

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. 272
301 Academy Street
Preliminary & Final Site Plan
Technical Review #2
BCG Project # 080373-SO-024

Date: February 18, 2020

CC: Ojetti Davis, Planning Board Secretary
William Sullivan, Esq., Board Attorney
Philip Abramson, PP, Village Planner
Elaine Berkenwald, Esq

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

1. Plan set now consisting of three (3) sheets entitled "Jespy House, Inc., 301 Academy Street, Block 2201, Lot 8, Township of South Orange Village, Essex County, NJ" Michael J. Roth, P.E. of Roth Engineering. dated January 14, 2020 and revised through February 7, 2020;
2. Plan set entitled "Jespy House, 301 Academy Street , South Orange, NJ" consisting of eight (8) sheets prepared by Mancy Dougherty, AIA of Studio 1200 LLC., dated January 17, 2020 and revised through February 7, 2020.
3. Township of South Orange Village Planning Board and Zoning Board Application Form.
4. Township Application Checklist.

The application proposes to remove an existing stair and walk on the eastern side of the structure (Fifth Street frontage) and construct an elevator to facilitate disabled persons' access to each floor of the structure. Also included will be the extension of the existing porch approximately 3.5 feet to the north so same abuts the proposed elevator addition. There are no changes in the number of bedrooms, six (6) exist and six (6) are proposed, though their configurations are being modified.

This submission is made in response to our technical review memo dated January 25, 2020. Those items which have been satisfactorily addressed are removed from this memo. The following are comments which have not been addressed, require testimony or are new based upon the plan revisions:

Site Plans

1. (Prior Comment #5) Testimony should be provided with regard to the need to remove existing vegetation along the fence to facilitate the installation of the proposed pipe discharging from the trench drain;
2. (Prior Comment #6) The discharge invert of the proposed pipe connecting to the trench drain should be further reviewed. We note that existing grade in this area is above the invert and will require minor grading. Furthermore, testimony should be provided as to if any outlet protection will be provided in this area. Historically discharge locations such as this typically become buried over time. **The plans are revised to include clean stone under the river stone trench. Testimony should be provided if this additional stone under the trench is required;**
3. (Prior Comment #10) Testimony should be provided with regard to existing stormwater runoff paths and any changes in the proposed condition. This includes the location of existing and proposed roof leader drains;

Architectural Plans

1. Sheet V-3 of the plan set shows two sets of lights on the North Elevation. Based upon the photos provided, it appears that the lights between the first and second floors do not exist. Testimony should be provided if these lights will be proposed and their type and style. **The plans are revised to indicate the lights as they currently exist. Testimony should be provided with regard to the characteristics of the light to be replaced compared to the existing light. We note that at a minimum these lights should be directed downward and not toward the property lines.;**
2. No south elevation is provided for this structure. It is recognized that nothing appears to be changing, and if so a waiver should be requested from the checklist. **The checklist is updated accordingly;**

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.