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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: 6-8 South Orange Ave.
PB Application No. 287
Block 1908, Lot 5
Preliminary and Final Major Site Plan
Completeness Review #1
BCG Project # 080373-SO-040

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

1. Plan set consisting of six (6) sheets entitled "Preliminary and Final Major Site Plan, Proposed Mixed-Use Building Renovation, 6-8 South Orange Ave, Township of South Orange Village, Essex County, New Jersey, Block: 1908; Lot: 5, Tax Map: 19, Zone: CB (Central Business District Redevelopment)" prepared by Michael E. Dipple, P.E., of L2A Land Design, LLC dated May 21, 2021;
2. Plan set consisting of ten (10) sheets entitled "Renovations to 6-8 South Orange Ave." prepared by Michael J. Marvin, Jr., R.A., of MRVN Architecture, LLC dated August 5, 2021.
3. Signed and Sealed Survey entitled "Topographic Survey of Property, Tax Lot 5 – Block 1908, 6-8 South Orange Avenue, Twp. Of South Orange village, Essex County, New Jersey" prepared by Marc J. Cirone, P.L.S., of Lakeland Surveying, dated March 11, 2021.
4. Township of South Orange Village Planning Board and Zoning Board Application Form
5. Township of South Orange Village Land Development Application Checklist and associated forms

It is our understanding that the applicant is seeking preliminary and final major site plan approval for the conversion of a 3 story commercial building to a mixed use building. The proposed use includes retail on the first floor and residential on the second and third floors. Additional improvements include renovation of the existing building and improvements to the adjacent walk way on Village property (Lot 1).

Based on our review of the submitted documents and the Township's Completeness Checklist, we recommend the application be deemed **INCOMPLETE** for engineering issues.

We offer the following comments with regard to completeness for the submitted materials:

Item 14 – New Jersey State Approvals. The Applicant has indicated that this item is not applicable. The Applicant has provided an Essex County Planning Board Application. If there are no other necessary New Jersey State approvals required, the Applicant should provide testimony.

Item 35 – Existing Critical Environmental Areas. The Applicant has not indicated the status of this item on the submitted completeness checklist. We recommend that the plans provide any existing critical environmental areas located on and within 50 feet of the property. If none exist, the Applicant's engineer shall supply a separate engineer's statement.

Item 43 – Utility Systems. The plans do not provide any existing or proposed storm and sanitary sewer information. The plans should provide existing storm and sanitary sewer information including, pipe material, size, length, and elevations. The Applicant should address the increase of stormwater runoff discharged from the roof to the existing storm sewer. Additionally, the Applicant should provide existing and proposed water and sewer demands due to the change of use.

Item 51 – Grading Plan. The Applicant has provided a Grading Plan with deficiencies. See below within the preliminary technical comments section for details regarding specific comments.

Item 52 – Stormwater Management Plan. The Applicant has not indicated the status of this item on the submitted completeness checklist. The Applicant has not provided any information regarding how the proposed building addition will handle stormwater runoff. Additionally, the Applicant has not provided information regarding the existing roof leaders. We recommend the Applicant provide existing storm sewer information and any proposed improvements to the storm sewer.

Item 57 – Soil Erosion & Sediment Control Plan. The Applicant has not indicated the status of this item on the submitted completeness checklist. The Applicant has provided a blank Soil Conservation District Application. The plans should provide a Limit of Disturbance encompassing all proposed work. If the Limit of Disturbance is less than 5,000 S.F., the Applicant should submit a request for non-applicability to the Hudson-Essex-Passaic Soil Conservation District.

We offer the following preliminary technical comments for the application. Additional comments may be provided upon receipt of updated materials.

1. All proposed waivers and variances should be provided beneath the zoning table.
2. Dimensions of the proposed building addition should be provided on the engineering plans.
3. All proposed contours should tie into existing contours on the Grading Plan.
4. Proposed and existing spot elevations should be provided at all building corners and property corners.
5. The plans propose pavers, granite block curb, and relocation of a light pole on Lot 1. As the Village Property appears to have the improvements replaced in kind. The Village Engineer should review the construction details for conformity to Village Standards.

6. The proposed ramp appears to be ADA accessible. An ADA accessible ramp detail should be provided.
7. Lighting specifications and details should be provided for all proposed lighting.
8. Isocandela lines should be provided and labeled for all proposed lighting.
9. There are numerous discrepancies between the zoning tables on the engineering and architectural plans. The plans need to be coordinated.
10. The engineering plans depict the proposed building addition on the rear property line. The architectural plans depict the proposed building addition approximately one (1) foot off the rear property line. The plans need to be coordinated.

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.

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