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MEMORANDUM

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

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

Date: *August 5, 2021*

Re: *Application No. PB-21-05
Valley Arts Dental, LLC
Preliminary & Final Major Site Plan with "C" Variances
Review #1
515 Valley Road
Block 25, Lot 2
Our File: VWRP0025.01*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE - Township Engineer
Kenneth D. McPherson III, Esq. - Planning Board Attorney
Valley Arts Dental, LLC - Applicant
John R. Dusinberre, Esq. - Applicant's Attorney
Anthony Marucci, PE, PLS, PP - Applicant's Engineer & Planner
Mark Evan Teichman, RA - Applicant's Architect*

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:

- A set of Preliminary & Final Site Plan drawings (7 sheets) prepared Anthony Marucci, PE, PLS, PP with Marucci Engineering Associates, LLC of Whippany, New Jersey dated March 11, 2021.
- A print of an architectural floor plan and elevation drawing (1 sheet) prepared by Mark Evan Teichman, RA of Sea Bright, New Jersey and bearing a latest revision date of April 9, 2021.
- A completed Application Form dated April 21, 2021.
- An unsigned and undated Addendum to Application which describes the proposed development and sets forth the reasons why the requested relief should be granted.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A completed Ownership Disclosure Form for the Applicant, Valley Arts Dental, LLC dated April 21, 2021.



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- A completed Ownership Disclosure Form for the Property Owner, GSK Realty, LLC dated April 21, 2021.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated May 3, 2021 which states that the taxes are paid until July 31, 2021 and the sewer charges are paid in full for 2021.

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 nearly rectangular tract which fronts on the westerly side of Valley Road approximately 95 ft north of the intersection with Nutman Place. It has an area of 7,737.8 sf or approximately 0.18 acres and is located in the B-1 Zone and the Central Business District. The property is currently occupied by a one-story masonry building having a floor area of 773 sf which is used as a dental office, and an asphalt parking lot for 7 vehicles.

The Applicant is seeking Preliminary & Final Major Site Plan approval to construct 999 sf addition to the existing building and to expand the existing parking lot to accommodate 10 vehicles including 2 employee parking spaces and 1 handicap accessible parking space. In addition, the width of the driveway providing access to the parking lot will be increased from 11 ft to 16 ft. We note that the existing building has 3 dental chairs and the Applicant proposes to add 2 additional dental chairs.

B. DESIGN COMMENTS

1. Based on our review, 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 #25 – *Requested or obtained design waivers or exceptions.*
 - d) Item #46 – *Solid waste management plan.*
 - e) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*
2. It shows on the architectural drawing that a metal logo, a metal lettered sign and street address numbers are proposed on the façade of the building. Details of the various signs must be added to the plans.



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3. The Applicant should address the Board regarding whether any free standing signs are proposed at this site. If any signs are proposed, they should be shown on the plans and the appropriate details provided.
4. The Applicant should address the Board regarding the need to provide a trash enclosure at the site.
5. It appears that five (5) existing trees will be removed from the site. In accordance with Section 25-27.8g(b), the Applicant is to plant a major tree species for all trees removed 6" DBH and greater; whereas the Applicant has only proposed one (1) ornamental tree which does not meet the ordinance definition of a 'major' tree. Also, the Applicant must submit an application for a tree removal permit.
6. It shows on sheet 3 that the driveway from Valley Road will have a minimum width of 16 ft whereas 24 ft is required for 2-way traffic. The Applicant should provide testimony to the Board to demonstrate that the reduced driveway width will safely accommodate 2-way traffic.
7. It shows on sheet 3 that a block retaining wall is proposed along the rear of the proposed parking lot. Therefore, a detail of the proposed retaining wall must be added to the plans. In addition, it is our recommendation that wheel stops be provided for the parking spaces adjacent to the retaining wall to protect the retaining wall from damage.
8. The Accessible Parking Sign detail on sheet 3 includes a callout for a R7-8APD sign with a note to "see detail". Therefore, the referenced detail must be added to the plans.
9. The Site Plan on sheet 3 must be revised to show that the accessible parking sign will be setback a minimum of 2 ft behind the face of curb.
10. Sheet 3 includes a 6" Thick Concrete Sidewalk at Driveway detail. The Site Plan must be revised to show where the new sidewalk is proposed. In addition, the Applicant should clarify if the depressed curb must be widened or replaced. If widening or replacement is required, then the appropriate details must be added to the plans.
11. It shows on sheet 4 that the proposed increase in impervious cover at the site is 2,287.4 sf. As a result, the Applicant proposes to install two (2) drywells to recharge the increase in stormwater runoff from the site.
12. Sheet 4 includes a calculation of the required stormwater storage volume. The calculation is based on a proposal to infiltrate 2.5" of runoff over the increased impervious cover area. The Applicant should address the Board regarding how the infiltration of 2.5" of runoff over the increase in impervious cover was selected as it is less than the NRCS 1 year, 24-hour rainfall frequency of 2.8" for Essex County, New Jersey.
13. In order to verify that the drywells will function as designed, the following additional information is required:



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- a) A soil boring must be performed at the location of the proposed drywells to demonstrate that the existing soils are suitable.
 - b) A permeability test must be performed at the location of the drywells to demonstrate that the drywells will function as designed.
 - c) Time to drain calculations must be provided to demonstrate that the drywells will drain within a maximum of 72 hours following the storm event.
14. The Typical Drywell Cross-Section on sheet 4 specifies the use of a heavy duty slotted manhole cover. The proposed manufacturer and model number of the manhole cover must be shown.

C. LANDSCAPING COMMENTS

1. Revise the plans to depict the mulch bed lines to prevent confusion during construction. Also, indicate the disposition of open areas, such as lawn, stone, mulch, etc.
2. The Applicant has proposed RM (Rosebay Rhododendron), one of the largest and hardiest evergreen rhododendrons. However, this area is spatially constrained as well as in a southern exposure, which is too much sun for this species. Revise the plans to provide an alternative species more suitable for this location.
3. Staff recommends providing a 'major' tree in lieu of the proposed PS (Cherry) to be located at the corner of the property. The tree should be centered more within the open lawn to provide sufficient space from the proposed parking area.
4. It appears there is lawn between the building and the sidewalk along Valley Road. Staff recommends providing foundation landscaping to enhance the building.
5. Revise the tree planting details, sheet 7 of 7, to indicate that only two (2) tree stakes required. Currently, three (3) are indicated. Also, staff recommends installing CUL (Leyland Cypress) without stakes due to the limited space in this area. Additionally, indicate that no mulch shall come into contact with the trunk flare.

D. LIGHTING COMMENTS

1. The Applicant has provided isolux patterns on the plans which depict all lighting to be under 0.50 footcandles at the property line. However, provide a point-by-point lighting plan to ensure the maximum illumination level is not exceeding 0.30 footcandles at any proposed line abutting resident use, to be in accordance with Section 25-14.1d.
2. Revise the plans to indicate proposed timers and hours of operation. Also, indicate proposed isolux pattern details with a scale and graph. Additionally, provide the manufacturer's catalog cuts for the proposed light pole for further review.
3. Revise the 'Light Pole Base Detail', sheet 7 of 7, to indicate a concrete strength of 4,500 psi. Currently, this is not specified.



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4. It shows on sheet 6 that a sidewalk is proposed along the northerly side of the building from Valley Road to the office entrance. The Applicant should address the Board regarding the proposed hours of operation at the site and the need to provide lighting along this sidewalk.

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.