

Memorandum

To: Ojetti Davis, Planning Board Secretary

CC: William Sullivan, Esq., Board Attorney
Greer Patras, PP, AICP, MCRP, Board Planner
Roosevelt J. Donat, Esq., Applicant Attorney

From: Eric L. Keller, P.E., P.P., LEED AP
Planning Board Consulting Engineer

Date: September 22, 2021

RE: 10 Sloan Street
PB Application No. 286
Block 1908, Lot 2
Preliminary and Final Site Plan
Technical Review #1
BCG Project # 080373-SO-039

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

1. Plan set consisting of three (3) sheets entitled "Preliminary and Final Site Plan prepared for Miti Miti, Block 1908 Lot 2, 10 Sloan Street, Village of South Orange, Essex County, New Jersey" prepared by J. Michael Petry, P.E., P.P., R.A. of Petry Engineering, LLC dated June 24, 2021 and last revised September 16, 2021 (transmitted via email);
2. Plan sheet entitled "Topographic Survey Map of: Tax Map Lot 338, Block 106, STr.#10 Sloan Street, Township of South Orange Village, Essex County, New Jersey" prepare by Steven R. Lupo, P.L.S of Richlan, Lupo & Associates dated March 5, 2021 with no revisions (transmitted via email);
3. Plan set consisting of three (3) sheets entitled "10 Sloan Street, Minor Site Plan and Variance Submission, Proposed 1-Story Addition to Existing Building, 10 Sloan Street, South Orange, NJ 07079, Block 1908, Lot 2" prepared by Alexander C. Elias of Alexander Elias Architecture, LLC dated May 4, 2021, last revised June 24, 2021.
4. Township of South Orange Village Planning Board and Zoning Board Application Form
5. Township of South Orange Village Land Development Application Checklist
6. Transmittal from Roosevelt J. Donat, Esq. dated August 3, 2021 identifying components of the submittal.

The applicant is seeking preliminary and final site plan approval for a proposed 1 story building addition at the rear of an existing 2-story commercial building. The addition will serve as a seating area and replace seating that was removed in 2020 during the COVID-19 pandemic. Additional

improvements include proposed sidewalk on the southwestern façade of the proposed building, and a patio area with a retaining wall west of the proposed building.

The application was previously deemed conditionally complete subject to the submittal of additional information. We offer the following preliminary technical comments for the application. Additional comments may be provided upon receipt of updated materials.

1. Graphic scales should be provided on all plans.
2. All proposed waivers and variances should be provided beneath the zoning table.
3. The plans are amended to depict the required parking for the use. We note that currently the use provides no off-street parking and will continue this nonconformity with the current application.
4. The plans should clarify if the limits of the retaining wall removal on the site plan. Will the proposed retaining wall connect to the existing on the south side of the site?
5. The plans propose offsite stormwater improvements within Lot 1. The Applicant will be required to obtain a stormwater sewer easement from the Village of South Orange.
6. The plans propose tree removal and granite block curb on Lot 1. Proposed improvements and tree removal will require approval from the governing body.
7. Existing topography should extend into adjacent lots at a minimum of ten (10) feet.
8. The plans do not provide proposed grading within the area south of the proposed sidewalk. Additional proposed spot elevations and contours should be provided in this area.
9. The trench drain invert is currently shown as having no slope. The plans should be revised to show the invert sloping toward the outlet pipe.
10. Proposed spot elevations should be provided at all building corners and property corners.
11. Proposed grading in the eastern corner of the site indicates that this area will drain towards the building. The Applicant should address how this area will drain into the proposed storm system. Additionally, the top of wall elevation that connects the proposed wall to the proposed building is 151.50. This elevation should be lower than 150 as it is lower than the 150 contour in this area.
12. The top of wall elevation that connects the proposed wall to the proposed sidewalk is 151.50. This elevation is over a foot higher than existing grade. Further, based upon the contours provided, stormwater will be directed over the proposed wall. The applicant should consider regrading this area to direct runoff away from the seating area and proposed walkway.
13. There is an existing 148 contour which connects to Lot 1. The plans should depict where this contour will be located on the subject lot. We note that the proposed walkway elevation adjacent to this contour will be over a foot lower than the grade at the lot line.
14. The Applicant has not indicated whether the proposed sidewalk will be ADA accessible. The Applicant should provide testimony on the proposed use of the sidewalk. Additional spot elevations should be provided on the proposed sidewalk.

15. Cleanouts in monument boxes should be provided at all pipe bends and material transitions.
16. The roof leader cleanout specifies the pipe size as 6 inches. The plans should reflect the correct pipe size.
17. A retaining wall detail should be provided.
18. The plans propose four bollard lights along the walkway to the south and a building mounted fixture on the south side of the addition. We note that light levels exceed 0.5 footcandles at the property line and will required approval from the Board. .
19. The engineering plans call for granite block curb while the architectural plans call for concrete curb. The plans need to be coordinated.
20. There are discrepancies between the zoning tables on the engineering and architectural plans. The side yard and lot coverage values should match.
21. The proposed rear and side yard setbacks to the proposed building addition do not match on the engineering and architectural plans. The plans need to be coordinated.
22. The engineering plans call out a tree to be removed. The architectural plans call out the same tree to remain. The plans need to be coordinated.
23. The architectural plans call out an iron fence on Lot 1 to be replaced. The engineering plans do not reflect this offsite improvement. The plans need to be coordinated.
24. A RCP/HDPE pipe trench detail is provided. The plans propose PVC storm sewer. A PVC pipe trench detail should be provided.

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.