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## MEMORANDUM

**To: Township of South Orange Village  
Board of Adjustment Chairman & Members Zoning Board**

**From: Eric L. Keller, PE, PP, LEED AP  
Board of Adjustment Consulting Engineer**

**Re: Application No. 1037  
BH Landmark LLC  
D-Variance Relief  
309 South Orange Avenue  
Block 1009, Lot 32  
Technical Review #1  
BCG Project # 080373-SO-021**

**Date: October 22, 2019**

**CC: Ojetti Davis, Planning Board Secretary  
Patrick Dwyer, Esq., Board Attorney  
Greer Patras, Zoning Officer/Planner  
Sean R. McGowan Esq., Applicant's Attorney**

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

1. Survey prepared by Frederick C. Meola of FC Meola LLC entitled, "Boundary Survey Block 1009 Lot 32 Township of South Orange Village Essex County, NJ", dated 6-19-19. Referenced to Deed Book 12296, Page 151.
2. Architectural Plans entitled "Renovation- Second and Third Floor, 309 South Orange Avenue, South Orange, NJ", prepared by Alan Feld, AIA of Jersey City, New Jersey consisting of one (1) sheet dated May 4, 2019.
3. Site Plan for BH Landmark LLC, entitled "Proposed Two-Family Residential Block 1009, Lot 32, 309 South Orange Avenue, Township of South Orange, Essex County, NJ", prepared by Stonefield Engineering & Design of Jersey City, New Jersey consisting of two (2) sheets dated September 4, 2019.
4. Planning Board and Zoning Board Application Form and Checklist filed June 24, 2019.
5. Report of Exterior Changes, updated and without authorship

The applicant is seeking approval to convert an existing multi-unit building into a 2-family multifamily house. The lower unit floor is proposed to change from a medical use to a residential use.

Our technical review comments on the various submitted documents are as follows:

1. A list of proposed exterior improvements has been prepared which results in no altering of the layout of the site. Testimony should be provided as to the impact that any of these improvements will have on the existing drainage path(s).
2. The locations of the proposed HVAC condensers should be shown on the plan.
3. Testimony should be provided addressing the continued use of the driveway for lot 31 and interaction between the two properties. Any impacts during construction regarding the use of this driveway by lot 31 should be addressed in testimony. This should include the construction vehicles used and where they will remain when not in use due to the property being adjacent to a County Road.
4. The limit of the driveway should be clearly shown and any provision for landscaping beds along the side and rear of the structure.
5. The parking is compliant with RSIS for two apartments, however testimony should be provided regarding the need for an ADA parking space and associated accessibility.

**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.