

January 26, 2022
Via FedEx Overnight

Township of West Orange
66 Main Street
West Orange, NJ 07052

Attn: Diana Zimmerman
Zoning Board Secretary

**RE: 769 Altera, LLC
Proposed Site Improvements
Block 166.15, Lot 9
769 Northfield Ave (CR 508)
Township of West Orange
Essex County, NJ
DEC #2530-99-006**

Dear Ms. Zimmerman,

Enclosed please find the following information constituting our submission of revised plans for the Township's continued review for the above referenced project:

- Five (5) 11x17 copies of the Preliminary and Final Major Site Plans prepared by our office, last revised January 24, 2022;
- Five (5) Signed and Sealed copies of the Preliminary and Final Major Site Plans prepared by our office, last revised January 24, 2022;
- Five (5) signed and sealed copies of the Stormwater Management Report prepared by our office, last revised January 2022;
- Five (5) signed and sealed copies of the Phase 1 Stormwater Management Operations and Maintenance Manual prepared by our office, dated January 2022;
- Five (5) signed and sealed copies of the Phase 2 Stormwater Management Operations and Maintenance Manual prepared by our office, dated January 2022;
- Five (5) signed and sealed copies of the Tree Removal Report prepared by our office, last revised January 2022;
- Five (5) signed and sealed copies of the Phase 1 and Phase 2 Demolition Plans prepared by our office, last revised January 24, 2022; and
- Five (5) signed and sealed copies of the Phase 1 and Phase 2 Landscape Plans prepared by our office, last revised January 24, 2022.

As previously discussed with Township staff, the proposed improvements have been revised to a two-phased development. The Phase 1 improvements are substantially similar to the initial submission and consist of upgrading the building façade and modifications to the existing parking lot to provide a drop off lane and to satisfy current ADA regulations in addition to other associated site improvements. The Phase 2 improvements consist of the further expansion of the rear parking area which is dependent on the needs of future building tenant(s).

The plans have been revised in accordance with the associated comments provided by the Township Professionals. The following is an itemized response to same:

Memorandum from Township of West Orange Department of Planning and Development prepared by Paul Grygiel, AICP, PP, Planning Director dated September 2, 2021:

Site Plan/Other Issues

- Acknowledged; testimony regarding the variance proofs shall be provided.
- The Site Plan (Phase 1) (Sheet 8) has been revised to depict sidewalk along Northfield Avenue. Additionally a bike rack has been included under the front building overhang. The corresponding detail for same is located on the Construction Details (Sheet 19).
- Acknowledged; testimony regarding electronic vehicular spaces shall be provided.
- The trash enclosure has been relocated closer to the building just north of the ADA parking spaces and staircase as depicted on the Site Plan (Phase 1) (Sheet 8).
- The Site Plan (Phase 1) (Sheet 8) has been revised to depict the proposed freestanding sign.

CME Associates Memorandum prepared by John J. Hess, PE, PP, CME dated September 22, 2021:

Design Comments

1. A Solid Waste Management Plan has been previously submitted under separate cover.
2. No plan revisions required.
3. As discussed, the total area of impervious area tributary to the proposed Phase 1 underground stormwater management system has been reduced under 0.25 acres. The Phase 1 project is not classified as a major development as submitted and thus is not subject to the new green infrastructure BMP regulations. Refer to the enclosed revised Stormwater Management Report for additional details.
4. As outlined above the proposed stormwater design for Phase 1 has been revised such that the project is no longer classified as a major development; therefore, compliance with Section 25-29.10(b)(1) of the ordinance is not required. That being stated, a Stormwater Management Facilities Operation and Maintenance Manual has been prepared and enclosed within this submission for review as requested. Additionally a Stormwater Management Facilities Operation and Maintenance Manual has been prepared in accordance with the above referenced ordinance sections for the Phase 2 portion of the development.
5. As indicated on the Drainage & Utility Plan (Phase 1) (Sheet 11) no new pipes are proposed as part of the phase 1 development with the exception of the underground detention system. The proposed drainage improvements have been designed to maintain existing conditions so we do not anticipate impacts to the existing on-site conveyance system. An Inlet Area Map and Stormwater Collection System Calculations for the Phase 2 portion of the development has been provided within the enclosed Stormwater Management Summary Report.
6. Vehicular Circulation Plans shall be provided to the Board as exhibits as part of the upcoming Planning Board hearing.
7. The Overall Site Plan (Phase 1) (Sheet 6) and Site Plan (Phase 1) (Sheet 8) have been revised to depict the location of the proposed monument sign. Revised architectural plans depicting the corrected setback shall be provided under separate cover.
8. The Site Plan (Phase 1) (Sheet 8) has been revised to include the sidewalk along the Northfield Avenue property frontage.
9. The trash enclosure has been relocated closer to the building just north of the ADA parking spaces and staircase as depicted on the Site Plan (Phase 1) (Sheet 8).
10. A Solid Waste Management Plan has been previously provided to the Township for review. Additional testimony can be provided at the upcoming Planning Board hearing as needed.
11. The Site Plan (Phase 1) (Sheet 8) has been revised to depict the width of the proposed replacement sidewalk along the easterly side of the building.
12. The Construction Details (Sheet 22) has been revised to include a detail for the proposed transformer pad per PSEG required specifications.
13. The Construction Details (Sheet 19) has been revised to include a "Do Not Enter" Sign Detail.

14. Details for the proposed concrete steps and landings shall be provided by the Structural Engineer under separate cover.
15. The proposed sidewalk width in front of the referenced head in parking spaces is six (6') feet in width thus concrete wheel stops are not required. The Site Plan (Phase 1) (Sheet 8) has been revised to include the requested dimensions.
16. As indicated on the Drainage & Utility Plan (Phase 1) (Sheet 11) former inlets 103 and 105 have been replaced with Outlet Control Structure 102 and Doghouse Storm Manhole 106. Details for same have been include on the Construction Details (Sheets 21 & 20) respectively.
17. The Drainage and Utility Plan (Phase 1) (Sheet 11) has been revised to depict the requested downstream pipe extensions.
18. Our office has not yet been able to confirm the extents of the upstream pipe from inlet 103 after multiple field investigations. Prior to construction as noted on the Drainage & Utility Plan (Phase 1) (Sheet 11) the contractor verify the extents and elevations of the existing on-site storm sewers. The proposed drainage improvements have been designed to maintain existing conditions so we do not anticipate upstream conditions to impact same.
19. Our office confirm the pipe in question ties into the existing stormwater detention vault as indicated on the Drainage & Utility Plan (Phase 1) (Sheet 11). Prior to construction as noted, the contractor shall verify the elevations of the existing on-site storm sewers. The proposed drainage improvements have been designed to maintain existing conditions so we do not anticipate upstream conditions to impact same.
20. Inlet 106 has been removed from the proposed improvements and replaced with an upstream manhole connection. No changes to Inlet 105 with the exception of resetting the grate are proposed. A detail for the newly proposed doghouse manhole connection to the existing 18" RCP pipe has been included on the Construction Details (Sheet 20).
21. A new inlet is not proposed for Inlet 107. Same is a replacement for the existing metal grate and has been noted on the Drainage & Utility Plan (Sheet 8). The existing inlet is directly tributary to the existing stormwater management vault with no piping.
22. A note has been added to the Demolition & Tree Removal Plan (Phase 1) indicating, "Existing on-site stormwater management structures to be cleaned/jetted prior to construction."
23. A copy of the Report of Geotechnical Investigation has been previously submitted to the Township.
24. The Site Plan (Phase 1) (Sheet 8) and associated detail on the Construction Details (Sheet 20) have been revised to note solid PVC fencing for the proposed trash enclosure.
25. The Typical Modular Block Wall Detail on the Construction Details (Sheet 20) has been revised to remove references to approval by the municipal engineer and building department as requested.

Landscaping Comments

26. Township Note No. 2 has been provided on the Landscape Plan (Phase 1) (Sheet 13) indicating, "Proposed final landscaping locations to be adjusted in the field during installation as required." Additionally the plan has been revised to include infill landscaping in the open area off the northeast corner of the existing parking lot to provide additional buffering to the neighbors.
27. The Landscape Plan (Phase 1) (Sheet 13) has been revised to shift one (1) proposed TCG (Linden) to the westerly property line near the existing basin as requested.
28. The direction of the light throw is away from the tree canopies. The Landscape Plan (Phase 1) (Sheet 13) has been revised such that there is additional separation between light fixtures and trees to the greatest extent possible while still providing adequate illumination and maximum tree replacement. With that stated, a minimum separation of 15' is provided between the centerlines of the light poles and trees.
29. The Landscape Plan (Phase 1) (Sheet 13) has been revised to replace PTS (Pachysandra) with RAGL (Gro Low Sumac).
30. The Landscape Plan (Phase 1) (Sheet 13) has been revised to replace TCG (Greenspire Linden) with Silver Linden.
31. The Landscape Plan (Phase 1) (Sheet 13) has been revised to indicate the proposed disposition for new open areas.
32. The tree planting details on the Landscape Plan (Phase 1) (Sheet 13) have been revised to include only (2) stakes rather than three (3).

33. The sequence of construction provided on the Soil Erosion & Sediment Control Plan (Phase 1) (Sheet 17) has been revised to include notations for the tree protection fencing installation and removal.
34. The Landscape Plan (Phase 1) (Sheet 13) has been revised to provide additional infill planting in the open areas per the revised layout while staying out of the limit of disturbance for Phase 2 such that newly planted trees will not have to be removed. The Landscape Plan (Phase 2) (Sheet 14) provides additional infill plantings in the remainder of the rear open space areas.
35. Township Note No. 1 has been provided on the Landscape Plan (Phase 1) (Sheet 13) indicating, "Tree removal permit shall be secured by the contractor prior to any site disturbance in accordance with Township ordinance section 25-27.4."

Lighting Comments

36. The proposed light levels have been designed to provide an average illumination that satisfies both the maximum illumination levels at the property line as well as minimum illumination in parking areas per ordinance requirements. Testimony regarding the design shall be provided at the upcoming Planning Board hearing.
37. The Lighting Plan (Phase 1) (Sheet 15) has been revised to include Isolux pattern details including a scale and graph. Additionally manufacturer's cut catalogs details for the proposed light poles have been provided on the Construction Details (Sheet 22).
38. The Lighting Plan (Phase 1) (Sheet 15) and associated details on the Construction Details (Sheet 22) has been revised to include color and finish for all proposed fixtures and poles. Additionally Township Note has been added to the Lighting Plan indicating, "hours of operation for the proposed lighting shall be between 5pm to 12am."
39. The Area Light Foundation Detail provided on Construction Details (Sheet 22) has been revised to indicate a concrete strength of 4,500 psi as requested.

We trust that the enclosed items, as well as the responses above, satisfy the initial comments from the Township's Professionals. Please review the enclosed information at your earliest convenience and contact our office with any questions or comments.

Sincerely,

Dynamic Engineering Consultants, PC


Robert J. Colucco, PE


Joseph C. Sparone, PE, PP

Enclosures

Cc: Tony Bienert
Terry Quinn
Eddie Tillman