

## 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 29, 2021  
**RE:** 1 and 15 Lackawanna Place  
311, 313, 315-318 and 265 Valley Street  
PB Application No. 285  
Block 2303, Lots 1-4, 13 & 14  
Preliminary and Final Site Plan  
Technical Review #1  
BCG Project # 080373-SO-038

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

1. Plan set consisting of twenty-one (21) sheets entitled "Preliminary and Final Major Site Plan for Storage Platform, LLC, Proposed Self-Storage Facility w/Community Amenities, Block 2303, Lots 1, 2, 3, 4, 13 & 14, Tax Map Sheets 20, 22 & 23-Latest Rev. Dated 01/1987, 256, 311, 313, 315, 317 Valley Street (CR 683) & 1, 15 Lackawanna Place, Township of South Orange Village, Essex County, New Jersey," prepared by Thomas Muller, P.E. of Dynamic Engineering dated July 8, 2021 and revised through September 9, 2021;
2. Plan set consisting of six (6) sheets entitled Proposed Self Storage Facility for Quinlan Development Group, LLC, Lackawanna Place and Valley Street, South Orange, NJ 07079" prepared by Louis W. Vandeloecht, R.A., dated September 29, 2021.
3. Plan set consisting of five (5) sheets entitled "Founders Park Concept Plan, Storage Platform, LLC, Proposed Sanitary Sewer Relocation, Block 2303, Lots 1, 2, 3, 4, 13 & 14, 265, 311, 313, 315, 317 Valley Street & 1, 15 Lackawanna Place, Township of South Orange Village, Essex County, New Jersey" prepared by Thomas Muller, P.E. of Dynamic Engineering dated June 24, 2021 and last revised September 14, 2021.
4. Report entitled "Environmental Impact Assessment for Storage Platform, LLC, Proposed Self-Storage Facility w/Community Amenities, Block 2303, Lots 1, 2, 3, 4, 13 & 14, 265, 311, 313, 315, 317 Valley Street & 1, 15 Lackawanna Place, Township of South Orange Village, Essex County, New Jersey" prepared by Thomas Muller, P.E. of Dynamic Engineering dated June 2021 and last revised August 21, 2021.
5. Report entitled "Traffic Impact Statement for Storage Platform, LLC, Proposed Self-Storage Facility, Block 2303, Lots 1, 2, 3, 4, 13 & 14, 265, 311, 313, 315, 317 Valley Street & 1, 15 Lackawanna Place, Township of South Orange Village, Essex County, New Jersey"

prepared by Corey M. Chase P.E. and Craig W. Peregoy, P.E. of Dynamic Traffic dated June 9, 2021.

6. Report entitled “Refuse and Recycling Report for Storage Platform, LLC, Proposed Self-Storage Facility w/Community Amenities, Block 2303, Lots 1, 2, 3, 4, 13 & 14, 265, 311, 313, 315, 317 Valley Street & 1, 15 Lackawanna Place, Township of South Orange Village, Essex County, New Jersey” prepared by Thomas Muller, P.E. of Dynamic Engineering dated July 2021 with no revisions.
7. Report entitled “Stormwater Management, Groundwater Recharge & Water Quality Analysis for Storage Platform, LLC, Proposed Self-Storage Facility w/Community Amenities, Block 2303, Lots 1, 2, 3, 4, 13 & 14, 265, 311, 313, 315, 317 Valley Street & 1, 15 Lackawanna Place, Township of South Orange Village, Essex County, New Jersey” prepared by Thomas Muller, P.E. of Dynamic Engineering dated July 2021 and revised September 2021.
8. Township of South Orange Village Planning Board and Zoning Board Application Form
9. Township of South Orange Village Land Development Application Checklist
10. Site Photographs
11. Additional materials including a list of anticipated permits and Approvals, Existing Critical Environmental Areas Statement, Site Plan Checklist Summary, applications to HEPSCD and Essex County and will serve correspondence.

The applicant has submitted the aforementioned documents in response to meetings and communication with the Board Professionals. Initially determined to be conditionally complete, our office has received these updated documents in order to complete a technical review. We offer the following comments:

1. The Demolition Plan depicts forty-two (42) trees to be removed as a result of the project. Several of these trees are identified as dead or are susceptible to ash borer infestation. Our office has scheduled a call with the applicant’s professionals to discuss tree removal. Due to the amount of tree removal proposed, the applicant should consider replanting a vegetative buffer between the proposed structure and Founders Park.
2. The plans should be updated to remove the 30’ Open Space Easement north of the project site.
3. Sidewalks are proposed within the subject parcel boundaries. Same will require public access easements which will require approval from the Board of Trustees.
4. The plans are revised to eliminate a number of striped parking stalls on Lackawanna Place. The applicant should provide testimony with regard to compliance with the Redevelopment Plan requirements. The removal of the parking stalls may require approval from the Board of Trustees.
5. Due to the proximity of the proposed structure to the roadway, the plans should identify that all curbing along the site frontage is to be replaced as same will inevitably be damaged during construction.
6. The plans should depict the accessible route between the accessible parking stall and the building entrance. It is unclear which entry will be used.

7. The proposed bike rack at Founders Park is shown adjacent to an existing post and rail fence. Testimony should be provided with regard to conflicts between the fence and access to the bike rack.
8. A note should be added to the plan prohibiting vehicle loading from the public right of way.
9. The site plans should be further coordinated with the architectural plans. We note that the door to the Fire Room, Stair 1, and a door to the Community Center are not shown on the site plan.
10. Spot elevations should be provided at all corners of the accessible parking stall and aisle.
11. The applicant should identify which doors to the structure are required to be accessible. Detailed grading in these areas depicting the required turning space should be provided on the plan.
12. The proposed handicap ramp at the intersection of Valley Street and Lackawanna Place should show detailed grading and landing areas as required by code.
13. The plans proposed a 200 gallon cistern on the norther side of the proposed structure. A note depicting the roof area directed to the cistern should be added to both the architectural and site plans. We note that the calculated volume of rainfall in the report directed to the cistern is approximately 300 cubic feet which is approximately ten times the capacity of the cistern. A larger cistern should be considered for this volume.
14. The drainage report should be expanded to provide calculations for both the two and ten year frequency storm events.
15. The pipe capacity calculations should be verified. We note that pipe capacities and velocities do not appear to be properly calculated. For example, the calculations indicate that a 15" diameter reinforced concrete pipe at a slope of 0.80% has a capacity of 18.26 cubic feet per second (cfs) which corresponds to a pipe slope of 8.0% not 0.80%.
16. Testimony should be provided with regard to the proposed building services and multiple uses within the building.
17. The plans should be updated to show the location of the proposed fire department connection.
18. The existing water main location on both Valley Street and Lackawanna Place should be shown on the plans.
19. The slope and inverts for the proposed sanitary sewer system should be verified. We note that when using the published pipe length and slope, it appears the invert elevations are not consistent with the change in elevation of the pipe.
20. The manhole at the western end of Lackawanna Place should be further reviewed. The invert of the 8" pipe should not be the same invert as the effluent 10" diameter pipe.
21. The relocation of the sanitary sewer should be further reviewed from a constructability standpoint by the Village Engineer. We note that a bypass pumping system and staging will be required for the construction. We recommend the applicants engineer schedule a meeting with both our office and the Village Engineer.
22. The slope of the sanitary sewer parallel to the railroad should be verified. As this pipe will be receiving additional flow, capacity will need to be verified.
23. The sanitary sewer manhole downgradient from Sanitary manhole #4 should be reconstructed as this will facilitate the trenchless installation of the sanitary sewer.
24. A Drop Manhole Detail should be added to the Sanitary Sewer Relocation Plans. All drops should be exterior.
25. All storm and sanitary sewer cleanouts should be installed in a cast iron monument box.

26. We note the plans propose 4'x7' tree planting areas within the sidewalk. The proposed plant and shrubs are appropriate for the project.
27. The lighting plan is revised to reduce the amount of glare across Lackawanna Place and indicate the varying mounting heights. The applicant should provide testimony for the hours of operation for the building mounted lights as well as the purpose of the proposed building mounted lights on the north side of the building.
28. The vehicle turning templates show the SU-30 truck crossing the double yellow line on Valley Street. Testimony should be provided with regard to traffic safety and impacts to oncoming traffic.
29. The trash collection vehicle template shows the vehicle encroaching entirely in the north/eastbound lane on Valley Street. It is our understanding that all waste pickup will be by private hauler. Testimony should be provided if a smaller vehicle can be used.
30. The trash collection vehicle is required to utilize the loading dock for the proposed building in order to turn around. Testimony should be provided with regard to this condition. We note that if the loading docks are occupied, the trash collection vehicle will be required to back out onto Valley Street.
31. The trash collection vehicle template shows the truck entering the trash collection area at an angle. Testimony should be provided as to how collection will occur. Will dumpsters be wheeled out of the enclosure? If this is the case, a portion of Lackawanna Place will be occupied by the trash vehicle.
32. Testimony should be provided with regard to the loading dock area. This should include if any vehicles/trailers will remain overnight or be stored in this area, or if large dumpsters will be stored in this location for tenant clean outs.
33. The Environmental Impact Assessment identifies several Recognized Environmental Conditions on site and also indicates soil impacts which exceed NJDEP concentration criteria. The report does not address if groundwater impacts were investigated or if any exist. In addition, the plans should clearly indicate that all imported and exported soil material shall be under the direct supervision of a New Jersey Licensed Site Remediation Professional.
34. As there are documented environmental impacts to the site, a health and safety plan should be prepared for the site. A note indicating same should be added to the plan set.
35. While a pedestrian detour plan was provided, same should be revised in coordination with the Village Engineering office as well as Traffic Safety
36. The Sanitary Sewer and Potable Water Engineer's report should be expanded to include the Community Center space within the building.
37. The Refuse and Recycling Report should be expanded to identify how the refuse from the Community Center and office space will be handled.

**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.