

# 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:** June 4, 2021

**RE:** 468 Valley Street - Roddi  
Application No. 277  
Block 2215, Lot 26  
Preliminary and Final Site Plan  
Technical Review #1  
BCG Project # 080373-SO-028

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

1. Plan set entitled "Preliminary/Final Land Development Plans for Tania Roddi & Lourdes Navarro, Proposed Children Indoor Playground, Block 2215, Lot 26, 468 Valley Street, South Orange Township, New Jersey 07079" prepared by R.L. Streker, P.E. of Bohler Engineering NJ, LLC, containing six (6) sheets, dated February 23, 2021 and last revised 4/27/21;
2. Architectural plan set entitled "Proposed Children Indoor Playground 'The Local Playground' for Tania Roddi & Lourdes Navarro, 468 Valley Street, Block 2215-Lot 26, Township of South Orange Village, New Jersey" prepared by prepared by Jose I. Carballo of JCA Group consisting of three (3) sheets dated December 18, 2020 and last revised March 16, 2021;
3. Report entitled "Traffic and Parking Study for Proposed Indoor Children's Playground, Property Located at: 468 Valley Street, Block 2215, Lot 26, Township of South Orange Village, Essex County, NJ" prepared by Joseph J. Staigar, P.E. and Craig W. Peregoy, P.E. of Dynamic Traffic Dated March 10, 2021 and revised May 17, 2021

The subject parcel is located at the northeast corner of the intersection of Valley Street and Hixon Place. Currently, there is a vacant structure in the northeast corner of the parcel with surface parking and drive aisles to the south and west of same.

The applicant proposes to renovate the existing structure on site through façade improvements as well as add a second floor to the structure to accommodate storage/office areas. Site improvements include reconfiguration of existing parking areas, removal of asphalt pavement, construction of a handicap ramp from the parking lot to the building entrance, a trash enclosure, landscaping and lighting improvements. The applicant also proposes to maintain the existing two full circulation driveways on site.

Our technical review of the submitted documents are as follows:

1. Sheet C-201 of the plan set depicts the curb and apron to be replaced along Hixon Place. Additionally, the plans indicate curb and asphalt to be removed directly east of the apron. The applicant should consider shading these areas to better depict the limits of removal;
2. The plan set shall include grading and dimensional information to demonstrate compliance with accessibility requirements. This includes all landings, ramps and route locations. The detail provided on Sheet C-901 provides general guidance with regard to minimum standards, the actual dimensions should be provided;
3. Limits of proposed curb required for the installation of the proposed handicap ramp should be provided on the plan set;
4. The note on sheet C-301 indicating that "Existing Concrete to be spot repaired as Directed By Engineer" should be revised to indicate "Village Engineer";
5. The driveway connecting to Hixon Place should be realigned to center on the proposed drive aisle. The current configuration does not provide a full width for the drive aisle. In addition, elevations of the proposed driveway shall be added to demonstration that apron will not interfere with the required four foot pedestrian sidewalk area with a maximum two percent cross slope;
6. Elevations for the proposed curb along the parking area in the Hixon Place Right of Way should be provided. We note that the portion connecting to the sidewalk should be tapered for safety;
7. Testimony should be provided with regard to compliance with Village stormwater standards;
8. Testimony should be provided with regard to the onsite pavement. Our office notes that same is in poor condition;

9. Testimony should be provided with regard to the existing timber edging on the site. We note same is in poor condition;
10. Testimony should be provided with regard to snow removal. We note that a parking variance is required and there are no areas on site where snow can be stockpiled;
11. Testimony should be provided with regard to noise impacts resulting from the roof top HVAC unit;
12. Testimony should be provided if the site will have a fire suppression system and if a fire department connection is required. If a fire department connection is required, same shall be shown on the plans;
13. Testimony should be provided with regard to the size and adequacy of existing utilities which will be reused;
14. Testimony should be provided regarding potential conflicts for vehicles maneuvering out of the parking stalls adjacent to the driveways with vehicles entering/exiting the site;
15. Testimony should be provided with regard to the hours of operation of the facility;
16. Testimony should be provided with regard to the activities provided and if there will be scheduled events such as birthday parties, overlap of events (i.e. patrons coming to the site prior to earlier event ending) and anticipated number of visitors at a time;
17. The plans should be clarified if the directional arrows will be painted or for informational purposes only;
18. A note should be added to the plan set indicating that all curb and sidewalk removal shall be extended to the nearest joint beyond the limits of removal;
19. The driveway at Valley Street should be dimensioned to demonstrate same complies with Township standards;
20. A detail for the proposed employee parking sign should be provided on the plan set;
21. Both the handicap parking stall sign and the employee parking sign should be setback a minimum two feet from the face of curb;
22. We defer landscaping comments to the Board Planner;
23. Sheet C-702 of the plan set proposes three separate architecturally styled light fixtures. The applicant should consider installing light fixtures which are similar in style;
24. Testimony should be provided with regard to the glare generated by the proposed plan onto adjacent properties and right of way;

25. Sheet C-702 should be revised to show the various light fixture symbols are consistent between the details provided and the designations on the plan. We note that W-1 is used on the plan and A-1 is shown on the detail;
26. Footing details for the pole mounted and bollard lighting should be provided on the plans;
27. The curb detail provided on sheet C-901 should be revised to provide a full depth pavement restoration;
28. The pavement restoration detail provided on sheet C-902 should be updated to provide 2" of asphalt surface course, 4" of stabilized base course and 6" of dense graded aggregate;
29. There are no parking occupancy counts on the adjacent streets for Saturday conditions provided in the report. Should there be overflow of the on-site parking supply is there sufficient on-street parking available, additional information should be provided;
30. The Board needs to be comfortable with the operations of this facility as the sufficiency of the parking is derived from the stated information.
  - a. The traffic report states that the employees of this facility will park at the owner's house nearby and walk to the subject site. There may become a time when the business is sold or the owner moves from their current home and will no longer be able to walk. This would then utilize 2 of the on-site spaces. Also in poor weather conditions, the employees may not wish to walk.
  - b. The traffic report indicates that there will be sufficient separation between events so that there is not an overlap of parking demands. The Board should consider a condition regarding the number of and/or the scheduling of events on-site.
31. We concur that traffic is negligible and will not have a material impact on the adjacent streets.
32. The report states that it is anticipated that a significant number of walk-ins are anticipated but there is no basis provided for this conclusion. Therefore, the parking demands and associated variance should be based upon patrons driving to the site.

**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.