

John J. Hess, PE, PP, CME
Zoning Board Engineer
66 Main Street
West Orange, NJ 07052

DR Project No. 10461-003
CME File: VWRZ0111.02
August 26, 2021

**RE: Application No. ZB-20-16
Comment Response letter – August 23, 2021
Preliminary & Final Major Site Plan with ‘C’ and ‘D’ Variances - Review # 2
424 Eagle Rock Avenue
Block 111, Lot 1.08
Township of West Orange, Essex County, New Jersey**

Dear Mr. Hess:

Attached kindly find the following documents which are submitted for your review relative to the above captioned matter.

- **Amended Preliminary/Final Site Plan set for 424 Eagle Rock Avenue, Block 111, Lot 1.08; Township of West Orange, Essex County, New Jersey.** The plans are dated November 19th, 2020 and have been revised on August 26 2021.
- **Traffic Generation Report prepared by Dolan & Dean Consulting, for 424 Eagle Rock Avenue, Block 111, Lot 1.08 dated July 21, 2021**
- **Planning and Zoning Report, prepared by Dresdner Robin, for 424 Eagle Rock Avenue, Block 111, Lot 1.08, dated August 25 2021**
- **Stormwater Report, prepared by Dresdner Robin, for 424 Eagle Rock Avenue, Block 111, Lot 1.08 last revised August 2021**
- **Soil Resource Report for Project Site;**
- **Easement information for Project Site**

DESIGN COMMENTS:

1. In his July 21, 2021 Traffic Generation Report, Mr. Gary Dean, PE and Ms. Rianna Kirchhof, PE state that *“The purpose of this evaluation is to outline the compelling traffic- engineering justification in support of the use variance request for the self-storage use”*. In addition, they further state that *If the use variance application is favorably considered by the Board, then as part of a subsequent site plan application, the projected traffic impacts would be more thoroughly studied, particularly as related to any off-tract traffic impacts”*. Since the Applicant has applied for site plan approval in conjunction with the use variance, the Applicant should address the Board regarding their plans to submit a detailed traffic report for this project.

Response:

Please find enclosed traffic report as requested.

2. It states in Section 3.4 of the Environmental Impact Statement that a Geotechnical Engineering Exploration and Analysis report was prepared by Giles Engineering Associates,

Inc. dated October 13, 2020. It further states that two test borings performed by Giles Engineering encountered bedrock at depths of 1.0 and 9.8 feet with bedrock extending to the maximum test boring depths of about 10.0 feet and 14.0 feet respectively. A copy of the Geotechnical report must be submitted to the Board and the Boring locations must be shown on the plans. In addition, the Applicant must demonstrate that the presence of bedrock will not interfere with construction of the building or the underground detention system.

Response:

Geotechnical report will be provided under separate cover.

3. The Applicant should address the Board regarding the total number of storage units that are proposed in the building.

Response: Applicant will address the Board regarding total number of storage units during testimony.

4. The plans do not show that any loading zones are proposed. In our May 18, 2021 review letter, we requested that the Applicant address the Board regarding the need to provide loading zones to accommodate larger deliveries to the site. In his August 9, 2021 letter, Mr. Neuls states that oversized (10' x 20') parking spaces are proposed for customer loading and unloading based on similar projects by the Applicant.

Response:

Applicant will address the Board regarding oversized parking spaces during testimony.

5. 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. In his August 9, 2021 letter, Mr. Neuls states that *"Applicant will coordinate with Township to make plan revisions in this area if requested"*. It is our recommendation that the issue of providing access to Crystal Lake be coordinated with the Municipal Engineer, Mr. Leonard Lepore, PE.

Response:

Comment noted. Applicant will coordinate with the Municipal Engineer to discuss this item.

6. 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.

Response: Applicant will address the Board regarding these parking spaces during testimony.

7. 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.

Response: Applicant will address the Board regarding the dumpster during testimony.

8. 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.

Response: Testimony will be provided with regard to this item.

9. 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. In our May 18, 2021 review letter, we requested that the Applicant address the Board regarding their plans to eliminate the existing encroachments when the parking lot is milled and overlaid. We also recommended 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.

In his August 9, 2021 letter, Mr. Neuls states that *"The plans show milling, paving and restriping up to the westerly curb to the parking stripe roughly parallel to the eastern property line. This approach was taken in order to minimize impacts on the adjacent parking lot to the east"*. Our office understands the position expressed by Mr. Neuls. However, it remains for the Applicant to address the issue of the encroachments onto adjoining lot 1.0 to the west. The Applicant should address the Board regarding the feasibility of obtaining an easement from the adjoining property owner to allow the existing encroachments to remain.

Response:

This will be addressed during testimony.

10. It shows on sheet C-301 that a stop sign is proposed at the exit onto Eagle Rock Avenue. Therefore, stop sign detail must be added to the plans.

Response:

Sheet C-901 has been revised to include a stop sign detail as requested.

11. It shows on sheet C-301 that a sanitary sewer manhole is proposed in the drive aisle in the visitor area of the parking lot. Therefore, a sanitary sewer manhole detail must be added to the plans. In addition, sheet C-501 must be revised to label the proposed manhole and to show the limits of any new piping. The pipe size, pipe length, pipe slope and pipe material must be shown for all new piping.

Response:

Sheet C-901 has been revised to show a sanitary sewer manhole detail. Sheet C-501 has been revised

to label said manhole and limits of new piping as requested.

12. It shows on sheet C-401 that Inlet #102 will have an invert elevation of 614.07 whereas downstream Inlet #101 will have an invert elevation of 614.11. This will result in standing water in Inlet #102 which is unacceptable. The proposed invert elevations downstream from Inlet #101 must be corrected to eliminate standing water in Inlet #102.

Response:

Sheet C-401 has been revised as requested to eliminate this condition.

13. Sheet C-401 must be revised to show the class of the 20" RCP that is proposed from the Outlet Control Structure to the flared end section.

Response:

Sheet C-401 has been revised to show piping from the Outlet Control Structure to the flared end section. Please note this pipe size has changed to a 24" RCP.

14. It shows on sheet C-401 that a 12" pipe is proposed from Inlet #102 to Inlet #101 whereas the Drainage Calculations table in the Stormwater Management and Engineers Report shows that a 14" pipe is required.

Response:

This run of pipe has been revised to a 14" pipe on Sheet C-401 in order to match the Drainage Calculations.

15. It shows on sheet C-401 that a 12" pipe is proposed from Inlet #101 to the Subsurface Detention Chamber whereas the Drainage Calculations table in the Stormwater Management and Engineers Report shows that a 14" pipe is required.

Response:

This run of pipe has been revised to a 14" pipe on Sheet C-401 in order to match the Drainage Calculations.

16. It shows on sheet C-401 that a bottom of curb elevation of 616.74 is proposed to the east of Inlet # 102 which has a proposed grate elevation of 616.80. As a result, ponding will occur in this area. The proposed grades must be adjusted to eliminate any ponding in this area.

Response:

Elevations have been adjusted to allow for proper drainage. Please see revised Sheet C-401.

17. It shows on sheet 401 that a riprap pad is proposed at the Outlet Control Structure discharge. Therefore, a riprap pad detail must be added to the plans.

Response:

Please see revised Sheet C-903 which includes a riprap pad detail.

18. 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.

Response:

There does not appear to be easements associated with these vehicle connections. Additionally, closing of these connections does not appear to create circulation issues on the adjoining property.

19. s 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.

In his August 9, 2021 letter, Mr. Neuls states that he has enclosed a WebSoils Survey which identifies the soil types on the property. However, the information received by our office did not include the WebSoils Survey. Therefore, it remains for the above items to be addressed by the Applicant

Response:

Please find enclosed WebSoils survey. As previously noted, additional information will be provided upon request.

20. 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. In his August 9, 2021 letter, Mr. Neuls states that *"We will coordinate with project architect to determine the water size required to support the sprinkler system and update the service line if necessary. We will coordinate any required changes with the Township at that time"*.

Response:

This will be addressed under separate cover.

21. Sheet L-701 should be revised to show existing light levels in the parking lot closest to Eagle Rock Avenue. In his August 9, 2021 letter, Mr. Neuls states that *"Dresdner Robin will perform a night-time light level study to document the existing light level at the parking lot. The results will be added to the plan and submitted under separate cover"*.

Response:

This will be addressed under separate cover.

22. It shows on the Outlet Control Structure Detail in sheet C-902 that polypropylene steps are proposed. However, the Manhole Ladder Rung detail on sheet C-902 specifies the use of aluminum rungs. This discrepancy must be resolved.

Response:

Details have been revised to be consistent.

23. The Stormwater Management Report must be revised to include calculations for the riprap at the detention basin outlet headwall.

Response: Riprap Calculations have been added as requested.

24. 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.

In his August 9, 2021 letter, Mr. Neuls states that *"Stormwater Operations and Maintenance Manual has been prepared and included in this submission"*. However, the information received by our office did not include a Stormwater Operations and Maintenance Manual. Therefore, it remains for this item to be addressed by the Applicant

Response: Stormwater Operations and Maintenance Manual has been included in this submission package as requested.

25. 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. In his August 9, 2021 letter, Mr. Neuls states that *"The proposed light levels meet typical IES standards for parking lot areas. The area with reduced light levels inside the gated areas will be further addressed during testimony"*.

Response:

As previously noted, this will be further discussed during testimony.

26. 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.

Response:

Comment noted. This will be discussed during testimony.

27. 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-striping plan. This should be reviewed. In his August 9, 2021 letter, Mr. Neuls states that the *"Existing utility poles with cobra head lights are to remain. Note that the existing striping in this area is proposed to remain in the same location"*. It remains for the Applicant to address the Board regarding their plans to protect the utility pole that is shown to be located within a parking stall along the westerly side of the parking area.

Response: This area will be striped off and will not be a parking space.

28. Sheet C-401 must be revised to show the invert elevations of the pipes that connect to the subsurface detention chamber.

Response: C-401 has been revised to include invert to all structures.

29. 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.

Response:

Callout has been updated to provide additional information and clarification regarding the proposed subsurface detention basin.

30. 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; however, the required quantity of trees is proposed along the perimeter.

Response: Comment noted.

31. The Applicant has proposed ANA (Northeast Aster) and CR (Pink Coreopsis) within the 'Plant List', sheet 9 of 17; however, corresponding graphics and labels are not indicated on the plan. This should be revised to prevent confusion during construction.

Response: Discrepancy has been revised to prevent confusion during construction.

Application No. ZB-20-16
Comment Response letter – May 18, 2021
Preliminary & Final Major Site Plan with 'C' and 'D'
Variances - Review # 1
424 Eagle Rock Avenue
Block 111, Lot 1.08
Township of West Orange, Essex County, New Jersey

August 26, 2021
Page 8 of 8

32. Sheet 9 of 17 indicates the existing asphalt area over the property line to the west is to be landscaped; however, sheet 6 of 17 indicates this area to be newly planted lawn. The plans should be revised to indicate the same disposition, to prevent confusion during construction.

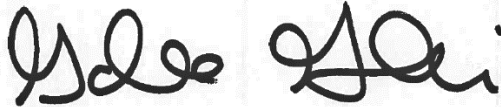
Response:

Discrepancy has been revised to prevent confusion during construction

We trust you will find the above information and the attached documents in order. Please feel free to contact the undersigned at 201.266-5584 or via email to ggornelli@dresdnerrobin.com if you should have any questions or require any additional information regarding this matter.

Sincerely,

DRESDNER ROBIN

A handwritten signature in black ink, appearing to read 'G. Gornelli', is written over a faint, light blue circular stamp. The stamp contains some illegible text and a central emblem.

Gabrielle Gornelli, PE
Project Manager

CC: Diana L. Chandler-Zimmerman, Township of West Orange Zoning Board of Adjustment Secretary (16 copies)