

July 1, 2021
Via FedEx

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

Attn: Diana Chandler-Zimmermann
Zoning Board Secretary

**RE: Capitol Senior Housing
Proposed Senior Living Facility
609 Eagle Rock Avenue
Block 152.22, Lot 1412.01
Township of West Orange
Essex County, NJ
DEC #1423-99-005**

Dear Ms. Chandler-Zimmermann,

Enclosed please find six (6) signed and sealed sets of the Preliminary and Final Site Plan prepared by our office dated January 25, 2021, last revised June 17, 2021 constituting our resubmission to the Township of West Orange Zoning Board of Adjustment in regards to the above referenced project.

The enclosed plans have been revised to address comments received at the June 10th Zoning Board hearing. Specially the plans have been revised to relocate the trash enclosure and generator further south and away from the adjacent residential use to the rear. The accessible parking stalls have been relocated from the frontage of the site to the western parking field to be further from the main entrance drive as requested. Furthermore, the Fire Truck Turning Plan has been revised to utilize the specific dimensions of West Orange's largest fire truck per the request of your fire official.

Finally, the plans have been further revised to address the review memorandum prepared by CME Associates. The following is a sequential response to same:

CME Associates – Review Memorandum – B. Design Comments– May 10, 2021

- 1a. Signed and sealed plans are included within this submission.
- 1b. The Applicant has requested a waiver. All contours are provided for the areas of proposed improvements.
- 1c. Detailed testimony regarding the Solid Waste Management Plan has been provided at the June 10, 2021 public hearing.
- 1d. The Site Plan (Sheet 4) has been revised to include sight triangles.

- 1e. The Applicant is aware of the New Jersey statutory requirement that 10% of the beds must be set aside for Medicaid eligible residents. This should be a condition of the approval resolution. The West Orange Ordinance defines assisted living in the definitions section and repeats the State Regulation for occupancy standards for assisted living in the Medicaid units, in the Occupancy Standards section of the Ordinance. The Applicant will comply with these definitions. The Applicant is not aware of any requirement that the plans designate the Medicaid beds.
2. No response required.
3. The completed sustainability checklist has been previously provided.
4. Per discussion with the Township Planner, an environmental impact statement is not required for the proposed redevelopment.
5. The Applicant's Landscape Architect intends to submit a Tree Removal Permit application under separate cover.
6. The Vehicle Circulation Plans (Sheets 15-17) are included with the enclosed revised Site Plans. Further response to this comment is included within the enclosed Traffic Engineering Response Letter prepared by Shropshire Associates.
7. Response to this comment is included within the enclosed Traffic Engineering Response Letter prepared by Shropshire Associates.
8. Testimony will be provided at the public hearing.
9. Response to this comment is included within the enclosed Traffic Engineering Response Letter prepared by Shropshire Associates.
10. Response to this comment is included within the enclosed Traffic Engineering Response Letter prepared by Shropshire Associates.
11. Testimony will be provided at the public hearing.
12. The Site Plan (Sheet 4) has been revised to show the proposed bollard locations.
13. The proposed courtyard designs are shown on the Landscape Plan prepared by the Applicant's Landscape Architect.
14. The Site Plan (Sheet 4) has been revised to include proposed retaining wall labels. The Construction Details (Sheet 11) have been revised to include the retaining wall details.
15. The Landscape Details prepared by the Applicant's Landscape Architect include details of the privacy fence.
16. The Site Plan (Sheet 4) has been revised to show proposed light symbols.
17. Pergola details will be provided by the Applicant's Landscape Architect.
18. General Note #1 on the Site Plan (Sheet 4) has been revised to clarify that the survey was prepared by Blue Marsh Associates.
19. The extended wall is intended to act as a privacy wall and to provide vehicular fall protection in lieu of a guiderail.
20. The Grading Plan (Sheet 5) has been revised to include additional contour labels.

21. No response required.
22. The Construction Details have been revised to include the inlet detail.
23. The Drainage and Utility Plan (Sheet 6) has been revised to include the pipe information between inlets #112 and #111.
24. The Sidewalk Detail on the Construction Details (Sheet 10) has been revised to include this note.
25. The site plans have been revised to remove the fence detail, as they will be shown on the plans prepared by the Applicant's Landscape Architect.
26. The retaining wall details on the Construction Details (Sheet 11) have been revised to note that the retaining walls are to be designed and sealed by a Professional Engineer.
27. The Site Plan (Sheet 4) has been revised to show the flag pole location.
28. No response required.
29. The Stormwater Management Report has been revised to include a minimum time of concentration of 6 minutes.
30. The Stormwater Management Report has been revised to include the Low Impact Development Checklist.
- 31a-b. The Stormwater Collection System Calculations have been revised to address these discrepancies.
- 31c-d. Roof leader locations are assumed and not yet shown on the Drainage and Utility Plan; however, the roof area is included in the stormwater collection system calculations for general design purposes. The Site Plans will be revised to show the final roof leader locations prior to the issuance of resolution compliance.
32. The Applicant is requesting a temporary waiver for completeness. An Operation and Maintenance Manual will be provided when and if the proposed improvements are approved.
33. The Applicant is willing to revise the plans as required; however, would like to discuss the proposed lighting levels with the Board to determine adequate proposed levels for the intended use.
34. Testimony will be provided at the public hearing.
35. The Applicant intends to discuss courtyard area lighting at the public hearing.
36. The plans have been revised to include the light pole cut sheet on the Construction Details (Sheet 13).
37. No response required.
38. The mulch beds will be depicted on the Landscape Plan prepared by the Applicant's Landscape Architect.
39. The Landscape Plan has been revised to include this clarification.
40. The Landscape Plan has been revised to include this clarification.
41. No response required.

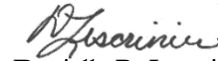
Please process the enclosed materials as well as the information above in preparation for the July 15, 2021 Zoning Board Hearing. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC



Daniel T. Sehnal, PE



Danielle R. Lescrinier

Enclosure

Cc: Joseph McElwee
Joseph Zadlo
Robert Podvey (w/enclosure)
Dan King
James Langenstien
David Shropshire