

DRESDNER ROBIN

DRESDNER ROBIN
55 LANE ROAD, SUITE 220
FAIRFIELD, NJ 07004
973.696.2600
WWW.DRESDNERROBIN.COM

John J. Hess, PE. PP. CME
West Orange Township Zoning Board
66 Main Street
West Orange, New Jersey 07052
Via: UPS Ground

DR. Project No.: 11401-001
April 05, 2021

**Re: Site Plan Application
15 and 19 Meeker Street
Township of West Orange, Essex County, New Jersey
Block 2, Lot 43.01 and 50
Twp. Dept. of Planning and Development No.: ZB-20-14/E&J Masonry Supply**

Dear Mr. Hess:

On behalf of the Applicant, our office is submitting a Site Plan Application for the above referenced project. Our office has revised the Site Plan set to address the comments received in the West Orange Zoning Board review report dated March 12, 2021. Enclosed please find the following:

- **(5) Five (24"x36") Signed and sealed (S&S) site plan set entitled "Preliminary and Final Major Site Plan 15 and 19 Meeker Street Lots 50 and 43.01, Block 2 Township of West Orange, County of Essex, New Jersey 07052", prepared by Dresdner Robin, consisting of 8 sheets, dated November 02, 2020, last revised April 05, 2021;**
- **(5) Five S&S Stormwater Management Report for 15 and 19 Meeker Street Block 2 and Lots 43.01 & 50 Township of West Orange, Essex County, New Jersey, prepared by Dresdner Robin, dated November 2020, last revised January 2021;**

Below please find a point-by-point response to the comments of the Township Zoning Board review report dated March 12, 2021.

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 #20 — Copy and/or delineation of any existing or proposed deed restrictions or covenants.*
 - b) *Item #23 — List of required regulatory approvals or permits.*
 - c) *Item #31 — Contours to extend at least 200' beyond subject property.*
 - d) *Item #39 — Spot and finished elevations at the corners of all structures.*
 - e) *Item #46 — Solid Waste Management Plan.*
 - f) *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.*

Response: **Waivers to be requested by applicant.**

2. *The Applicant has requested the following waivers:*
- a) *Item #34 — Drainage Area Map.*
 - b) *Item # 44 — Lighting plan & details.*
 - c) *Item #47 — Site identification signs, traffic control signs and directional signs.*
 - d) *Item #48 — Sight triangles.*
 - e) *Item #49 — Vehicular and pedestrian circulation patterns.*

Response: **Applicant seeking waivers to be granted by the board.**

2. *As stipulated in Section 25-13 of the Land Use Regulations, an environmental impact statement must be submitted to the Board.*

Response: **Per our coordination with the Township Planner, the applicant is requesting a waiver for a submission of an environmental impact statement due to the property's existing development.**

3. *The Applicant has submitted a Boundary and Topographic Survey and architectural plans which are unsigned and unsealed. The Applicant must submit signed and sealed copies of each to the Board as required by the Site Plan / Subdivision Checklist:*

Response: **The Boundary and Topographic Survey has been revised and will be provided signed and sealed to the board under separate cover. Signed and sealed architectural plans have been provided for Board Approval.**

4. *The Applicant should address the Board regarding the proposed hours of operation at the site.*

Response: **Per the applicant, the proposed hours of operation are between 8 AM and 5 PM. Testimony will be provided by the application regarding the operation of the business on the site.**

5. *The Applicant should address the Board regarding the need to provide a loading space at the site.*

Response: **Applicant will provide testimony to the need of loading spaces for the site. See below response to item 7 for amount and types of delivery.**

6. *The Applicant should address the Board regarding the need to provide a trash enclosure at the site.*

Response: **Testimony will be provided to the board on existing trash operations for the business. Trash removal is currently provided by township sanitation services for the residential**

portions of the property. Commercial operations ongoing for the property does not generate trash removal and therefore a trash enclosure has not been provided.

7. *The Applicant should address the Board regarding how the materials proposed to be stored will be delivered to the site. Of particular concern is the anticipated size of the delivery vehicles, the adequacy of the proposed maneuvering area at the site and the need for any of the delivery vehicles to back out onto Meeker Street or to back into the site from Meeker Street.*

Response: Per applicant, deliveries are expected twice a day from a 25-yard dump truck for raw material (sand, gravel, stone, etc.). Testimony to be provided as to the maneuverability of the delivery vehicle. Truck circulation will be provided within the proposed parking area and exit via the driveway without the need of backing out to Meeker Street. Loading areas are not required as loading and unloading occur within the material storage bins shown on the Site Plan, C-301.

8. *The width of the existing driveway from Meeker Street must be dimensioned on the Site Plan on sheet C-301.*

Response: Plan has been revised to show existing driveway width. See Site and Circulation Plan, sheet C-301.

9. *In his November 4, 2020 Application Checklist Waiver letter, Mr. Reeves requests a waiver from the requirement to provide a lighting plan and details. He states that the property is well lit by existing utility pole mounted fixtures to remain. The existing utility pole fixtures should be shown on sheet C-301. In addition, the Applicant should address the Board regarding the adequacy of the existing lighting.*

Response: Per our office's coordination with CME Associates, a Lighting Plan has been prepared for the proposed development. The existing light fixtures are proposed to be removed and new LED wall mounted light fixtures are proposed. Light fixtures are in accordance with township lighting requirements. See enclosed Lighting Plan, L-701.

10. *In his February 5, 2021 letter, Mr. Reeves states that the 15 foot "storm" easement right of-way is believed to be a sanitary sewer easement. Therefore, the Applicant should submit a copy of this easement to the Board to demonstrate that there are no restrictions which would prevent installation of the proposed site improvements within the easement area.*

Response: A copy of the sanitary sewer easement will be provided under separate cover.

11. *It shows on Google Earth that there is an existing tree on the right side of the driveway adjacent to the utility pole at the entrance to the site that is in poor condition. The Applicant should address the Board regarding their plans to remove this tree.*

Response: Plans have been revised to show tree to be removed. See Removals Plan, sheet C-811.

12. *The Applicant only proposes to reconstruct the parking lot at the rear of the site. However, it shows on Google Earth that the driveway entering the site is in poor condition. Therefore, the Applicant should address the Board regarding their plans to reconstruct the balance of the pavement at the site.*

Response: Per our coordination with the Township Review Engineer, the plans have been revised to depict full mill and pave throughout the existing asphalt parking area. Testimony will be provided.

13. *It is our recommendation that a note be added to sheet C-301 which states that any settled or damaged sidewalk or driveway aprons along the site frontage shall be replaced as directed by the municipal engineer.*

Response: Site plan revised to include note stating, "Any settled or damaged sidewalk or driveway aprons along the site frontage shall be replaced as directed by the municipal engineer". See Site and Circulation Plan, sheet C-301.

14. *The Applicant should address the Board regarding their plans to install curbing along the edges of the access drive and along the easterly side of the parking area as required by Section 25-12.1b. If a waiver is requested from the requirement to install curbing, then the Applicant should address the Board regarding the need to install concrete wheel stops.*

Response: Applicant requesting waiver for curbing along existing pavement edge of access drive and parking area. Site plan revised to show rubber wheel stops for parking spaces along easterly side of parking area and for parking spaces adjacent to proposed 2-story garage addition. Waiver to be requested by applicant. See Site and Circulation Plan, sheet C-301.

15. *Sheet C-301 shows that the proposed parking spaces on the easterly side of the site will be located very close to the parapet wall. Our office is concerned with the low height of the wall and the possibility of vehicles driving into the East Branch of the Rahway River. It is our recommendation that the plans be revised to provide a guide rail along the front of these parking spaces.*

Response: Per our conversations with the CME, a guide rail will be required where vehicle access is adjacent to the East Branch of Rahway River. The survey has been revised to depict limits of parapet wall adjacent to the proposed parking stalls. Per our discussions with CME, the installation of rubber wheel stops and the presence of parapet walls relieve concerns of vehicles possibly driving unto the East Branch of the Rahway River.

16. *The existing contours shown on sheet C-401 must be labeled.*

Response: Grading, Drainage, and Utility Plan revised to show labeled contours. See sheet C-401.

17. *It shows on sheet C-401 that a spot grade of 150.00 is proposed on the southerly side of the Concrete High Curb at the midpoint of the storage bins. Based on the surrounding grades that are proposed, a low point will be created at this location which is unacceptable. The plan must be revised to ensure that positive drainage is provided in this area.*

Response: Plans revised to show shop grade at 150.50, which ensures positive drainage in the area. See Grading, Drainage, and Utility Plan, sheet C-401.

18. *It shows on sheet C-401 that a spot grade of 150.00 is proposed at the head of the access aisle adjacent to the handicap accessible parking space. Insufficient information is provided to demonstrate that a low point will not be created at this location. The plan must be revised to demonstrate that positive drainage will be provided in this area.*

Response: Plan revised to show additional spot grades around the access aisle adjacent to the handicap accessible parking space. Added spot grades show gradual slope away from building towards inlet. See Grading, Drainage, and Utility Plan, sheet C-401.

19. *It shows on sheet C-401 that the roof drain system will be connected to an existing catch basin. In addition, it shows that an existing 6" PVC pipe will convey the flow from the catch basin to the East Branch of the Rahway River. Our office is concerned with the small size of the existing pipe. The Applicant must provide calculations to demonstrate that the existing pipe has adequate capacity to handle the peak flows that are anticipated.*

Response: Plans revised to show 12" PVC pipe to replace 8" PVC pipe to East Branch of Rahway River. An application for a Flood Hazard Area Individual Permit with the NJDEP is ongoing for the review and approval of the stormwater connection modification. Upon further review by the NJDEP, the plans have been revised to depict an upsized storm pipe demonstrating adequate capacity in the storm pipe. Applicant will comply with Township Engineer request to provide adequate capacity in stormwater via connection to Meeker Street drainage inlet as an alternate design pending NJDEP review. Testimony will be provided for existing and proposed stormwater flows.

20. *Sheet C-901 includes a Heavy Duty Pavement Section. Sheet C-301 should be revised to show where the heavy duty pavement is proposed.*

Response: Detail sheet revised to remove Heavy Duty Pavement Section. Heavy Duty Pavement no longer proposed for site. See Construction Notes & Details I, sheet C-901.

21. *Sheet C-901 includes a Mill and Pave detail which shows that 2" of the top course is to be milled and paved. We note that the callouts for the existing subbase and the existing base course are reversed on the detail and must be corrected.*

Response: Location of callouts for Mill and Pave detail have been corrected. See Construction Notes & Details I, sheet C-901.

22. *Sheet C-901 includes a Pavement Striping Detail. Sheet C-301 should be revised to show where the stop bar and directional arrows are proposed.*

Response: Pavement Striping detail revised to show only parking stall markings. Stop bar and directional arrows are not proposed. See Construction Notes & Details I, sheet C-901.

23. *The Concrete Curb detail on sheet C-901 shows that the proposed curb face will be 12" whereas the top and bottom of curb grades shown on sheet C-801 indicate that the curb face will be 6". In addition, the detail shows that paving will be present on both sides of the curb which is incorrect. These discrepancies must be resolved.*

Response: Concrete Curb detail revised to show 6" curb face on paved side. Other side of curb has been revised to show landscaped area level with top of curb. See Construction Notes & Details I, sheet C-901.

24. *Sheet C-901 must be revised to include the following details:*

- a) *Sanitary sewer lateral.*
- b) *Connection of roof drain to catch basin.*
- c) *Material storage bins.*

Response: Detail sheet revised to include two new details entitled "Building Sewer Connection Detail" and "Material Storage Bins". Additionally, the detail entitled "Roof Drain Down Spout Connection" was updated to show roof leader connection to the catch basin. See Construction Notes & Details I and II, sheets C-901 and C-902.

25. *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.*

Response: Applicant will comply as condition of approval.

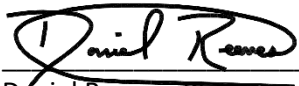
Township Resubmission
15 and 19 Meeker Street
15 and 19 Meeker Street, Township of West Orange, NJ
Block 2, Lots 50 and 43.01

DR Job No.: 11401-001
April 05, 2021

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.

We believe the submitted plans and responses above adequately address the review report received to date. If there are any questions during review or if additional copies are required, please do not hesitate to contact me at (973) 559-7426. Thank you very much in advance.

Very Truly Yours,

A handwritten signature in black ink that reads "Daniel Reeves". The signature is written in a cursive style with a large, stylized "D" and "R".

Daniel Reeves, PE
Project Manager

cc: Richard Schkolnick

q:\prj\11401-001 15 meeker st\eg\correspondence\2021-04-05 twp resubmission cover letter.docx