

September 13, 2021
Via FedEx Overnight & Newforma
(ben@primelaw.com)

Prime Law
2 University Plaza Drive
Suite 109
Hackensack, NJ 07601

Attn: Benjamin Wine

**RE: Storage Platform, LLC
Proposed Self-Storage Facility with
Community Amenities
Block 2303, Lots 1, 2, 3, 4, 13, & 14
256, 311, 313, 315, & 317 Valley Street &
1 & 15 Lackawanna Place
Township of South Orange Village
Essex County, NJ
DEC# 2624-99-007
TSOV Application #285**

Dear Mr. Wine,

On behalf of our client, Storage Platform, LLC, enclosed please find the following documents for your review prior to the Township of South Orange Village September 30, 2021 Planning Board hearing for the above referenced project:

- Twenty (20) signed and sealed copies of the Environmental Impact Assessment, prepared by our office, dated June 2021, last revised August 2021;
- Twenty (20) signed and sealed copies of the Stormwater Management, Groundwater Recharge & Water Quality Analysis, prepared by our office, dated July, 2021, last revised September 2021; and
- Twenty (20) signed and sealed copies of the revised Preliminary and Final Major Site Plan, prepared by our office, dated July 8, 2021, last revised September 9, 2021.

The above information has been provided to address the following documents:

- Email correspondence from Greer Patras, AICP, PP, dated August 30, 2021
- Comments from the August 20, 2021 conference call with Jamie Giurintano, PE, PP, CME

In order to facilitate your review, we have provided the following itemized response:

Email correspondence from Greer Patras, AICP, PP, dated August 30, 2021

Sheet 1

- The enclosed site plan drawings have been revised to note Valley Street as CR 638.

Sheet 4

- The enclosed Site Plan (Sheet 4) has been revised to note compliance for General Notes 10-14.
- The enclosed Site Plan (Sheet 4) has been revised to include a dimension of the loading space length.
- The enclosed Site Plan (Sheet 4) has been revised to note that the proposed bike rack accommodates 18 bikes.
- The enclosed Site Plan (Sheet 4) has been revised to include a dimension from the proposed bike rack to the community space.
- The enclosed Site Plan (Sheet 4) has been revised to include the dimensions of the proposed canopies.
- The enclosed Construction Detail (Sheet 14) has been revised to include a detail for the proposed bench and trash receptacle.
- The enclosed Site Plan (Sheet 4) has been revised to note both the gross and net floor areas of the office space. Please note the floor area noted on the architectural plans refers to the net floor area of this space.
- The enclosed Site Plan (Sheet 4) has been revised to note both the gross and net floor areas of the community space. Please note the floor area noted on the architectural plans refers to the net floor area of this space.

Sheet 5

- The enclosed Grading Plan (Sheet 5) has been revised to provide the average grade calculations.

Sheet 7

- The enclosed Utility Plan (Sheet 7) has been revised to provide the average grade calculations.

Sheet 8

- The enclosed Landscape Plan (Sheet 8) has been revised to show the existing trees within Founders Park that were previously being removed to accommodate the sanitary sewer relocation to remain.
- The enclosed Landscape Plan (Sheet 8) has been revised to note compliance with the Village landscaping requirements.
- The enclosed Landscape Plan (Sheet 8) has been revised to include dimensions for the landscape buffers along Valley Street and Lackawanna Place.

- The enclosed Landscape Plan (Sheet 8) has been revised to note a minimum caliper size of 3.5 inches.
- The enclosed Landscape Plan (Sheet 8) has been revised to include dimensions for the proposed tree pits.
- The enclosed Landscape Plan (Sheet 8) has been revised to include evergreen shrubs to buffer the proposed cistern.
- The enclosed Demolition Plan (Sheet 3) has been revised to include a tree removal summary spreadsheet, including size, type and reason for removal of trees. Please note that several existing trees that are proposed to be removed are Walnuts, which are toxic to adjacent trees, and several others are Ash trees, which are known for ash borer infestations. A few other trees are being removed to accommodate the proposed movie screen and the access to the proposed community room. All other trees that are being removed due to encroachments into the property will be replanted within Founders Park per coordination with the Village.

Sheet 9

- The lights are proposed higher than a 20 foot mounting height due to the change in grade along Lackawanna Place.
- The enclosed Lighting Plan (Sheet 9) has been revised to note deviations are being sought for the proposed light levels.
- Information, no response required.

Sheet 13

- The Trash Enclosure Detail on Sheet 13 has been revised to note vinyl fence instead of chain link fence.

Additional Comments

1. The enclosed Site Plan (Sheet 4) has been revised to include notes showing compliance with the Sustainable Requirements set forth under section 7.3 of the Redevelopment Plan.
2. The enclosed Site Plan (Sheet 4) has been revised to locate the trash and recycling receptacles at the northeast corner of the building to encroach less into the pedestrian pathway.
3. The enclosed Environmental Impact Statement has been revised to include information regarding the Phase 1 and Phase 2 investigations performed at the site.
4. A temporary waiver was granted at the September 9, 2021 Completeness Hearing for this requirement.
5. The enclosed Site Plan (Sheet 4) has been revised to include a note stating the proposed development is located within the Prospect Street Historic District. The applicant's attorney is in the process of coordinating a meeting with the Historic Preservation Commission.
6. The applicant is in the process of coordinating a meeting with the Founders Park representatives.
7. The enclosed Site Plan (Sheet 4) has been revised to remove the on-street parking stalls closest to the intersection of Valley Street and Lackawanna Place.
8. The enclosed site plan drawings have been revised to show the sanitary sewer relocation within Lackawanna Place.
9. The applicant will work with the Founders Park representatives and the Village to determine whether a separate lateral will be required.
10. Information, no response required.

11. The applicant will work with the Founders Park representatives and the Village to determine the trash location for the community space.
12. The enclosed site plan drawings have been revised to provide a vinyl gated trash enclosure.
13. The enclosed Environmental Impact Statement has been revised to include information regarding the Phase 1 and Phase 2 investigations at the site.
14. Information, no response required.
15. Please see enclosed for revised plans and reports to address the technical review comments.
16. The enclosed Stormwater Management, Groundwater Recharge & Water Quality Analysis and Environmental Impact Assessment were previously submitted digitally prior to the September 9, 2021 Completeness Hearing.

Comments from the August 20, 2021 conference call with Jamie Giurintano, PE, PP, CME

Sheet 3

- The enclosed Demolition Plan (Sheet 3) has been revised to include a tree removal summary spreadsheet.

Sheet 4

- The enclosed Site Plan (Sheet 4) has been revised to include provide a concrete pad under the proposed bench.
- The enclosed Site Plan (Sheet 4) has been revised to shift the proposed tree pits to line up with the proposed on-street parking stalls.
- The enclosed Site Plan (Sheet 4) has been revised to remove the on-street parking stalls adjacent to the Valley Street and Lackawanna Place intersection.

Sheet 5

- The enclosed Grading Plan (Sheet 5) has been revised to show both existing manholes along the railroad to be reset.
- The enclosed Grading Plan (Sheet 5) has been revised to include stairs at the self-storage office entrance.
- The enclosed Grading Plan (Sheet 5) has been revised to modify the grading adjacent to Founders Park and along Lackawanna Place to drain away from the building.

Sheet 6

- The enclosed Drainage Plan (Sheet 6) has been revised to replace the previously proposed B inlet with an E inlet located further away from the existing utility pole on Lackawanna Place.

Sheet 7

- The enclosed Utility Plan (Sheet 7) has been revised to provide separate fire and domestic water laterals to the proposed building.
- The enclosed Utility Plan (Sheet 7) has been revised to show the existing sanitary sewer pipe being relocated within Lackawanna Place.

Sheet 8

- The enclosed Landscape Plan (Sheet 8) has been revised to include a note stating trees within the sight triangle shall be limbed to 7' clearance.

Sheets 10 & 11

- The enclosed Soil Erosion and Sediment Control Plan (Sheet 10) has been revised to include a note regarding soil compaction requirements. The Inlet Filter detail on Sheet 11 of the enclosed site plan drawings has been revised to provide Type 2 inlet filter.

Sheets 15-20

- The enclosed Vehicle Circulation Plans (Sheet 15-20) have been revised to include the parking and centerline striping within Valley Street.

Sheet 21

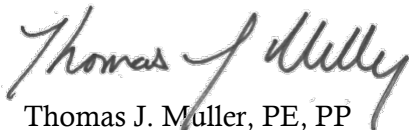
- The enclosed site plan drawings have been revised to include a Sight Triangle Exhibit (Sheet 21).

We request you please review the enclosed information towards submission to the Township of South Orange Village in anticipation for the September 30, 2021 Planning Board hearing.


Should you have any questions or required additional information, please do not hesitate to contact the undersigned.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Thomas J. Muller, PE, PP



Luiza P. Guazzelli

Enclosures

CC: Paul Chung (via Newforma)
Kyle Cohen (via Newforma)
Tyler Wilkins (via Newforma)
Anthony Marchigiano (via Newforma)
Jason Tuvel (via Newforma)
Sally La (via Newforma)
Andrew J. Camelotto (via Newforma)
Keenan Hughes (via Newforma)
Corey Chase (via Newforma)
Tyler Jones (via Newforma)
Frank Weber (via Newforma)