

Roth Engineering, LLC

52 Quail Run
Long Valley, NJ 07853
Phone: 973-715-7427
mike@rothengineers.com



April 9, 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 have prepared this letter to address the engineering related comments from the April 5, 2021 board meeting for the above noted project (Application #280). We are transmitting a digital copy of this letter directly to the Board Planner Greer Patras, AICP, PP, Board Engineer James Giurintano, PE, PP, CME, and Village Engineer Salvatore Renda, PE for their review. Please find enclosed the following:

- Email correspondence dated April 8, 2021 from David Antonio of Essex County accepting of the granite slab curb replacement (#1) and overflow pipe discharging at the face of curb along West South Orange Avenue (#2).

Regarding the engineering related conditions that can be placed on the construction of the two homes to be built, we agree to:

1. Comply with the Board Planner's Report dated February 16, 2021 and Board Engineer's memorandum dated February 18, 2021.
2. Propose a minimum of 23 replacement trees on each lot (46 total) and have the landscape design on the plot plan be reviewed by the Environmental Commission, Board Engineer and Board Planner. This is a replacement rate of 1 per 1 for trees less than 15 inches in diameter and 2 per 1 for trees 15 inches or greater in diameter.
3. Propose a minimum caliper of 2.5" for deciduous trees and a minimum planting height of 5-6 feet for evergreen trees.

4. Propose a stormwater management system for each new home that provides storage equal to 3.44 inches per each square foot of new roof area with an overflow mechanism that discharges at the face of curb along West South Orange Avenue along the subject property's frontage. This design component has been accepted by the County of Essex per the attached emailed correspondence dated April 8, 2021.

As stated in testimony and explained in the submitted stormwater management letter report dated February 5, 2021, the proposed drainage design is an improvement compared to existing conditions. Implementation of a stormwater management system to detain/infiltrate the roof runoff (where currently none exists) that is equipped with a safe overflow mechanism greatly improves the drainage condition and reduces ponding/negative impacts to the public sidewalk and neighboring properties.

5. Comply with the maximum driveway of 20 feet at the face of the proposed 2-car garage and request variance relief for the back-up (turnaround) area where 30 feet is proposed, and 20 feet is the maximum requirement.
6. Prepare a plot plan for each lot that is in conformance with the engineering related items on the approved minor subdivision plans including but not limited to roof gutters equipped with leaf guards, drainage swales constructed with erosion control matting and planted with ground cover to mitigate erosion, and a stormwater management system.

We kindly request that the proposed engineering related conditions be reviewed by the Professionals and Board. Please note that separate from this submission, a letter has been prepared for the proposed architectural related conditions.

Should you have any further questions, please do not hesitate to contact our office.

Best Regards,



Michael J. Roth, P.E., P.P.
mike@rothengineers.com
(973) 715-7427

Enclosures:

cc: Plans and letter via email
Greer Patras, AICP, PP, Topology (g.patras@topology.is)
James Giurintano, PE, PP, CME, Bowman (jgiurintano@bowmanconsulting.com)
Salvatore Renda, PE, Village Engineer (srenda@southorange.org)
William C. Sullivan, Jr., Esq., Scarinci | Hollenbeck (WSullivan@sh-law.com)
Mayra Mazara, Applicant (mmazaras@yahoo.com)
Douglas Angoff, Applicant's Attorney (douglas.angoffesq@gmail.com)

From: [David Antonio](#)
To: mike@rothengineers.com
Cc: "Douglas. Angoff"
Subject: RE: Township of South Orange Village (Essex County Application #04-0121/48-B-55)
Date: Thursday, April 8, 2021 9:41:06 AM
Attachments: [image002.png](#)
[image003.png](#)

Mike,

The below summary of our discussion is accurate. Please remember to obtain a permit from the Office of the County Engineer prior to commencing any work along South Orange Avenue .

David

From: mike@rothengineers.com [mailto:mike@rothengineers.com]
Sent: Thursday, April 08, 2021 9:33 AM
To: David Antonio <dantonio@essexcountynj.org>
Cc: 'Douglas. Angoff' <douglas.angoffesq@gmail.com>
Subject: RE: Township of South Orange Village (Essex County Application #04-0121/48-B-55)

David,

Thank you for your time today to review the above noted project. Please see below a summary of our discussions:

1. The replacement curb can be the existing granite slab curb that will be reset in the area where we require full height curb as long as the existing granite slab curb being used is not deteriorated and is in good condition per the County's inspection. If it is not in good condition per the County's inspection, new granite slab curb will be proposed to match existing.
2. An overflow pipe from the proposed drywell that discharges at the face of curb along West South Orange Avenue is acceptable to the County as long as the discharge pipe is at the property's frontage.

Thanks, please confirm that the above is accurate.

Mike

Michael J. Roth, P.E., P.P.



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From: mike@rothengineers.com <mike@rothengineers.com>

Sent: Tuesday, April 6, 2021 8:49 AM

To: 'David Antonio' <dantonio@essexcountynj.org>

Cc: 'Douglas. Angoff' <douglas.angoffesq@gmail.com>

Subject: Township of South Orange Village (Essex County Application #04-0121/48-B-55)

Good Morning Mr. Antonio,

Hope all is well, I have a couple quick questions for you regarding the 353 South Orange Avenue project located in the Township of South Orange Village (Essex County Application #04-0121/48-B-55) that received conditional approval per your February 10, 2021 letter. I have attached the current site plans and the conditional approval letter for your reference.

We presented before the Township Planning Board last night and I would like to get your input on the below topics:

1. The existing curbing on West South Orange Avenue is granite slab and the plans show that the proposed replacement full height curb is concrete curb (not at the driveway opening). Per a comment from the Board Engineer, we would like to propose for the replacement curb to be the existing granite slab that will be reset in the area where we require full height curb so that the curb material is consistent with the existing. Is there any objection to this?
2. We are proposing a stormwater drywell to take the roof runoff from the proposed dwellings. The current plans show that the drywells will have an overflow grate at grade where under higher storm events that runoff will discharge through the grate and continue toward South Orange Avenue. Per comments from the board and public, we would like to propose the drywell overflow mechanism to be a pipe that discharges at the face of curb along West South Orange Avenue. This will alleviate concerns of runoff under higher storm events potential discharging at the sidewalk and causing erosion, ponding, and icing issues. Is there any objection to this?

Thank you, we greatly appreciate your help. Please advise on the above and if you have any questions do not hesitate to call or email.

Mike

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