



May 18, 2021

West Orange Township Zoning Board
66 Main Street
West Orange, NJ 07052

**Re: Application No. ZB-20-16
PS Atlantic Coast, LLC
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances – LTE Review #1
Proposed Storage Facility
424 Eagle Rock Avenue
Block 111, Lot 1.08
Our File: VWRZ0111.02**

Dear Board Members:

In accordance with your authorization, our office has reviewed the Removals Plan as well as the Landscape Plan for the above mentioned application, in accordance with Code Section 25-27.8. The Applicant has provided most of the required information; however, the plans shall be revised as indicated below:

1. In accordance with Section 25-27.9a, snow fencing or other protective barriers shall be placed around trees that are not to be removed. Revise the plans to graphically depict tree protection fencing at the limit of clearing.
2. Our office recommends removing asphalt pavement that currently exists over the property line during the demolition phase and repair with lawn. Additional trees can be added within this area, on the Applicant's property.

At this time, the proposed site improvements remove 39 trees, which requires a replacement of 26 major trees and 13 major or minor trees for a total of 39 trees. Currently, it appears the plan provides more than this required quantity.

The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.

If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,

CME Associates


Shari M. Spero, LTE #465
Licensed Tree Expert

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME



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Tree Removal Plan Review

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cc: Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE – Township Engineer
Alice Beirne, Esq. – Zoning Board Attorney
PS Atlantic Coast, LLC – Applicant
Lisa A. John-Basta, Esq. – Applicant's Attorney
Matthew J. Neuls, PE – Applicant's Engineer
Lorelei Mewhirter, RA – Applicant's Architect
Mark A. Vizzini, LLA – Applicant's Landscape Architect
Charles Heydt, PP – Applicant's Planner
Greg S. Gloor, PLS – Applicant's Surveyor