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December 15, 2020

VIA E-MAIL & UPS

Ojetti Davis, Board Secretary
Planning Board
Township of South Orange Village
76 South Orange Ave., Suite 302
South Orange, NJ 07079

Re: 206 Ampere Parkway LLC (the "Applicant")
201 and 167 Ridgewood Road North
Block 1303, Lots 37 and 38

Dear Ms. Davis:

Please recall that this firm represents the Applicant in connection with a minor subdivision application pending before the Planning Board. In response to the review letter prepared by Bowman, we offer the following:

1. The attorney's letter indicates that a copy of a "Topographic Survey" dated August 12, 2020 was included in the package. It appears this document is submitted to also establish the property boundaries. If this is the case the title of the survey should be revised to "Boundary and Topographic Survey". If it is not the boundary survey, the boundary survey should be referenced on this Topographic Survey and a copy of the boundary survey submitted;

a. The title of the survey was revised to "Boundary and Topographic Survey". Copies of same are enclosed herein.

2. Checklist Item 11 – Completed County Planning Board Application – Approval from the Essex County Planning Board is required. Our office has no objection to the filing of this application after the Planning Board has reviewed the application. However, the applicant should be aware that County approval will be required prior to signing of the plans and filing of deeds;

a. Acknowledged. The Applicant will prepare and submit an application to the County Planning Board as required.

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3. Checklist Item 13 – Soil Erosion and Sediment Control Application – Our office has no objection to waiving this requirement for completeness. However, the plans shall have a note on same indicating that an application shall be filed and approved prior to issuance of any land clearing activity;

a. Acknowledged. A note was added to Sheet 2 of the Civil Drawings prepared by David E. Fantina, P.E.

4. Checklist Item 17 – Environmental Impact Assessment – Our office recommends that an abbreviated impact assessment be provided to the Board for review. While the correspondence from PK Environmental indicates there are no wetlands on site, a riparian zone is identified. Information as to how the buffer distance was established should to be provided. We note that only the NJDEP can establish the applicable riparian zone. Furthermore, our office reviewed the contributory area to the stream utilizing StreamStats which shows the contributory drainage area to this stream is greater than fifty (50) acres. Our office recommends that a Flood Hazard Verification from the NJDEP be obtained to verify the appropriate riparian zone is shown and if a Checklist Item 29 – Professional Seals – Pending verification from the Board Secretary;

a. An Environmental Impact Statement is enclosed, as discussed with the Board Engineer. The Applicant is not filing for a Flood Hazard Verification from the NJDEP because the drainage area is less than fifty (5) acres based on the PK Environmental report.

5. Checklist Item 32 – Boundary Information, Lot Lines – the site plan references a Topographic Survey. As in comment #1 of this correspondence, if the Topographic Survey is submitted to also establish the property boundary, the title of the plan should be revised or a separate survey provided. The subdivision plans should also be revised to reflect the correct drawing title;

a. The Civil Drawings will be updated to reflect the correct title as a condition of approval.

6. Checklist Item 35 – Existing critical environmental areas – see comment #4 above;

a. See response to Comment #4.

7. Checklist Item 41 – Signature Blocks – Our office has no objection to waiving this item for completeness provided the plans are revised prior to any action taken by the Board;

a. The signature block has been added to the Minor Subdivision Plan.

8. Checklist Item 52 – Stormwater Management Plan – The plans depict stormwater management facilities. A drainage report for same should be provided for review. Same should

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address applicable regulatory requirements as well as depth to seasonal high ground water and soil permeability (if infiltration is to be relied upon);

a. A Drainage Report is enclosed and the locations and details of the drywells are shown on the Civil Drawings prepared by David E. Fantina.

The application was deemed INCOMPLETE pending submission of the following documents:

- NJDEP Flood Hazard Verification Application;
 - *As was discussed at the completeness review meeting, the Applicant is not filing for a Flood Hazard Verification from the NJDEP because the drainage area is less than fifty (5) acres based on the PK Environmental report.*
- Abbreviated Environmental Impact Assessment;
 - *Enclosed.*
- Stormwater Management Report and Calculations.
 - *Enclosed.*

Regarding the above matter please find twenty (20) sets of the following materials:

1. Boundary and topographic survey prepared by Schmidt Surveying;
2. Environmental impact assessment and related mapping prepared by PK Environmental dated December 11, 2020;
3. Revised Civil Drawing Set prepared by David E. Fantina, P.E., last revised December 10, 2020; and
4. Drainage Report prepared by David E. Fantina, P.E., dated December 10, 2020.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions.

Very truly yours,



Nicole M. Magdziak

Enclosures

Cc: Jamie Giurintano, Board Engineer (via e-mail)
Eric Keller, Board Engineer (via e-mail)
Greer Patras, Board Planner (via e-mail)
William Sullivan, Esq., Board Attorney (via e-mail)