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MEMORANDUM

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

From: *John J. Hess, PE, PP, CME
Zoning Board Engineer* 

Date: *May 18, 2021*

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

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*

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/Final Site Plan drawings (16 sheets) prepared by Matthew J. Neuls, PE (sheets 1-10 & 12-16) and Mark A. Vizzini, LLA with Dresdner Robin Environmental Management, Inc., of Jersey City, New Jersey and bearing a latest revision date of March 26, 2021.
- A print of an Alta/NSPS Land Title Survey prepared by Greg S. Gloor, PLS with Dresdner Robin Environmental Management, Inc. of Fairfield, New Jersey and bearing a latest revision date of November 12, 2020.
- A set of architectural plans (7 sheets) prepared by John O'Brien, RA with O'Brien Architecture of Dallas, Texas dated March 26, 2021.
- A Stormwater Management and Engineer's Report prepared by Matthew J. Neuls, PE dated November 19, 2020.



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- A Planning & Zoning Report prepared by Charles Heydt, PP and Carolyn Worstell, PP with Dresdner Robin of Jersey City, New Jersey dated November 19, 2020.
- A completed Application Package.
- A completed Site Plan / Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A completed Application for Tree Removal and Replacement Permit, unsigned and undated.
- A Buffer Report which lists the owners of property within 200 feet of Block 111, Lot 1.08 from the Office of the West Orange Assessor dated November 19, 2020.

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

A. PROJECT DESCRIPTION

The property in question is a flag shaped tract located on the southerly side of Eagle Rock Avenue approximately 310 ft east of the intersection with Prospect Avenue. It is located in the B-2 Zoning District and has an area of 2.63 acres. The site is presently occupied by a vacant 1 story building which was previously occupied by a bowling alley and a paved parking lot. In addition, a paved parking area with 66 angled parking spaces exists on the front portion of the lot. Also, there are existing steep slope areas along the southerly and easterly sides of the site.

The Applicant is seeking Preliminary & Final Major Site Plan approval with 'C' and 'D' Variance relief to demolish the existing building and to construct a self-storage facility at the site. The self-storage facility will consist of a three (3) story building having a total floor area of 122,490 sf. The first floor of the building will include two (2) lobbies, two (2) restrooms, a janitor closet, rental office, break room, elevator machine room, riser room, electrical room and storage room while the second and third floors will include a unisex restroom on each floor.

Access will be provided to the site via the existing full movement 2-way driveway from Eagle Rock Avenue. The Applicant proposes a total of 27 parking spaces for the self-storage facility including 2 handicap accessible spaces. An emergency access drive is proposed around the perimeter of the building. In addition, a fence is proposed around the building except for the office/visitor area at the front of the building. The Applicant also proposes to maintain the 66 parking spaces at the front of the site.

B. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's the Site Plan / Subdivision Checklist must be addressed:



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- 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 #48 – *Sight triangles.*
 - e) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinance.*
2. The Applicant has requested the following waivers:
 - a) Item #46 – *Solid waste management plan.*
 3. As stipulated in Section 25-13 of the Ordinance, an environmental impact statement must be submitted to the Board.
 4. The Applicant should address the Board regarding the total number of storage units that are proposed in the building.
 5. The plans do not show that any loading zones are proposed. The Applicant should address the Board regarding the need to provide loading zones to accommodate larger deliveries to the site.
 6. As discussed at the Site Plan Review Advisory Board meeting on January 26, 2021, the Applicant should address the Board regarding their plans to provide access to Crystal Lake which is owned by the Township.
 7. Note #4 on the ALTA/NSPS Land Title Survey states that a portion of the property lies within a special flood hazard area. Therefore, the flood hazard area limits must be shown on the Site Layout Plan (sheet C-301).
 8. The Sheet Index on sheet G-001 must be revised to list sheet C-304 which is included in the submitted plan set.
 9. The Sheet Index on sheet G-001 lists sheet L-791 which is not included in the submitted plan set.
 10. The Certification Block on sheet G-001 must be revised to eliminate the reference to the Planning Board.
 11. It shows on sheet C-301 that 27 parking spaces are proposed for the self-storage facility. In addition, the parking area with 66 spaces on the front portion of the lot is proposed to remain. Since these spaces are not required for the self-storage facility, the Applicant should address the Board regarding the reasons for keeping these spaces.



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12. The Site Plan Notes on sheet C-301 must be revised to eliminate all references to the City of Jersey City.
13. Sheet C-301 must be revised to show the radii of all proposed curved curbing.
14. Sheet C-301 must be revised to dimension the striped areas that are proposed around the perimeter of the building including the southwest corner of the building.
15. It shows on sheet C-301 that flush curbing is proposed along the front of the parking spaces in front of the building. The Applicant should address the Board regarding their plans to install wheel stops or bollards at the head of the parking spaces to prevent vehicles from driving onto the sidewalk and striking the building.
16. It shows on sheet C-301 that the parking spaces in the office/visitor area will be 9 ft x 18 ft. In addition, it shows that the parking spaces in the secure area will be 10 ft x 20 ft. The Applicant clarify why two different parking space sizes are proposed.
17. It shows on sheet C-301 that two (2) vehicular gates are proposed in the fence surrounding the building. A detail of the proposed gates must be added to the plans.
18. Sheet C-301 includes a callout for a "Bioswale along curb". The limits of the bioswale must be indicated on the plans. In addition, the proposed grading on sheet C-401 does not reflect that a bioswale is proposed.
19. It shows on sheet C-301 that a 3 yard trash dumpster is proposed. The Applicant should provide testimony to the Board to demonstrate that the dumpster will have adequate capacity to accommodate the trash that will be generated at the site. In addition, the Applicant should address the Board regarding their plans to address the recyclables that will be generated at the site.
20. It shows on sheet C-301 that the Applicant proposes to eliminate several vehicular connections to the existing parking lot on adjoining lot 1.07. The Applicant should provide testimony to the Board to demonstrate that the elimination of these connections will not cause any circulation issues on the adjoining property.
21. It shows on sheet C-301 that the existing parking lot closest to Eagle Rock Avenue is to be milled, paved and restriped to match the existing. The depth of the proposed milling must be indicated in the plans.
22. It shows on sheet C-301 that the existing parking lot closest to Eagle Rock Avenue encroaches on adjoining lot 1.01 to the west. The Applicant should address the Board regarding their plans to eliminate the existing encroachments when the parking lot is milled and overlaid.
23. The size of the parking spaces on the existing parking lot closest to Eagle Rock Avenue must dimensioned on sheet C-301.



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24. Sheet C-301 shows that new concrete curb is proposed along the property line adjacent to lot 1.07. The limits of the proposed curb must be clarified. Is the curb proposed only across the points of connection to the parking lot on adjoining lot 1.07 or along the entire property line?
25. Sheet C-301 includes a callout which states "D/F Monument Sign, see C-902 for more details". We note that the monument sign detail is on sheet C-901. Therefore, the callout should be revised accordingly.
26. Sheet C-301 should be revised to provide a stop sign at the exit onto Eagle Rock Avenue.
27. Sheet C-301 should be revised to show the required sight triangles at the exit onto Eagle Rock Avenue. In addition, the Applicant must demonstrate that the proposed monument sign will not be located within the sight triangle.
28. Sheets C-302 and C-303 show the turning movements for a Pierce Arrow XT 2016 fire truck. Since a 3 story building is proposed, the Applicant should check with the Fire Department to determine if a larger fire truck would be required to protect the site.
29. Sheet C-401 shows that Class 52 DIP pipe is proposed to convey stormwater from the inlets in the parking lot and emergency access drive surrounding the building. The plans must be revised to specify the pipe size that is proposed for each pipe run.
30. Sheet C-401 must be revised to show the invert elevations of the pipes that connect to the subsurface detention chamber.
31. Sheet C-401 includes a callout for "1,670 'R-Tank XD' 9-stacked subsurface detention chamber". Our office is unclear regarding the meaning of this callout.
32. It shows on sheet C-401 that the Type-B inlet at the southwest corner of the parking lot will have an invert elevation of 614.83 and a grate elevation of 616.83. Depending on the proposed pipe size, the depth of cover will be approximately over the pipe could be less than 12". The Applicant should address the Board regarding why the pipes are proposed to be so shallow with limited cover.
33. Sheet C-401 must be revised to provide top of curb and gutter elevations along the northerly and southerly sides of the building.
34. For the purpose of clarity, the inlets and roof drain pipes shown on sheet C-401 should be numbered.
35. Sheet C-401 shows that grading is proposed at the southeast corner of the site. However, it shows on sheet C-811 that the existing wooded area at this location is to remain. This discrepancy must be resolved.



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36. Sheet 401 must be revised to show the pipe size, length of pipe, pipe slope and type of pipe from the Outlet Control Structure to the headwall. In addition, a headwall detail must be added to the plans.
37. As required by Section 25-28.7.a of the Land Use Regulations, sheet C-410 must be revised to superimpose all existing trees and mark the trees that are proposed to be removed.
38. As required by Section 25-28.7.b of the Land Use Regulations, sheet C-410 must be revised to address the following requirements:
 - a) Identification of soil types on the property, with specific reference to highly erodible soils as identified by the United States Department of Agriculture Soil Conservation Service or other recognized authority;
 - b) Length, steepness and surface roughness of exposed slopes;
 - c) Resistance of soil to compaction and stability of soil aggregates;
 - d) High water table, water infiltration capacity and capacity of soil profile;
 - e) A stabilization and revegetation plan prepared, signed and sealed by a New Jersey professional engineer, including a complete description of the existing vegetation, the vegetation to be planted and slope stabilization measures to be installed.
39. It shows on sheet C-501 that the existing water service is to be reused. The size of the existing water service and the type of pipe must be shown on the plans.
40. At the January 26, 2021 Site Plan Review Advisory Board meeting, the Applicant stated that the building will be sprinklered. Therefore, sheet C-501 must be revised to show the proposed fire service line. In addition, the appropriate fire service details must be added to the plans.
41. Sheet L-691 includes a Typical Bioswale Detail. The detail includes callouts to "see site plan" for side slope width, bottom width and depth. However, sheet C-301 does not include any of this information.
42. Sheet L-701 should be revised to show existing light levels in the parking lot closest to Eagle Rock Avenue.
43. Sheet C-901 includes a Precast Concrete Wheel Stop detail. The plans should be revised to show where wheel stops are proposed.
44. Sheet C-902 includes both a Typical House Connection detail and a Sewer Lateral detail. Since both details show the same information, one of the details can be eliminated.



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45. Sheet C-902 includes a Sewer Manhole Frame and Grate detail. The title of the detail should be changed to Frame and Cover. In addition, the plans should be revised to show where new frame and covers are proposed.
46. The Outlet Control Structure Detail on sheet C-902 shows that the 4' wide weir will be at elevation 104.20 whereas sheet C-401 shows the weir at elevation 614.20. This discrepancy must be resolved.
47. Sheet C-902 includes a R-Tank-XD Detention System detail with a callout for a forebay area 9 units deeper than the rest of the system. The location and size of the forebay unit must be shown on the plans. In addition, the overall dimensions and number of units in each part of the detention system must be shown. Also, a detail of an R-Tank-XD Unit must be added to the plans. Finally, sheet C-401 shows that the top of the chamber will be at elevation 615.31 and the bottom of the chamber will be at 613.81 which is only 1.5 ft deep. We question if this depth is to the bottom of the forebay unit or the bottom of the rest of the system. In addition, the depth of the system at the inlet and outlet connections must be shown on the detail.
48. The proposed development will result in the disturbance of more than one acre. As a result, it is classified as a Major Development and is subject to the stormwater management requirements set forth in Section 25-29.4 of the Land Use Regulations.
49. The Stormwater Management Report should be revised to include a Low Impact Development Checklist.
50. Section 2.4.2 of the Stormwater Management Report references a paved-emergency-egress area and a double-inlet catch basin which discharge to the detention basin. We note that neither of these features are shown on the plans. Therefore, the report should be revised accordingly.
51. The Storm Pipe Conveyance Calculations in Appendix D of the Stormwater Management and Engineer's Report are incomplete. The table only lists the pipe runs from Inlet 101 to MH102, MH102 to Basin, RD1 to Basin and RD2 to Basin whereas it shows on sheet C-401 that 5 inlets, a basin outlet pipe and no manholes are proposed.
52. The Stormwater Management Report must be revised to include calculations for the riprap at the detention basin outlet headwall.
53. As stipulated in Section 25-29.10(b)(1) of the Ordinance, the design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development. It further stipulates in Section 25-29.10(b)(4) of the Ordinance that the maintenance plan and any future revisions shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken. Prior to recording, the form of the deed must be approved by the Zoning Board Attorney and our office.



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54. In accordance with Section 25-14.3, a minimum of 2.0 footcandles shall be provided for parking lots; whereas parking lots are provided with a minimum of 0.5 footcandles.
55. In accordance with Section 25-14.1(e), the Board shall review and determine duration of lighting proposed; whereas proposed timers and hours of operation have not been provided. The Applicant should also discuss whether proposed lighting will be reduced during the overnight hours.
56. It appears the existing utility pole with cobra head light fixture located within the existing 66 stall parking lot will be situated within a proposed stall based on the re-stripping plan. This should be reviewed.
57. The Applicant has proposed to maintain the 66 stall parking lot; however, current light levels were not provided. Revise the plans to provide existing light levels, to ensure the lot is adequately lit.
58. It appears existing parking stall pavement that extends over the west property line is to remain, even though the rest of this area will be demolished. Our office recommends removing the pavement and repairing this area to lawn. Shade trees can be planted just into the property line, which will provide future trees with more soil volume for roots to establish than currently proposed.
59. It appears a grouping of QPH (Willow Oak) is proposed under overhead wires along the north side of the building. This is not recommended based on their mature size. The Applicant should propose a tree species more appropriate to be installed under wires.
60. Our office has concerns with the proposed landscaping along the wood line, due to shade and the trees' ability to successfully establish and thrive. At a minimum, a note should be provided that plant materials to be field located under the direction of the Township Engineer.
61. In accordance with Section 25-12.1o, one (1) tree shall be provided for every ten (10) stalls. The maximum length of a row of parking stalls shall not exceed twenty (20) stalls with an eight (8) foot wide landscaped area provided in between. The Applicant has indicated three (3) trees are provided for the 27 stalls west of the building; however, the Applicant is also proposing 66 stalls north of the building, which requires an additional seven (7) trees. Landscaped islands are not proposed in this area.
62. Revise the plans to add rigid, plastic, open mesh trunk guards to the planting detail to protect from the irreparable damage from buck rub.

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.