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MEMORANDUM

To: Township of South Orange Village
Planning Board Chairman & Members

From: Eric L. Keller, PE, PP, LEED AP
Planning Board Consulting Engineer

Re: Application No. 266
184 Valley Street – Block 2003, Lot 1
Preliminary & Final Site Plan with c-Variance Relief
Technical Review #2
BCG Project # 080373-SO-016

Date: February 28, 2019

CC: Ojetti Davis, Planning Board Secretary
William Sullivan, Esq., Board Attorney
Philip Abramson, PP, Village Planner
Jay Bohn, Esq., Applicant's Attorney

We have received the following documents for the purposes of conducting an engineering technical review:

1. Plan set entitled "184 Valley Street, County Orange, Block 2003 Lot 1, Proposed New 3 Story Mix Use Building to be used as two retain and two apartment units" consisting of 9 sheets prepared by Daniel A. Roma, RA of Artek Studio LLC dated 2/21/19 with no revisions. This plan set is unsigned and was received via email on 2/25/19;
2. Plan sheet entitled "Grading Plan, 184 Valley Street, Block 2003, Lot 1, Township of South Orange, Essex County, NJ" prepared by Frank Matarazzo of Matarazzo Engineering, LLC dated 12/13/18 and revised through 2/21/19.
3. Plan sheet entitled "Topographic Survey of 184 Valley Street, in Lot 1 Block 2003 on Tax Maps of Township of South Orange, Essex County, NJ" prepared by Valery Braginsky, PLS of Braginsky Surveying, LLC dated September 26, 2018 and last revised 1/18/18. We believe the revision date should be 2019.

The application proposes to remove an existing parking lot at the intersection of Valley Street and Fourth Street and construct a three (3) story mixed use structure containing one (1) commercial space on the first floor and two (2) residential units on the upper floors. The current submission contains significant changes to the site plan in that four of the parking stalls are now located within the structure, and the site will be accessed through a single twenty-four (24') foot wide driveway in lieu of the vehicles backing onto Fourth Street.

We also did not receive a point-by-point response to our prior technical review and a number of our prior comments have not been addressed with this resubmittal. We have carried forward those prior comments

Our technical review comments on the various submitted documents are as follows:

Artek Plans:

1. Signed and sealed copies of the boundary and topographic surveys shall be provided, and these documents are to be referenced on the various plan sets of the architect and engineer. It is assumed that the survey is also a boundary survey and should be revised to indicate same in the title block. Should this not be a boundary survey same shall be provided.;
2. The planners report indicates that a Traffic Impact Assessment/Parking Assessment is required to be provided prior to the public hearing. Upon receipt of same, our office will review and provide comment as required;
3. Testimony should be provided regarding the current parking use of this site and what properties/uses are served. The impact of the loss of this parking to existing parking supplies in the area should be discussed;
4. The "Notes" provided in the upper left-hand corner of Sheet S-100 references the "City's" 911 Locatable Address Ordinance. The applicant's architect should confirm if this is applicable to this project in South Orange, and if so, revise the note accordingly;
5. The site plan notes provided on sheet 2 make multiple references to "Union Township" and "City". Same should be revised as appropriate;
6. Sheet 2 contains a detail entitled "Plan-Granite Cobbles, Tree Trench, and Tree Pit". The proposed trees located on the plan are within lawn areas. The detail should be updated as appropriate;
7. The plans appear to show a curb around the proposed parking area. If this is the case, the same should be labeled. In addition, if the parking area is surrounded with curbing, parking bumpers should not be required;
8. Details of all proposed site improvements should be provided in the plan set. The following is not a complete list but shall serve as a guide:
 - a. Concrete Curb/Granite Block Curb
 - b. Site Pavement;
 - c. Fence;
 - d. Trash Enclosure;
 - e. Driveway Apron;
 - f. Sidewalk;
 - g. Light Foundation;
 - h. Retaining Wall;
 - i. Handicap Ramp;

9. The plans and photo show two existing retaining walls, one along the northern property line and one along the street frontage. The plans should indicate if these walls are to be removed and replaced or if they will be protected during construction;
10. The accessible route from the parking lot to the commercial building entrance should be shown and grading detail provided to verify that the route meets all accessible grading requirements;
11. Testimony should be provided with regard to the ownership of the two trees to be removed along the northern property line;
12. The plans propose to install two White Weeping Cherry trees within the right of way. Same should be substituted by a more suitable species for a streetscape environment;
13. Sheet 2 references a potential utility easement on the property. Testimony should be provided with regard to same. Additionally, the plans should indicate if this existing utility pole and overhead electric is to be removed. The application contained a cable TV easement and testimony should be provided as to any impacts of this proposal on that easement;
14. The plans should be updated with additional landscaping/foundation plantings;
15. The plans propose a six (6') foot tall board on board fence along the northerly property line. Same will be in conflict with existing plantings shown on the plan and will be less than two feet (2') from the adjacent structure. Testimony should be provided with respect to the impacts on the landscaping and adjacent property;
16. The existing tree canopy shown on the topographic survey should be shown on the plans to demonstrate any impacts the proposed construction will have upon same;
17. The dimension between the rear of the structure and the parking stalls should be shown on the plans;
18. Parking stall 1 does not provide an opportunity for the vehicle backing out of same to begin a k-turn. The stall should either be moved away from the proposed curb or the curb realigned to provide a turning area;
19. The site plan should depict the proposed balconies on the upper floors;
20. The grading plan shows a proposed retaining wall in the vicinity of the proposed boxwood vegetation. Same should be shown on the architectural site plan;
21. The plan now proposes four parking stalls in tandem (2 deep) within the structure. Per the Residential Site Improvement Standards, a three bedroom garden apartment requires 2.1 stalls per unit thereby necessitating 4.2 stalls. Furthermore, this parking requirement includes a provision for guest parking (0.5 stalls per unit) which must be provided either on street or in a common parking area. The applicant should provide testimony with regard to which use will utilize the garage stalls and how the guest parking requirement will be addressed;
22. We further note that all four spaces are within a common area and not separated for individual users. Testimony is to be provided regarding usage of these spaces and if they will be assigned to specific units;

23. The revised plan illustrates a van accessible access aisle but is proposing to utilize public property to accommodate such an accessible aisle adjacent to the parking stall. This will require approval from the governing body and should be a condition of approval if the application is approved;
24. Per the correspondence from Scarinci and Hollenbeck, the application proposes a physical therapy use for one of the commercial spaces. Testimony should be provided with regard to any additional accessible parking standards associated with such a medical use;
25. Testimony should be provided with regard to trash and recycling. This should include the sufficiency of the area provided, where/how recycling is being handled, if this area is to serve the commercial and residential uses and how same will be collected;
26. Door locations should be shown on the plans, and for the doors facing Valley Street and indication of how the residential and commercial accesses will be addressed. Access to the basement storage area appears to be available to the residential units as well as the commercial space. The manner in which access is controlled should be indicated. The water meter and sprinkler area should be separated from the storage area;
27. Setback lines should be shown on the Site Plan;
28. The plans provide details for a Roof Drain With Cleanout Detail. The plans should be updated to provide the location of the proposed manifold, cleanout locations, pipe material, slope, and invert information. The grading plan shows a roof leader manifold on the eastern and northern sides of the structure. However, the architectural plans show downspouts on the western side of the structure. The plans should be coordinated;
29. The plans propose to utilize one service lateral for the water and sewer for all uses in the building. Testimony should be provided with regard to the suitability of same. The applicant may consider providing separate services for the commercial uses;
30. Testimony should be provided with regard to the fire suppression system. Will the entire structure be suppressed or will only the residential units?;
31. The sanitary clean out and water curb box locations should be shown on the plan. We note that the sanitary sewer and water services are only shown approximately five feet (5') apart whereas regulations require a ten foot (10') horizontal separation or an 18-inch vertical separation. No inverts are provided for the sanitary sewer lateral. These items are to be clarified;
32. The Site Utility Plan shows an inlet on site near the intersection of Valley and Fourth. Testimony should be provided if this is a proposed or existing inlet and whether it is to remain or be removed. Underground pipe information should be provided on the plan;
33. Testimony should be provided regarding the location of the gas meters and access to them;
34. The proposed street trees should be shown on this plan to verify there will be no conflict with the proposed service laterals;
35. The Utility Notes on Sheet 3 reference an analysis of the soil surrounding the proposed stormwater collection system. This analysis should be provided, or the note removed as appropriate;

36. We note that there are deficient light levels provided in the parking lot. Testimony should be provided, and the plans revised to comply with Section 185-116 of the Code. It appears that proposed fixture L-1 is within the parking area. Additional detail with regard to the location of same should be provided on the plan. Testimony should be provided with regard to the color of the proposed LED lighting;
37. The plans should reflect the location of existing street lighting;
38. Roof top HVAC equipment should be shown on the Roof Plan as well as the elevations provided. It appears that the plans now contain a rooftop amenity area. Testimony should be provided with regard to same;

Matarazzo Engineering Plan

39. The proposed building will have a first-floor elevation of 162.5 which is approximately five (5') higher than the curb in front of the door on Valley Street. Additional grading information should be provided as to the location of steps, walls, etc.;
40. Proposed door locations should be shown on the plan;
41. The proposed accessible parking stall should have the grading reviewed. We note that this area shall have a maximum slope of two (2%) percent in any direction;
42. The Grading Plan does not provide spot grades at the 4th street commercial entry. The architectural plans indicate that this is a ramp. ADA regulations require a landing at the doorway. The grading in this area is to be clarified;
43. The grading plan should provide proposed elevations for the sidewalk and driveway. We note that the maximum cross slope for the sidewalk is two (2%) percent.
44. The plan shows proposed top and bottom of curb elevations for the parking area. The southeastern curbline (TC 167.3) is higher than existing grade in the corner of the property (166.3). This area should be further reviewed.
45. We note that the existing retaining wall along the street frontage as shown on the plan conflicts with the proposed walks. The plans are unclear as to if the wall is to be removed, replaced or to remain;
46. The plan shows a retaining wall adjacent to the residential lot fronting upon Valley Street. Wall elevations should be provided. In addition, testimony should be provided as to the effects this wall will have with regard to the site grading, fence installation, and proposed construction.
47. The proposed curb which terminates at the Fourth Street right-of-way should have the height transitioned over six (6') feet to be flush with grade and not create a tripping hazard adjacent to the sidewalk.
48. The plan sheet shows a roof leader drain. Information with regard to the pipe material, slope, depth, etc. shall be provided. In addition, sizing information for the pipe shall be provided. The location of the proposed roof leader connection should be further reviewed. We note that same is proposed less than a foot away from an existing mailbox;

General Comments

49. A drainage narrative of the existing and proposed stormwater runoff should be provided.
This narrative should include roof leader sizing calculations;

Any revised plans and other documents should be accompanied by a cover letter responding individually to each of the comments presented in this review letter.

The cover letter should also outline those changes to the plans that were required, as well as those not readily apparent.