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MEMORANDUM

To: *Chairman and Members of the
West Orange Zoning Board*

From: *Gregory R. Valesi, PE, PP, CME
CME Associates - Partner*

Date: *July 7, 2020*

Re: *Application No. ZB 19-10
955 Pleasant Valley Way LLC
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #2
Proposed Self Storage Facility
955 & 963 Pleasant Valley Way
Block 172.02, Lots 8.01 & 8.03
Our File: VWRZ0172.01*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE - Township Engineer
Alice Beirne, Esq. - Zoning Board Attorney
955 Pleasant Valley Way LLC - Applicant
Jason R. Tuvel, Esq. - Applicant's Attorney
Stonefield Engineering & Design - Applicant's Engineer
Dresdner Robin - Applicant's Planner
DiGiovanni & Associates Architects - Applicant's Architect
Arco Murray Design Build - Applicant's Contractor*

Our office has received for review the following documents which were submitted in support of the above referenced application for Preliminary and Final Major Site Plan approval with 'C' and 'D' Variances:

- A set of Preliminary and Final Major Site Plan drawings (16 sheets), prepared by Jeffrey A. Martell, PE with Stonefield Engineering & Design, LLC of Rutherford, New Jersey, dated May 6, 2020, last revised June 26, 2020.
- Truck Turning Exhibit (3 sheets), prepared by Jeffrey A. Martell, PE with Stonefield Engineering and Design, LLC of Rutherford, New Jersey, dated June 17, 2020.
- Section Exhibit (1 sheet), prepared by Jeffrey A. Martell, PE with Stonefield Engineering and Design, LLS of Rutherford, New Jersey, dated June 1, 2020.
- A print of a Boundary Retracement Topographic Survey of Tax Map Lots 8.01 & 8.02, Block 172.02, prepared by Edward R. Teunisen, PLS, PP with Teunisen Surveying & Planning Co., Inc. of Fanwood, New Jersey, bearing a latest revision date of September 20, 2019.



Chairman and Members of the West Orange Township Zoning Board
Re: 955 Pleasant Valley Way, LLC (ZB 19-10)
Preliminary & Final Major Site Plan with 'C'
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July 7, 2020
Our File No. VWRZ0172.01
Page 2

- A set of architectural plans (5 sheets), prepared by GMA Architects of Louis, Missouri, dated May 5, 2020.
- A Stormwater Management Report, prepared by Jeffrey A. Martell, PE, dated June 26, 2020. Included in the Stormwater Management Report are the following documents:
 - A set of Drainage Area Maps (2 sheets), prepared by Charles D. Olivo, PE with Stonefield Engineering & Design, dated April 29, 2020.
 - NRCS Custom Soil Resource Report for the property in question.
 - Preliminary Soil and Foundation Engineering Report, prepared by William R. Underwood, PE with the Underwood Engineering Company of Bellmawr, New Jersey, dated March 24, 2020.
- A Stormwater Operations & Maintenance Manual, prepared by Jeffrey A. Martell, PE, dated June 26, 2020.
- A Traffic and Parking Assessment Letter Report, prepared by Matthew J. Seckler, PE, PP, PTOE and John Corak, PE with Stonefield Engineering and Design, LLC, dated June 23, 2020.
- A Parking Memorandum, prepared by Matthew J. Seckler, PE, PP, PTOE, dated April 30, 2020.
- Environmental Impact Statement, prepared by Dresdner Robin, dated June 30, 2020.
- Environmental Noise Analysis, prepared by Henderson Engineers, dated June 18, 2020.
- Environmental Status Letter, prepared by Atlantic Environmental Consulting Services, LLC, dated June 26, 2020.
- Solid Waste Management Statement, prepared by Stonefield Engineering and Design, LLC, dated June 26, 2020.
- Correspondence from Jeffrey A Martell, PE with Stonefield Engineering and Design, LLC, dated June 26, 2020, outlining responses to the June 8, 2020, Department of Planning and Development Review Letter and the June 15, 2020 Preliminary and Final Major Site Plan Review Report issued by this office.
- A completed Application Package.
- A completed Site Plan / Subdivision Checklist.
- A completed Sustainability Checklist Form.



Chairman and Members of the West Orange Township Zoning Board
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and 'D' Variances - Review #2

July 7, 2020
Our File No. VWRZ0172.01
Page 3

- A completed Application for Tree Removal and Replacement Permit dated May 8, 2020.
- A copy of a December 13, 2019 statement from the Office of the Tax Collector which states that the taxes on lot 8.01, block 172.02 are paid through December 31, 2019.
- A copy of a December 13, 2019 statement from the Office of the Tax Collector which states that the taxes on lot 8.03, block 172.02 are paid through December 31, 2019.
- A copy of a List of Owners within 200 Feet of Lot 8.01, Block 172.02 from the Office of the Tax Assessor dated October 21, 2019.

We have reviewed the information submitted in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract located on the westerly side of Pleasant Valley Way opposite the intersection with Mount Pleasant Place. It is located in the B-2 Retail Zoning District and has an area of 1.61 acres. The front portion of the site is presently occupied by a 1 story block building, several concrete slabs, several retaining walls and the remnants of various site improvements including old parking areas while the rear portion of the site is heavily vegetated and slopes from west to east with an elevation change of more than 30 ft.

The Applicant is seeking Preliminary & Final Major Site Plan approval with 'C' and 'D' Variance relief to demolish the existing improvements and construct a self-storage facility at the site. The self-storage facility will consist of a four (4) story building with a basement and having a total floor area of 126,804 sf including a 971 sf office on the first floor. In addition, 12 parking spaces including 1 handicap accessible space and 4 loading spaces are proposed in front of the building. Access will be provided to the site via an ingress/egress driveway on the northerly side of the site and an exit only driveway on the southerly side. In addition, an underground infiltration basin is proposed to mitigate the increase in stormwater runoff at the site.

B. DESIGN COMMENTS

1. Based on our review of the submitted documents, we request that the following additional information be submitted as stipulated on the Site Plan / Subdivision Checklist:
 - a) Item #31 – *Contours to extend at least 200' beyond subject property.*



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July 7, 2020
Our File No. VWRZ0172.01
Page 4

- b) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinance.* We note that the Applicant is required to pay a non-residential development fee.
2. The Applicant should provide testimony to the Board to demonstrate that the proposed trash enclosure has adequate capacity to accommodate the trash and recyclables that will be generated at the site.
 3. Sheet C-3 shows several existing monitoring wells on the property in question. The Applicant should address the Board regarding the reasons for the monitoring wells, any environmental limitations on development of the site and any regulatory agency restrictions on removal of the monitoring wells.
 4. Whether the northerly access drive is a full-movement or right-in/right-out only access should be clarified with the Board and within the Traffic Assessment Report.
 5. The Applicant's Engineer plotted sight triangles for the egress movements as requested by our office. The Engineer plotted the sight triangles based upon a 45 mph "design speed". The Applicant should discuss how this design speed was arrived at. We have concerns that the site driveways are located on the inside of a horizontal curve and adequate sight distance from traffic on Pleasant Valley Way must be afforded. The Applicant's Engineer must demonstrate same.
 6. Sheet C-14 includes a Concrete Driveway with Depressed Curb (for use within the County ROW) detail. Notation regarding existing concrete driveway to be removed and meet existing driveway should be verified, also the Detail indicates to see referenced notes, however, no general notes are provided.
 7. Sheet C-4 indicates a concrete stairs with handrail (by others) at the loading spaces which should be verified.
 8. As a condition of any approval granted by the Board, it is our recommendation that the Applicant be required to consolidate the two (2) existing lots. Prior to recording, a copy of the proposed Deed of Consolidation must be submitted to the Board for review and approval by the Board Attorney and our office. In addition, the proposed lot number for the consolidated parcel must be approved in writing by the West Orange Tax Assessor.

The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter, which addresses each of the comments in this review letter and also details any other changes that have been made to the plans as these may not be readily apparent.