

Roth Engineering, LLC

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February 10, 2021

Via Mail and Email: Ojetti E. Davis
Deputy Village Clerk
76 South Orange Avenue, Suite 302
South Orange, New Jersey 07079
Email: odavis@southorange.org

Re: Township Resubmission For
353 West South Orange Avenue
Block 1802, Lot 41
Township of South Orange Village, Essex County, NJ
Roth Engineering Project #201103
Township of South Orange Village Application #280

Dear Ms. Davis:

We are hereby submitting revised plans to address the Board Planner's Completeness Report #1 dated January 29, 2021 for the above noted project (Application #280) that was deemed complete at the February 1, 2021 public hearing. By copy of this letter, we are transmitting digital copies of the plans directly to the Board Planner Greer Patras, AICP, PP and Board Engineer James Giurintano, PE, PP, CME for their review. Please find enclosed the following:

- Twenty (20) copies of the Minor Subdivision and Preliminary & Final Major Site Plans for 353 West South Orange Avenue (5 Sheet Set) dated January 7, 2021 revised through February 5, 2021.
- Twenty (20) copies of the Stormwater Management Letter for 353 West South Orange Avenue dated February 5, 2021.

Our specific responses to the Board Planner's Completeness Report #1 dated January 29, 2021 are described below. Please note that only the open/outstanding items are addressed below as the Board Planner recommended a waiver for the remaining items.

Item #	Response
III.B(1)	<p>The existing and proposed lot sizes and lot widths are clarified on the site plan and zoning table. The total lot area and the lot area measured within 100 feet of the front property line per the ordinance requirement are provided. The lot widths are shown which are measured at the minimum required setback line per the ordinance requirements. We have also shown the lot frontages.</p> <p>The minimum side yard requirement is shown based on the lot widths per the ordinance requirement.</p> <p>The driveway is revised to comply with the 10' width requirements and a variance is no longer being requested.</p>
III.B(2)	<p>A digital copy of the survey has been provided.</p>
III.B(3)	<p>The eastern side yard setback line and rear yard setback line is shown on proposed Lot 41.01 with dimension lines to the closest portion of the building including front porches and rear decks.</p>
III.B(4)	<p>Note #2 & 3 are updated on the plans regarding existing critical environmental areas, a partial waiver is being requested.</p>
III.B(5)	<p>The project proposes the landscaping to be designed to provide 16 trees for each lot (32 trees total) which is a 1 tree replacement commitment as noted on Sheet 3.</p>
III.B(6)	<p>Fees will be submitted by the applicant at the appropriate time.</p>
III.B(7)	<p>A rendering of a conceptual building will be presented as an exhibit at the upcoming hearing.</p>
III.B(8)	<p>Proposed lighting will be depicted on the engineering and/or architectural plan at the time of the plot plan submission. It is anticipated that residential style lighting and lighting for safety/security purposes that is typical for a single-family dwelling will be proposed. As noted on Sheet 3, the lighting is to be designed in accordance with the Township's ordinance with no light spillage onto adjacent properties.</p>
III.B(9)	<p>The proposed subdivision will be filed by deed as noted on Sheet 3.</p>

III.B(10) The plans show new utility connections that will be detailed at the time of the plot plan submission.

The plans show proposed grading for a conceptual dwelling which will be detailed at the time of the plot plan submission.

The project proposes that the roof runoff will be piped to a stormwater drywell from the conceptual dwelling.

The plans include a Soil Erosion and Sediment Control Plan that has been submitted to Soil Conservation District and is currently under review.

Please note that the plan has also been revised per stormwater management comments from the Board Engineer. A stormwater management letter report has been prepared and is included in this resubmission package.

We believe that this response letter and revised plans address the Board Planner's Completeness Report #1. Should you have any further questions, please do not hesitate to contact our office.

Best Regards,



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Enclosures:

cc: Plans and letter via email

Greer Patras, AICP, PP, Topology (g.patras@topology.is)

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