

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: September 9, 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-035

We have received the following documents for the purposes of conducting technical review 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 Lots 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 sixteen (16) sheets, dated July 20, 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 Lots 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 sixteen (16) sheets, dated May 10, 2021 and revised through July 20;
3. Report entitled "Stormwater Management Report, The Peaks at South Orange Village, 270 & 299 Irvington Avenue, Tax Lots 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, 18, 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

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.

The submission is revised based up a technical review meeting held between the Board's and the Applicant's professionals. Our technical review comments are as follows:

1. The application proposes to remove a total of 61 trees for the development.
2. The plans should better depict proposed lawn areas. We note that proposed lawn areas are stippled on the landscaping plan however there are other areas which are not. The surface treatment should be shown on the plans.
3. The plans depict an egress point on the south side of the 4 Story Building. A landing should be provided outside same.
4. Door locations should be provided on the site plan and grading plan to verify pedestrian circulation areas and accessible routes.
5. Will the project propose any EV parking stalls? A detail is provided in the plan set however the site plan does not depict a location for same.
6. Testimony should be provided with regard to the Trash Enclosure. We note that collection vehicles will be required to back up along the driveway between the buildings. Testimony should be provided with regard to collection times, frequency, and if the enclosure will be for both buildings on site. Further, a description of the size of receptacles should be provided.
7. The westernmost parking stall adjacent to 299 Irvington Avenue should be removed as it is within the driveway access for the site. The parking calculations should be updated accordingly.
8. The trash enclosure at 299 Irvington Ave shows a striped area adjacent to same. The current configuration provides no access for refuse vehicles to access this area. The parking layout should be modified to provide access to same.
9. The proposed utility pole symbols are the same as proposed manholes. Same should be updated.
10. As the subject site is located at a low point in the neighborhood, surrounding areas will have stormwater discharging toward it. The stormwater management system relies upon underground pipe to convey stormwater from the bioretention basins toward Irvington Avenue. Emergency spillway calculations should be included in the stormwater report which accounts for the maximum inflow being conveyed toward Irvington Avenue.
11. The stormwater report should identify the infiltration rate used for the detention basin routings.
12. The stormwater report should identify the amount of freeboard provided in each stormwater basin.
13. We note that the proposed trench drains are relatively flat. Conveyance calculations should be provided for same.

14. The trench drain at the top of the ramp to the underground parking is proposed to be connected via a sump pump. This should be further reviewed as it appears this connection may be able to be made via gravity connection.
15. The trench drain at the bottom of the ramp will be connected to a sump pump system. The design point for the sump pump should be provided.
16. The plans show a bend in the pipe connecting the roof drains from the proposed 4 Story Building to Inlet B4. This bend should be made with a structure (Manhole or Inlet).
17. The plans depict one connection for both fire and domestic water services. The plans should clarify if the Garden House Building will be serviced by these connections.
18. The landscape plan proposes one (QP) *Quercus phellos* and seven (TO) *Thuja occidentalis* 'Elegantissima' on top of proposed storm pipes located on the southern portion of the site. Either the proposed storm pipes or proposed plant material should be moved as they conflict with one another.
19. On the southeast corner of Commercial Building 'C' one (TO) *Thuja occidentalis* 'Elegantissima' is placed on top of the water connection to the building and should be relocated.
20. The landscape plan proposes 31 (TO) *Thuja occidentalis* 'Elegantissima' on top of proposed sanitary and storm pipes located on the northern portion of the site. One of the *Thuja occidentalis* 'Elegantissima' is located directly on sanitary manhole. Either the proposed pipes or proposed plant material should be moved as they conflict with one another.
21. The plant list proposes 38 ornamental trees; however, the schedule only shows 34 ornamental trees. Plant quantities should be revised to show the correct number of ornamental trees proposed on the plan.
22. The landscape plan proposes a bioretention seed mix however the limits of the seed mix are unclear and appears to be the same hatch as the lawn areas. Applicant should provide a delineated bioretention seed mix area hatch separate from the proposed lawn areas.
23. The plans provide lawn areas but there is no detail on soil preparation or seed mix for the turf. Applicant should provide lawn detail specifying seed or sod mix.
24. The landscape plan proposes several generic shrub, perennial, and ornamental grass areas throughout the site which are not quantified on the plant list. Plant list and plan should be revised to show proposed plant quantities and species of proposed shrub masses.
25. Plant labels on the plan should be coordinated with plant list. For example, (TO) is called out as (T0) in some locations.
26. Plant labels should be revised to avoid over types and misspellings. For example, grasses is spelled "Grtasses" in the plant list.
27. The limit of disturbance on the soil erosion plan should include the proposed service connections within the Irvington Avenue right of way.

28. Noise characteristics for the proposed emergency generator should be provided. Same shall be in accordance with state regulatory requirements.
29. The applicant should verify if they have met with the fire department. Fire department connections for all buildings should be shown on the plans to verify if there will be any impacts to the proposed parking. In addition, a fire hydrant may be required within the site due to distance limitations between a water source and the fire department connection.
30. Traffic comments will be provided under a separate cover.
31. We defer all lighting and zoning review comments to the Board Planner.

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.