

February 17, 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
Application No.: PB-21-10**

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:

- Six (6) copies of the Electric Vehicle Parking Exhibit prepared by our office, dated February 17, 2022;
- Six (6) copies of the Vehicle Circulation Exhibit – Fire prepared by our office, dated February 17, 2022;
- Six (6) copies of the Vehicle Circulation Exhibit – Delivery prepared by our office, dated February 17, 2022;
- Six (6) copies of the Vehicle Circulation Exhibit – Refuse prepared by our office, dated February 17, 2022; and
- Six (6) copies of the Low Impact Development Checklist prepared by our office, dated February 16, 2022.

The above documents have been prepared in accordance with the associated comments received at the February 8, 2022 Township SRAB meeting and per the 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 February 8, 2022:

- Phasing: No response required.
- Pedestrian and bicycle circulation: The Site Plan (Phase 1) (Sheet 8) was previously revised to indicate an ADA compliant landing at the westerly side of the exit driveway. The existing sidewalk that currently ends at the east property line has been extended to the western property line approximately 115 feet along the subject site's frontage. The property to the west and the associated existing driveway is not owned by the applicant. Per correspondence with the Essex County Planning Board, additional sidewalk past the limits of the property frontage is not required by their office and is not proposed at this time.

- Turning templates: Please refer to the Vehicle Circulation Exhibits enclosed within this submission.
- Electric vehicle charging: Please refer to the Electric Vehicle Parking Exhibit enclosed within this submission.

CME Associates Memorandum prepared by John J. Hess, PE, PP, CME dated February 9, 2022:

Design Comments

1. No response required.
2. Please refer to the Vehicle Circulation Exhibits enclosed within this submission. Phase 1 and Phase 2 propose a total of 226 and 282 parking spaces respectively. This equates to a requirement of total of 9 proposed electric vehicle parking spaces for Phase 1 and 11 for Phase 2. As shown in the enclosed exhibit 9 spaces are proposed for Phase 1 including 1 ADA space and an additional 2 for Phase 2 thus satisfying the 4% requirement.
3. A Low Impact Development Checklist has been included within this submission for review.
4. Acknowledged; no response required.
5. Please refer to the Vehicle Circulation Exhibits enclosed within this submission.
6. Revised architectural plans depicted the corrected monument sign location are being provided under separate cover by the project architect.
7. The Site Plan (Phase 1) (Sheet 8) was previously revised to indicate an ADA compliant landing at the westerly side of the exit driveway. The existing sidewalk that currently ends at the east property line has been extended to the western property line approximately 115 feet along the subject site's frontage. The property to the west and the associated existing driveway is not owned by the applicant. Per correspondence with the Essex County Planning Board, additional sidewalk past the limits of the property frontage is not required by their office and is not proposed at this time.
8. The requested details are being provided by the project architect under separate cover.
9. The applicant will clean/jet the existing on-site stormwater management structures prior to construction.

Landscaping Comments

10. Acknowledged; revised notations for additional seeding mixes will be reviewed with the Township Engineer and added to the site plan set as part of resolution compliance.

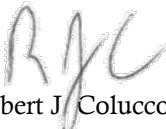
Lighting Comments

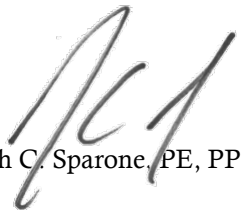
11. As discussed at the SRAB meeting, the proposed light levels have been designed to provide an average illumination that satisfies both the maximum illumination levels at the property line as well as minimum illumination in parking areas per ordinance requirements. Testimony regarding the design shall be provided at the upcoming Planning Board hearing.

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. Coluccio, PE


Joseph C. Sparone, PE, PP

Enclosures

Cc: Tony Bienert
Terry Quinn
Eddie Tillman