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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: *August 23, 2021*

Re: *Application No. ZB-20-16
PS Atlantic Coast, LLC
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #2
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*

RECEIVED

AUG 27 2021

W.O. PLANNING DEPT

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 (17 sheets) prepared by Matthew J. Neuls, PE (sheets 1-8 & 12-17) and Mark A. Vizzini, LLA (sheets 9-11) with Dresdner Robin Environmental Management, Inc., of Jersey City, New Jersey and bearing a latest revision date of August 9, 2021.
- An Environmental Impact Statement prepared by Charles Heydt, PP with Dresdner Robin of Jersey City, New Jersey dated August 6, 2021.
- A Traffic Generation Report prepared by Gary W. Dean, PE, PP and Rianna Kirchhof, PE with Dolan & Dean Consulting Engineers, LLC of Somerville, New Jersey dated July 21, 2021.
- A Stormwater Management and Engineer's Report prepared by Matthew J. Neuls, PE and bearing a latest revision date of August 2021.



Chairman and Members of the West Orange Township Zoning Board
Re: PS Atlantic Coast, LLC (ZB-20-26)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #2

August 23, 2021
Our File No. VWRZ0111.02
Page 2

- An August 9, 2021 letter from Matthew J. Neuls, PE to our office which addresses the comments in our May 18, 2021 review letter.

In addition to the above, our office previously received the following information as part of the original submission for this application:

- 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 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.



Chairman and Members of the West Orange Township Zoning Board
Re: PS Atlantic Coast, LLC (ZB-20-26)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #2

August 23, 2021
Our File No. VWRZ0111.02
Page 3

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:
 - 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 #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. 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.
4. 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.



Chairman and Members of the West Orange Township Zoning Board
Re: PS Atlantic Coast, LLC (ZB-20-26)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #2

August 23, 2021
Our File No. VWRZ0111.02
Page 4

5. The Applicant should address the Board regarding the total number of storage units that are proposed in the building.
6. 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.
7. 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.
8. Note #4 on the ALTA/NSPS Land Title Survey states that a portion of the property lies within a special flood hazard area. In our May 18, 2021 review letter, our office requested that the flood hazard area limits be shown on the Site Layout Plan (sheet C-301). In his August 9, 2021 letter, Mr. Neuls states that based on additional analysis, it has been determined that the site is not located within a flood hazard area. The Applicant should provide testimony to the Board to demonstrate how this conclusion was reached.
9. 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.
10. 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.
11. 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.
12. 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 overlayed. We also recommended removing the pavement and repairing this area to lawn. Shade trees can



Chairman and Members of the West Orange Township Zoning Board
Re: PS Atlantic Coast, LLC (ZB-20-26)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #2

August 23, 2021
Our File No. VWRZ0111.02
Page 5

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.

13. 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.
14. 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.²
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.



Chairman and Members of the West Orange Township Zoning Board
Re: PS Atlantic Coast, LLC (ZB-20-26)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #2

August 23, 2021
Our File No. VWRZ0111.02
Page 6

21. 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.

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.

22. 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"*.

23. 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"*.

24. 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.

25. 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.

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



Chairman and Members of the West Orange Township Zoning Board
Re: PS Atlantic Coast, LLC (ZB-20-26)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #2

August 23, 2021
Our File No. VWRZ0111.02
Page 7

27. 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.
28. 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"*.
29. 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.
30. 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.
31. 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.
32. 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.



Chairman and Members of the West Orange Township Zoning Board
Re: PS Atlantic Coast, LLC (ZB-20-26)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #2

August 23, 2021
Our File No. VWRZ0111.02
Page 8

33. 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.

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.