

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: 270 Irvington Avenue Redevelopment Project
PB Application No. 283
Block 2102 Lots 14-20, Block 2107 Lot 1
Preliminary and Final Site Plan
Technical Review #1
BCG Project # 080373-SO-033

We have received the following documents for the purposes of conducting an determination of completeness for the above referenced project:

1. Plan set entitled "Preliminary and Final Site Plan, The Peaks at South Orange Village, 270 & 299 Irvington Avenue, Tax Mts 14, 15, 16, 17, 18, 19 & 20, Block 2102, Tax Lot 1, Block 2107, Township of South Orange Village, Essex County, NJ" prepared by Michael Lanzafama, P.E. of Casey & Keller Inc., containing thirteen (13) sheets, dated May 10, 2021;
2. Plan set entitled "Architectural Plans for Preliminary and Final Site Plan Approval, The Peaks at South Orange Village, 270 & 299 Irvington Avenue, Tax Mts 14, 15, 16, 17, 18, 19 & 20, Block 2102, Tax Lot 1, Block 2107, Township of South Orange Village, Essex County, NJ" prepared by Earl Jackson of Workshop Architecture & Urban Design, containing fourteen (14) sheets, dated May 10, 2021;
3. Report entitled "Stormwater Management Report, The Peaks at South Orange Village, 270 & 299 Irvington Avenue, Tax Mts 14, 15, 16, 17, 18, 19 & 20, Block 2102, Tax Lot 1, Block 2107, Township of South Orange Village, Essex County, NJ" prepared by Michael Lanzafama, P.E. of Casey & Keller Inc., , dated May 10, 2021;
4. Report entitled "Traffic Impact Study for Proposed Mixed-Use Development, Property Located at: 270 & 299 Irvington Avenue (CR655), Block 2102 - Lots 14-20 & Block 2107 – Lot 1, Village of South Orange, Essex County, NJ" prepared by Joseph J. Staigar, P.E., and Craig W. Peregoy, P.E. of Dynamic Traffic dated April 15, 2021;
5. Correspondence from ETI Technology Inc. dated March 18, 2021;

6. Plan sheet entitled "Boundary & Topographic Survey, Irvington Avenue, Tax Lots 14, 15, 16, 17, 29, 19, 20, Block 2102 & Tax Lot 1, Block 2107, Village of South Orange, Essex County, NJ" prepared by Michael T. Lanzafama, P.L.S. of Casey and Keller, Inc. dated February 15, 2021
7. Site photographs;
8. Will serve correspondence from PSE&G and Verizon;
9. Application to Essex County Planning Board
10. Application to Hudson-Essex Passaic Soil Conservation District

The project is subject to a redevelopment ordinance previously adopted by the governing body. The project area currently contains six (6) single family homes which will be demolished for the construction of 61 residential units and 16,650 sf of retail/commercial space.

Based upon the information submitted to date, we have verified that there is adequate information provided for our office to begin our technical review and have no objection to the application being deemed complete.

We note that the applicant has scheduled a design review meeting with the Board professionals on June 15, 2021. At this time we will outline our technical comments with the applicant's professionals.

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