

October 10, 2017
Via Hand Delivery

Township of South Orange Village
76 South Orange Avenue, Suite 302
South Orange, NJ 07079

Attn: Ms. Ojetti Davis
Planning Board Secretary

**RE: Meridia, Village Commons I, South Orange, LLC
Meridia Village Commons – Proposed Mixed-Use Building
Block 2303, Lots 7-11
4th Street & Valley Street
Township of South Orange Village
Essex County, NJ
DEC #1084-16-015
Application No.: 260**

Dear Ms. Davis,

Enclosed please find the following information for the continued review of the above-referenced application:

- Eighteen (18) signed and sealed sets of Preliminary & Final Site Plans prepared by our office dated June 19, 2017, last revised October 6, 2017;
- Eighteen (18) copies of the Hudson-Essex-Passaic Soil Conservation District application letter dated October 9, 2017 prepared by our office;
- Eighteen (18) copies of the Essex County Planning Board application letter dated October 9, 2017 prepared by our office;
- Eighteen (18) signed and sealed copies of the Stormwater Drainage Report prepared by our office dated June 2017, revised October 2017;
- Eighteen (18) copies of the Engineer's Statement regarding Existing Critical Environmental Areas prepared by our office dated June 20, 2017;
- Eighteen (18) signed and sealed copies of the Traffic Impact Study prepared by Dynamic Traffic dated June 15, 2017, last revised October 6, 2017;
- Eighteen (18) signed and sealed copies of the Traffic Control Plan dated June 19, 2017, last revised October 6, 2017;
- Eighteen (18) copies of the Phase 1 ESA Preliminary Assessment Report prepared by Fennelly Environmental Associates, LLC dated April 2015;
- Eighteen (18) copies of the Waste Removal Statement prepared by Capodagli Property Company, LLC dated October 9, 2017.

In addition, the following items are being submitted under separate cover directly by those who prepared them:

- Eighteen (18) signed and sealed sets of the Landscape Architecture Plans prepared by Sikora Wells Appel Landscape Architecture dated October 2, 2017;
- Eighteen (18) signed and sealed sets of the Architectural Plans and Elevations prepared by Haley Donovan Architecture, LLC last revised October 6, 2017;
- Eighteen (18) copies of the Parking Management Plan prepared by Level G. Associates;

These documents have submitted to address the completeness comments provided by the Township's Professionals. The following is an itemized response to same:

Topology Planning Completeness Review Letter prepared by Philip Abramson, PP, dated August 31, 2017:

2. Application Summary

A. Existing Conditions – No response required.

B. The Proposal – No response required.

C. Completeness Review

Item 33: The 1-ft parking structure setback has been added to the Site Plan (Sheet 4) per our discussions at the September 21, 2017 pre-application meeting.

Item 38: The landscape architectural plans have been revised to provide the requested additional detail.

Item 39: Acknowledged; no response required.

Item 42: The following is the status of applicable outside agency reviews:

HEPSCD – HEPSCD application was submitted October 10, 2017.

Essex County – Application to the Essex County Planning Board was submitted October 10, 2017.

Township of South Orange Village DPW – Pending; to be submitted upon receipt of Board approval.

JMEUC – Pending; to be submitted upon receipt of DPW approval.

NJDEP TWA – Pending; to be submitted upon receipt of Township of South Orange Village DPW & JMEUC approval.

NJAW – Pending; to be submitted upon receipt of Board approval.

NJDEP BSDW – Pending; to be submitted upon receipt of NJAW approval.

Item 47: A statement detailing the logistics of waste storage has been enclosed.

Item 49: An ALTA/ACSM Land Title Survey was completed and no easements were identified on site. Testimony regarding same shall be provided at the October 24, 2017 Planning Board hearing.

Item 53: A vehicular circulation plan has been included on Sheet 13 of the enclosed site plans. Testimony regarding same shall be provided at the October 24, 2017 Planning Board hearing.

Item 54: A total of 124 parking spaces are proposed within the parking garage. The plans have been coordinated accordingly.

Item 55: The Lighting Plan (sheet 7) has been revised to delineate the proposed light levels and to provide an analysis summary.

Item 56: Testimony regarding signage shall be provided at the October 24, 2017 Planning Board hearing.

D. As indicated above 124 parking spaces are proposed on-site within the parking garage.

Casey & Keller, Inc. Engineer Completeness Review Letter prepared by Richard Keller PE, PP, CME dated August 31, 2017:

Legal Notice

The aforementioned properties were not included on the certified list provided by the Township.

Completeness

Item 9: The Applicant's attorney shall coordinate providing adequate public notice with the Board attorney.

Item 10: Acknowledged; no response required.

Item 11: The application letter to the Essex County Planning Board dated October 10, 2017 has been included within the submission.

Items 12-14: Acknowledged; no response required.

Item 17: The Phase 1 ESA Preliminary Assessment Report prepared by Fennelly Environmental Associates, LLC is enclosed within this submission.

Item 21 & 23: Acknowledged; no response required.

Item 31: Township Note No. 1 has been added to the Site Plan (Sheet 4) indicating, "The subject site is located within the Prospect Street Historic District".

Item 32: The updated bearing and distance information has been provided on the Site Plan (Sheet 4).

Item 34: Lot area has been provided for the subject site. The Applicant formally requests a waiver from providing the lot areas within 100 feet of the front property line as this item does not apply to the redevelopment project.

Item 35: A revised Engineer's Statement regarding Existing Critical Environmental Areas has been included within this submittal.

Item 36: Existing tree locations have been identified on the plans. The Applicant formally requests a waiver from providing the species and sizes of these existing trees due to the limited number and nature of adjoining uses.

Item 37: Township Note No. 2 has been added to the Site Plan (Sheet 4) indicating, "No wells or septic systems identified within 100 feet of the subject property".

Item 38: The landscape architectural plans have been revised to provide the requested detail.

Item 39: Acknowledged; no response required.

Item 42: The following is the status of applicable outside agency reviews:

HEPSCD – HEPSCD application was submitted October 10, 2017.

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NJAW – Pending; to be submitted upon receipt of Board approval.

NJDEP BSDW – Pending; to be submitted upon receipt of NJAW approval.

Items 43A, D, & I: Acknowledged; no response required.

Item 43J: The Drainage & Utility Plan (Sheet 6) has been revised to depict the requested potable water and sewage calculations.

Item 44: The Aerial Map (Sheet 2) has been revised to depict the uses of existing structures within 200 feet of the site.

Item 47: A statement detailing the logistics of waste storage and removal has been submitted. Testimony regarding same shall be provided at the October 24, 2017 Planning Board hearing.

Item 50: Topography on-site and in the immediate vicinity has been provided. The Applicant formally requests a waiver from providing additional topography within 50 feet of the tract to be developed as the provided topographical information is sufficient for design and review purposes.

Item 53: The architectural plans have been revised to delineate the parking stall dimensions. The Site Plan (Sheet 4) has been revised to depict the site triangle within the intersection of 4th Street and Valley Street.

Item 55: Details for the proposed lighting design have been depicted on the Construction Details (Sheet 11).

Item 56: The Architect's plans have been revised to indicate two way traffic flow within the parking structure. The Architect's plans and the Site Plan (Sheet 4) have been revised to depict a painted "stop" bar and R1-1 sign at the egress for same.

Item 57: The application letter to the Hudson-Essex-Passaic Soil Conservation District for plan certification dated October 10, 2017 has been included within this submission.

Additional Technical Notes

1. The lighting design has been revised such that the pole mounted lights along Fourth Street are evenly spaced so as not to conflict with the proposed utility services as depicted on the Lighting Plan (Sheet 7).

We trust that the enclosed items, as well as the responses above, satisfy the comments provided by the Township's Professionals and kindly request same be distributed for review at the October 24, 2017 Planning Board Hearing.

Please note that copies have been sent directly to the Board Planner and Engineer by copy of this letter.

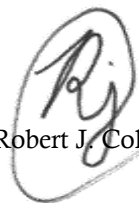
Should you have any questions or require additional information, please don't hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC



Joseph C. Sparone, PE, PP



Robert J. Colucco

Enclosure

Cc: Richard Keller – Township of South Orange Village Board Engineer (w/enclosures)
Philip Abramson – Township of South Orange Village Board Planner (w/enclosures)
George Capodagli – Meridia, Village Commons I, South Orange, LLC (w/ enclosures electronically)
Sean McGowan – Meridia, Village Commons I, South Orange, LLC (w/ enclosures electronically)
John Denoia, Esq. – John Denoia, LLC (w/enclosures)
Michael Donovan – City Invincible Architects (w/ enclosures electronically – plans only)
Joseph Sikora, RLA – Sikora Wells Appel (w/ enclosures electronically – plans only)
Gerard Giosa – Level G Associates (w/ enclosures electronically – plans only)
Craig W. Peregoy, PE – Dynamic Traffic, LLC (w/ enclosures electronically – plans only)