

STONEFIELD

January 7, 2022

Diana Chandler-Zimmermann
Zoning Board of Adjustment
66 Main Street
West Orange, NJ 07052

**RE: Proposed Renovation & Addition
Block 134.02, Lots 75.03, 79 & 81
66 Franklin Avenue
Township of West Orange, Essex County, New Jersey**

Ms. Chandler-Zimmermann,

Stonefield Engineering & Design, LLC is pleased to submit documents to address the comments contained in the West Orange Planning review letter dated November 24th and the CME review letter dated December 8th. Please find the following items enclosed for review:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Preliminary & Final Major Site Plan	01-07-2022	6	Stonefield Engineering & Design
Stormwater Management Statement	01-07-2022	6	Stonefield Engineering & Design
Summary of Approvals and Permits	01-06-2022	6	Stonefield Engineering & Design
Summary of Requested Relief	01-06-2022	6	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the West Orange Planning review letter dated November 24th:

- The architect was asked to confirm whether the plans provide a second means of egress from the second and third floors as required by code.*

Testimony will be provided regarding means of egress from the second and third floors.

- Questions were raised about the attic and its use, as a floor plan of it was not provided. The architect stated it is only intended for storage.*

The Architectural Plans will be revised to include a floor plan of the attic space. The attic is included as storage space for the proposed 3-bedroom unit and additional information will be provided during testimony.

The following is an itemized response to the comments contained within the CME review letter dated December 8th:

Design Comments

- Based on our review of the submitted documents, we request that the following additional information be submitted as stipulated on the Site Plan / Subdivision Checklist:*
 - Item #20 – Copy and/or delineation of any existing or proposed deed restrictions or covenants.*

No existing or proposed deed restrictions or covenants are associated with the project site.

- Item #23 – List of required regulatory approvals or permits.*

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92 PARK AVENUE, RUTHERFORD, NJ 07070 201.340.4468 T. 201.340.4472 F.

A Summary of Approvals and Permits has been included as part of this submission.

- c. *Item #25 – Requested or design waivers or exceptions.*

A Summary of Requested Relief has been included as part of this submission.

- d. *Item #31 – Contours to extend at least 200' beyond subject property.*

A design waiver/exception is requested for this stipulation within the Site Plan/Subdivision Checklist.

- e. *Item #35 – Drainage calculations.*

A revised Stormwater Management Statement with drainage calculations has been included as part of this submission.

- f. *Item #46 – Solid waste management plan.*

A Solid Waste Management Plan will be submitted under separate cover.

- g. *Item #52 – Plans and legal documents for compliance with West Orange COAH Ordinance.*

Testimony will be provided regarding the applicability of the West Orange COAH Ordinance to the proposed development.

2. *The Sustainability Checklist Form submitted by the Applicant is blank. Therefore, the Applicant should submit a completed Sustainability Checklist Form which details the sustainable design features that are proposed for this project.*

Testimony will be provided regarding the applicability of the Sustainability Checklist Form to the proposed development.

3. *The Applicant has submitted architectural plans which are unsigned and unsealed. The Applicant must submit signed and sealed copies of the architectural plans to the Board as required by the Site Plan / Subdivision Checklist:*

Signed and sealed Architectural Plans will be submitted under separate cover.

4. *The Land Use and Zoning table on sheet C-4 of the Site Plan drawings states that the proposed use is a personal service store. However, the Planning Report states that a construction contractor business is proposed. This discrepancy must be resolved.*

The Site Plan (Sheet C-4) has been revised to indicate the proposed use as Office Building. Testimony will be provided regarding the Commercial Vehicle Parking that is accessory to the proposed office space.

5. *Sheet I of the architectural plans includes a Site Plan which does not agree with the layout shown on the Site Plan drawings. This discrepancy must be resolved.*

Sheet I of the Architectural Plans will be revised to incorporate the layout shown on the Site Plan (Sheet C-4).

6. *It states on sheet I of the architectural plans and sheet C-1 of the site plan drawings that the Owner/Applicant is Manuel Vega. However, it states on the Planning Board /Zoning Board Application form that the Applicant is M. Vega Investments LLC. This discrepancy must be resolved.*

Sheet C-1 of the Site Plan has been revised to indicate M. Vega Investments LLC as the OwnerApplicant.

7. *It shows on the architectural plans that an attic is proposed in the building. Therefore, the architectural plans must be revised to include a floor plan of the attic space. In addition, the Applicant should address the Board regarding the proposed use of the attic space.*

The Architectural Plans will be revised to include a floor plan of the attic space. The attic is included as storage space for the proposed 3-bedroom unit and additional information will be provided during testimony.

8. *It shows on the architectural plans that a basement exists in the building. The Applicant should address the Board regarding the proposed use of the basement space.*

Testimony will be provided regarding the use of the basement.

9. *The Applicant should address the Board regarding the proposed hours of operation at the site.*

Testimony will be provided regarding the proposed hours of operation.

10. *A note should be added to the plans which states that any settled or damaged sidewalk or driveway aprons along the site frontage shall be replaced as directed by the municipal engineer.*

The Demolition Plan (Sheet C-3) has been revised to include the associated note.

11. *It shows on sheet C-4 that a trash enclosure is proposed at the site. The Applicant should provide testimony to the Board to demonstrate that the trash enclosure has adequate capacity to accommodate the trash and recyclables that will be generated at the site.*

Testimony will be provided regarding the capacity of the trash enclosure.

12. *It shows on sheet C-4 that the trash enclosure will be located between the existing shed and the southerly property line. Based on the proposed curb layout shown on the plan, we find that there is not enough room for a trash truck to access the trash enclosure area. Therefore, the Applicant should address the Board regarding how trash will be collected at the site.*

Testimony will be provided regarding the method for collection of solid waste.

13. *The Applicant should submit a truck turning template to the Board to demonstrate that adequate maneuvering room is available for the vehicles anticipated to use the site including trash trucks, emergency vehicles and trucks associated with the commercial use of the site.*

Testimony will be provided to address operation of and turning movements for trash trucks, emergency vehicles and commercial vehicles to be used on site.

14. *It shows on sheet C-4 that 1 handicap parking space, five 9'x18' parking spaces and 5 10'x20' parking spaces are proposed at the site. The Applicant should address the Board to clarify the types of vehicles that will be parked in the different size spaces.*

Testimony will be provided regarding the types of vehicles that will be parked onsite.

15. *It shows on sheet C-4 that the parking lot will be surrounded by a 6 ft high chain link fence with privacy slats. It stipulates in Section 25-8.4c in the Ordinance stipulates that in all nonresidential districts, fences or walls not exceeding 6 ft in height shall be permitted in the side and rear yards. We note that the Applicant requires a waiver to permit a 6 ft high fence in the front yard.*

The Landscaping and Buffer Requirements table on the Landscaping Plan (Sheet C-8) has been revised to include the requirement of Section 25-8.4c and indicate the requested design waiver.

16. It states on sheet C-4 that an electronic sliding gate is proposed at the entrance to the site. The Applicant should address the Board regarding how the sliding gate will be controlled (i.e. by key card or fob). In addition, a detail of the gate must be added to the plans. If any gate control devices such as key card readers are required, they should be shown on the plans.

Testimony will be provided regarding site access and sliding gate operations for the proposed development.

17. The Applicant should address the Board regarding their plans to install the necessary signage to reserve two (2) of the parking spaces for residents of the proposed apartment.

The Site Plan (Sheet C-4) has been revised to include proposed "Residents Only" signage for two parking spaces.

18. The Applicant should address the Board regarding their plans to mitigate the increase in runoff from the site.

A Stormwater Management Statement has been included as part of this submission. Testimony will be provided regarding the mitigation of runoff from the site.

19. It shows on sheet C-5 that the Applicant proposes to install two (2) Type B inlets along the southerly property line to collect the runoff from the parking lot. In addition, the roof leaders from the building are to be connected to the Type B inlet closest to the street. The Applicant then proposes to install two (2) 4" PVC pipes to allow the runoff to be discharged under the sidewalk where they will daylight through the curb and discharge into the street. Our office is concerned with allowing the runoff to discharge through the curb into the street. It is our recommendation that the runoff be discharged into the existing storm sewer on the westerly side of Franklin Avenue.

Testimony will be provided regarding the proposed stormwater system and discharge to Franklin Avenue.

20. It shows on sheet C-5 that the Applicant proposes to install 4" PVC pipes to convey the runoff from the site to the street. Our office is concerned with the small size of the proposed pipes. The Applicant must provide calculations to demonstrate that the proposed pipes have adequate capacity to handle the peak flows that are anticipated.

A revised Stormwater Management Statement with peak flow calculations has been included as part of this submission.

21. It shows on sheet C-5 that the proposed drainage pipes will have less than 2 ft of cover. The Applicant must demonstrate that the proposed cover is adequate to protect the pipes from being damaged by vehicles entering and leaving the site.

Testimony will be provided regarding the proposed stormwater system and discharge to Franklin Avenue.

22. Sheet C-10 includes a 6' High Chain Link Fence detail. Note 2 on the detail states that it only applies to fence without privacy slats whereas the Applicant has proposed a fence with privacy slats. Therefore, the detail must be revised accordingly.

The 6' High Chain Link Fence Detail within the Construction Details (Sheet C-10) has been revised to indicate privacy slats.

23. Sheet C10 must be revised to include a detail of the roof drain connection to catch basin.

The Construction Details (Sheet C-11) have been revised to include the Roof Leader Detail.

24. As a condition of any approval granted by the Board, it is our recommendation that the Applicant be required to consolidate the three (3) existing lots. Prior to recording, a copy of the proposed Deed of Consolidation must be submitted to the Board

for review and approval by the Board Attorney and our office. In addition, the proposed lot number for the consolidated parcel must be approved in writing by the West Orange Tax Assessor.

Acknowledged.

Lighting Comments

- 1. The Applicant requires a waiver from Section 25-14.2 as the proposed parking lot lighting is under the 2.0 footcandles required. However, we note that the proposed lighting meets IES (Illuminating Engineering Society) standards and appears to be sufficient as proposed.*

Acknowledged.

- 2. The Applicant indicates on Sheet C-6 that a waiver is required for not meeting the minimum light levels for the street. However, this minimum requirement is for applications that are to provide lighting for roadways; whereas this application is for off-site parking and street lighting is not proposed nor required.*

The Lighting Requirements table on the Lighting Plan (Sheet C-6) has been revised to remove the requirement for street lighting.

- 3. Revise the plans to provide isolux pattern details including a scale and graph. Also, provide isolux patterns on the plans to indicate 0.50 footcandle isolux location, for further review.*

The Construction Details (Sheet C-11) have been revised to include isolux patterns for Fixtures A & C. An isolux pattern detail is not provided within the manufacturer's catalog or spec sheet for Fixture B. The Lighting Plan (Sheet C-6) has been revised indicate 0.50 footcandle isolux locations for the site.

- 4. Revise the plans to provide the manufacturer's catalog cut and ordering information for the proposed light pole. Also, provide the color and finish proposed for all light fixtures and poles.*

The Construction Details (Sheet C-12) have been revised to include selections for the finishes of each light fixture.

- 5. Revise the plans to indicate timers and hours of operation for the proposed light fixtures.*

Testimony will be provided regarding the hours of operation of the proposed light fixtures.

- 6. Revise the 'Light Pole Installation Detail' on sheet C-11 to indicate a concrete strength of 4500 psi. Currently, 3,000 psi is indicated.*

The Light Pole Installation Detail within the Construction Details (Sheet C-12) has been revised to indicate a concrete strength of 4,500 psi.

Landscaping Comments

- 1. In accordance with Section 25-11.3a, a buffer strip shall be planted with trees and shrubs to adequately screen the buildings abutting a residential zone; whereas plant materials have not been proposed within the designated landscape buffer along the rear of the property.*

The Landscaping Plan (Sheet C-8) has been revised to include evergreen shrubs within the landscaping buffer strip along the rear of the property.

- 2. In accordance with Section 25-11.3b, a twenty (20) feet wide buffer strip planted as indicated above is to be provided along the east property line; whereas the Applicant has provided a buffer strip with a width of 5.1 feet.*

Acknowledged.

3. *In accordance with Section 232-10.4, provide one (1) shade tree to be located south of the entrance drive, along Franklin Avenue. Our office recommends this tree to be a different species than the two (2) proposed AR (Red Maple) in the parking lot.*

The Landscaping Plan (Sheet C-8) has been revised to propose one Little Leaf Linden (Tilia Cordata) south of the entrance drive.

4. *Provide foundation landscaping along the frontage of the existing building, to enhance site aesthetics.*

The Landscaping Plan (Sheet C-8) has been revised to indicate Creeping Liriope within the raised planter box in front of the building.

5. *Revise the 'Plant Schedule' on sheet C-8 to indicate a specific cultivar for proposed AR (Red Maple).*

The Plant Schedule on the Landscaping Plan (Sheet C-8) has been revised to indicate the October Glory cultivar of Red Maple trees.

6. *Revise the plans to graphically depict mulch bed lines on the plans, to prevent confusion during construction.*

The Landscaping Plan (Sheet C-8) has been revised to indicate mulch bed lines.

7. *Revise the plans to indicate the proposed disposition for all open areas, such as lawn, mulch, stone, etc., to prevent confusion during construction.*

The Landscaping Plan (Sheet C-8) has been revised to indicate areas to be seeded as lawn.

8. *Revise the plans to specify proposed plant materials within the raised planter as indicated on Sheet C-4, to prevent confusion during construction.*

The Landscaping Plan (Sheet C-8) has been revised to indicate Creeping Liriope (Liriope Spicata) as the proposed plant material within the raised planter.

Should you have any questions, please do not hesitate to contact our office.

Best regards,



Joshua Kline, PE
Stonefield Engineering and Design, LLC

Sent via FedEx to Addressee