



SCHILLER, PITTENGER & GALVIN, P.C.
ATTORNEYS AT LAW

SCOTCH PLAINS MORRISTOWN NEW YORK

JAY B. BOHN, ESQ.
jbohn@schiller.law

1771 Front Street
Scotch Plains, NJ 07076
t (908) 490-0444
f (908) 490-0425

VIA HAND DELIVERY AND E-MAIL: odavis@southorange.org

SP&G FILE 18326

January 19, 2021

Ms. Ojetti Davis, Planning Board/Zoning Board Secretary
Township of South Orange Village
Village Offices
76 South Orange Avenue
South Orange NJ 07079

**RE: Tania Roddi – Site Plan
Block 2215, Lot 26
468 Valley Road
South Orange NJ 07079
Response Letter to Completeness Report #1**

Dear Ms. Davis:

This letter is intended to serve as the Response Letter requested by Completeness Report #1 prepared by Greer Patras AICP. PP, Board Planner, dated January 4, 2021:

B. Outstanding Items:

1. Item #2 – Township Application Form
 - On January 5, 2021, I submitted an OPRA request for prior resolutions regarding this property. I have not received a response to date.
2. Item #19 – Traffic & Parking Impact Assessment & #53 Circulation Plan
 - A report entitled “Traffic and Parking Study.” prepared by Dynamic Traffic (Joseph Staigar, PE, PP, and Craig W. Peregoy, PE)), dated January 14, 2021), has been supplied
 - The County Planning Board submission has been corrected to reflect six parking spaces.
 - The square footage including both levels of the building has been clarified.



- The configuration of the ADA parking aisle has been revised to comply with ADA requirements as well as the NJ Barrier Free Subcode requirements.
- 3. Item #28 – Scale
 - The site plan is now drawn at a scale of 1"=10' so that the image is larger and can be more easily read.
- 4. Item #30 – Zoning Compliance Schedule
 - The bulk chart has been revised to add a “proposed” column to clearly show what bulk standards are proposed.
 - Some non-conforming conditions are being exacerbated (walls within a required setback will be higher).
 - The existing wall height has been confirmed.
- 5. Item #32 – The original boundary survey used to prepare the plan has now been provided.
- 6. Items #38 & #55 – Landscape Plan and Lighting Plan
 - The Applicant has now provided a separate plan dedicated to landscaping and lighting improvements to provide clarity on the site plan.
 - All planting details and locations have been provided on the plan, including the additional tree requested during the completeness review hearing.
 - All lighting fixture details, locations, and lighting levels have been provided on the plan.
- 7. Item #46 – Architectural Plans and Elevations
 - Building dimensions have been provided on the proposed site plan.
 - Building square footages have been provided for each floor.
 - The plans now reflect the colors and materials of the exterior architecture.
 - The Applicant has updated the floor plans to say “second floor” instead of attic.”



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- The plans now provide details of the proposed trash enclosure, screening, and fencing and show height and setbacks compliance with the Ordinance.
8. Item #50 – Current topographic survey (see #5 above)
9. Item #56 – Sign plans
- The plans now contain details of the proposed signs as to sign types, sizes, materials, colors, locations, lighting, and compliance with the ordinance.

Very truly yours,

SCHILLER, PITTENGER & GALVIN, P.C.

Jay B. Bohn

Enclosures

cc: Tania Roddi
Jose I. Carballo, R.A., P.P.
Greer Patras AICP. PP, Board Planner