

Memorandum

To: Ojetti Davis, Planning Board Secretary

CC: William Sullivan, Esq., Board Attorney
Greer Patras, PP, AICP, MCRP, Board Planner

From: Eric L. Keller, P.E., P.P., LEED AP
Planning Board Consulting Engineer

Date: September 4, 2020

RE: 42 Church Street
Application No. 273
Block 1902, Lot 8
Preliminary & Final Site Plan
Technical Review #1
BCG Project # 080373-SO-025

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

1. Preliminary & Final Site Plan entitled "Lot 8 in Block 1902, Village of South Orange, Essex County, NJ" prepared by David E. Fantina, P.E. of Bernardsville, New Jersey, containing three (3) sheets, dated November 25, 2019 and last revised July 16, 2020;

The application proposes to demolish the existing two-story frame dwelling on the site and construct a new two and a half story, two family frame dwelling on the site. The property currently contains a paved parking area in the rear of the parcel which is accessed from Lot 1. It is our understanding that there is no easement to provide access through this lot and therefore should not be relied upon by the applicant for this application.

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

Site Plans

1. The proposed improvements require vehicle access through Lots 1 and 39 or 40. Some of these lots are privately owned. As such, the applicant should either obtain an access easement from the subject lots that will be crossed in order to access the parking at the rear or a parking variance be requested. Testimony with regard to same should be provided;

2. Should the applicant request a parking variance, our office recommends that the plans be revised to remove the asphalt pavement at the rear of the property. The extents of same should be, at a minimum, equal to the impervious coverage overage. The area of removal should begin at the rear property line of the parcel and be landscaped with upright shrubs and trees to buffer the residential use from the parking lot;
3. We note on the architectural plans that there is a door proposed on the eastern side of the proposed house. This door and all other doors should be shown on the site plan;
4. Testimony should be provided to demonstrate that the installation of windows less than five feet from a side property line meets all construction code requirements;
5. All dimensions should be reviewed. We note that the 5.2' dimension on the eastern side-line and the 5.4' dimension on the front property line do not scale properly;
6. Testimony should be provided with regard to the storage to trash and cans;
7. We note on the architectural plans that there is lighting proposed on the eastern wall. An exhibit should be prepared which demonstrates the lighting will not have an adverse impact upon Lot 9;
8. The Flowering Plum tree should be substituted with a more appropriate species as this tree is susceptible to Black Knot Fungus. Furthermore, the street tree should be 2.5-3" caliper as a 4'-5' tree will interfere with both vehicle and pedestrian traffic;
9. Details for the proposed tree well, and all other improvements within the right of way should be provided on the plan set.
10. The remaining comments pertain to if the applicant will obtain an access easement from Lot 1:
 - a. While there is a small increase in impervious coverage, the applicant's engineer should provide a formal drainage narrative which demonstrates that there will be no negative impact resulting from the proposed improvements;
 - b. Parking is shown directly adjacent to the proposed deck. Testimony should be provided to demonstrate how the deck will be protected from vehicle impact;
 - c. The plan should be expanded to show the drive aisle to the south of proposed parking area. It is unclear if there is sufficient area to utilize the driveway. Furthermore, testimony should be provided on how the tandem stalls will operate and if the rear vehicle will back onto Lot 1;
 - d. The parking area for Lot 7 appears to cross the subject lot. The applicant should provide an access easement;

- e. The plans should be revised to provide a delineation between the paved area on the subject lot and Lot 7;

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.

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