parking lot.
2. Fifteen (15) total electric charging station parking spaces are proposed within the surface parking lots of the proposed residential buildings.
3. A crosswalk has been proposed on Executive Drive to connect the office building lot.
4. After further review and based on feedback from the Board, the bioswales within the northern parking area have been removed in order to propose sixteen (16) shade trees in the middle of the parking areas. Note that there are still multiple rain gardens proposed within the project area.

The following is an itemized response to the comments from the Tree Report Memorandum prepared by John Linson, dated June 3, 2020:

1. *A Tree Removal Application and the required \$300 application fee has been received in conjunction with this Planning Board Application.*

Acknowledged.

2. *I did have an opportunity to meet with Stonefield Engineering while they were inventorying the trees on site, but I was only given the tree removal and landscape plans on June 1st, so there has not been the required site inspection with the applicant per 25-27.7a.*

Since the release of the Tree Report memorandum, Stonefield Engineering & Design has conducted a on site meeting with Mr. Linson to review the Tree Removal Plan (Sheet C-20) and Landscape Plan (Sheet C-17 – 18).

3. *I found the Tree Removal Plan C-20 to be very confusing as it was superimposed on the proposed site improvements rather than on the Demolition Plan C-3 as is customary.*

The Tree Removal Plan (Sheet C-20) has been revised to represent existing conditions. Existing tree symbols that are to remain and be removed have been clarified. All proposed structures have been removed from the Tree Removal Plan. As requested, a colorized Tree Removal Exhibit has been included as part of this submission.

4. *In a lengthy, self-guided inspection, I identified a number of specimen trees on the site which I felt should be preserved. From what I can determine, some of these trees will be preserved, some of these trees can be preserved, and some of these trees can be preserved with possible site alterations.*

Based on site inspection with Mr. Linson, increased efforts such as retaining wall alterations and potential grading updates are to be considered to preserve large existing Oak trees on site. It is acknowledged that safety pruning and tree fertilization may need to occur for certain specimen trees. Tree protection fencing has been indicated on the Landscape Plan (Sheet C-17 & C-18).

5. *As proposed, 255 viable trees are proposed for removal. Of the 255 trees, 93 are minor trees and 162 trees quality as major trees.*

Stonefield Engineering & Design agrees to the number of major and minor trees as recommended by Mr. Linson. This is reflected within the Tree Protection, Removal, and Mitigation table on the Tree Removal Plan (Sheet C-20).

6. *There are 143 non-viable trees to be removed.*

Acknowledged. Indicated on the Tree Removal Plan (Sheet C-20).

7. *Of these, 142 are white ash trees that are dead or dying from Emerald Ash Borer infestation.*

Acknowledged. Indicated on the Tree Removal Plan (Sheet C-20).

8. *On Landscape Plan C-18, 158 minor trees are proposed for replacement and 130 major trees are proposed for replacement. 185 trees are shown to be preserved, which is 42% of all the trees on the site.*

Acknowledged. Indicated on the Tree Removal Plan (Sheet C-20).

9. *The existing conditions have trees planted within the parking lot islands. This plan has no trees planted within the parking lot islands.*

Landscape islands positioned between the buildings towards the northern portion of the site are proposed to contain shade tree plantings.

10. *We like to see one tree planted for every 10 outdoor parking spaces.*

Shade trees have been provided at the parking lot landscape islands adjacent to the proposed northern residential buildings on the Landscape Plan (Sheet C-17).

11. *The planting details show wire baskets and burlap to be folded down half way. The preferred method is to completely remove the wire baskets and burlap at least halfway down.*

Evergreen and shade tree details located on the Landscaping Details page (Sheet C-19) have been updated to remove wire baskets entirely and remove burlap from the top portion of the plant ball.

12. White tail deer have a strong presence on site. All trees to be planted should be protected with tree guards to prevent buck rubbing.

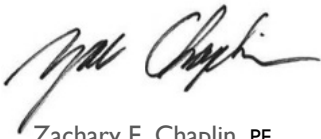
Planting details on the Landscaping Details page (Sheet C-19) have been updated to include deer protective measures such as tree guards.

13. American Arborvitae is a favored deer food. A more deer resistant species is recommended.

American Arborvitae have been removed from the planting plan located on Sheets C-17 and C-18.

Should you have any questions, please do not hesitate to contact our office.

Best regards,



Zachary E. Chaplin, PE
Stonefield Engineering and Design



Paul DeVitto III, LLA
Stonefield Engineering and Design

Sent via FedEx to Addressee

cc: John Hess, PE, PP, CME – CME Associates (w/ enclosures)
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