

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: July 7, 2021
RE: 41-45 Third Street
PB Application No. 284
Block 1902, Lots 39 & 40
Preliminary Site Plan
Completeness Review #1
BCG Project # 080373-SO-036

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

1. Plan set consisting of six (6) sheets entitled "Amended Preliminary and Final Site Plan – BCUW/Madeline Housing Partners, LLC, 41-45 Third Street, Block 1902-Lot 39 & Lot 40, Township of South Orange Village, Essex County, New Jersey," prepared by David A. Hals, P.E., P.L.S., P.P. of Schwanewede/Hals Engineering dated June 15, 2021 with no revisions;
2. Plan set consisting of three (3) sheets entitled "BCUW-Madeline Housing Partners, LLC, South Orange Lot 39 & Lot 40 West Third Ave, South Orange, NJ," prepared by Z+ Architect, LLC dated June 14, 2021 with no revisions. **These plans bear no signature or seal**
3. Township of South Orange Village Planning Board and Zoning Board Application Form
4. Township of South Orange Village Land Development Application Checklist
5. Site Photographs
6. Report entitled "Drainage Calculations for BCUW/Madeline Housing Partners, LLC, 41 & 45 West Third Street, Block 1902-Lots 39 & 40, Township of South Orange Village, Essex County, NJ" prepared by David A. Hals, P.E., P.L.S., P.P. of Schwanewede/Hals Engineering dated June 15, 2021 with no revisions

It is our understanding that the applicant is seeking Preliminary Approval to demolish the existing residential structures on the subject lots and construct a 26 unit multi family apartment complex and related amenities. The project is adjacent to a fully channelized section of the East Branch of the Rahway River.

Based upon the information submitted, there appears to be sufficient information for the application to be considered complete from a submission standpoint. Preliminary comments with regard to the materials reviewed are provided below.

As the project is adjacent to a regulated waterway (Rahway River), the project will be required to obtain, at a minimum, a flood hazard area verification from the NJDEP.

Below are preliminary technical comments based upon the application materials submitted to the Board:

1. A copy of the referenced boundary and topographic survey should be provided prior to any scheduled hearing;
2. As the project is adjacent to a regulated waterway (Rahway River), the project will be required to obtain, at a minimum, a flood hazard area verification from the NJDEP. Our office recommends that this be a condition of any approval;
3. The plans propose no on-site parking or loading zone. Testimony should be provided with regard to how deliveries will be made to the property and where residents will park;
4. Testimony should be provided with regard to the location of the trash enclosure (rear of structure);
5. The plans should indicate the number and size of trees to be removed
6. Testimony should be provided as to how the lots will be merged (deed or plat) and if the easement across lot 39 for the benefit of lot 40 will be removed;

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.