

February 5, 2021

Township of Long Hill
915 Valley Road
Gillette, NJ 07933

Attn: Debra Coonce
Planning & Zoning Coordinator

**RE: Elite Properties
Block 10801, Lot 3
Township of Long Hill
Morris County, NJ
DEC# 0555-99-010**

Dear Ms. Coonce,

Enclosed please find the following information for continued review regarding the above-referenced project.

- Eight (8) signed and sealed copies of Preliminary and Final Site Plan prepared by our office dated April 15, 2020, last revised February 5, 2021;
- Eight (8) signed and sealed copies of Architectural Plans (Gillette Crossing) prepared by John Saracco Architects, LLC dated February 5, 2021;
- Eight (8) signed and sealed copies of the Boundary & Topographic Survey prepared by Control Point Associates, Inc. dated April 6, 2020;
- Eight (8) signed and sealed copies of the Environmental Impact Statement prepared by our office dated August 2020, revised February 2021;
- Eight (8) signed and sealed copies of the Stormwater Basin Area Investigation Report prepared by Dynamic Earth, LLC dated April 16, 2020; and
- Eight (8) copies of the NJDEP LOI and Approved Wetlands Plan prepared by Murphy & Hollows dated February 24, 2017.

The following are sequential responses (**in bold**) to comment letters provided by the Township Professionals:

Ferriero Engineering, Inc Memorandum prepared by Paul W. Ferriero, Township Engineer, dated December 21, 2020:

I. Site Plans:

A. Sheet 1 – Cover Sheet

1. Prior to the signing of plans for construction, the plans should be noted that they have been issued for construction. **The applicant acknowledges.**

B. Sheet 2 – Aerial Map – No comments. **No comment required.**

C. Sheet 3 – General Notes

1. A copy of the survey referenced within General Note 1 needs to be provided.

Signed and sealed Boundary & Topographic Surveys prepared by Control Point, dated April 6, 2020, are included with this submission.

2. A copy of the NJDEP Letter of Interpretation referenced within General Note 1, and the mapping used for the interpretation, needs to be provided.

A copy of the NJDEP Freshwater Wetlands Letter of Interpretation – Line Verification File No. 1430-02-0007.1, FWW 160002, dated May 4, 2017 is included with this submission.

3. The zoning table indicates a 10' buffer is being provided. It is noted that a 5' buffer appears to have been provided between the front wall of the detention basin and Passaic Valley Road. Testimony should be provided on whether a variance is required.

Detention Basin 'B' has been redesigned to move the retaining wall out of the 10' buffer.

4. General Note 9 indicates 93 parking spaces are required per the ordinance and 105 spaces have been provided. RSIS standards require 122 parking spaces, using the parking requirement for garden apartments, which requires a waiver for the amount of parking being proposed.

It is our understanding RSIS recommends a parking ratio, however a Township specific parking requirement may supersede RSIS regarding number of parking spaces. The proposed parking exceeds the minimum 1.5 spaces/unit required for the R-MF-4 Zone, therefore a waiver is not required.

5. General Note 9 indicates the minimum parking space size (19 feet long; 18 feet long where curb overhang is available) is being met. The parking space stalls on the ground floor of the building need to be dimensioned. Some of the spaces that abut the building walls scale 18 feet long and a waiver from Section LU-151.1.b appears to be required.

Parking spaces on the ground floor parking garage have been diminished on the site plan Sheet 5 and on architectural plans prepared by John Saracco Architects, LLC dated February 5, 2021.

6. General Note 10A specifies "There shall be adequate provision for ingress and egress to all parking spaces. The width of access drives or driveways shall be 24 feet for two-way traffic and 15 feet for one-way traffic. (Complies)". The width of the ingress and egress that provides access to the parking area on the ground floor of the building need to be dimensioned. The total width appears to be less than the 24 feet required. (Section LU-151.2.a).

All parking drive aisles are a minimum of 24'-0". Please refer to the architectural drawings prepared by John Saracco Architects, LLC dated February 5, 2021 for entrance details into the garage parking.

7. General Note 10C specifies the applicant is requesting a design waiver from Section LU-151.2.c for "Except in the case of single-family residences (including those with accessory apartments), no off-street parking or loading area shall be located in any front yard." Testimony in support of the waiver needs to be provided.

A design waiver has been requested to permit parking in the front yard due to the significant environmental constraints on-site and location of space available to accommodate parking.

8. General Note 10G indicates that hairpin striping will be utilized for all parking stalls in accordance with ordinance requirements. The plans and parking stall striping details do not depict hairpin striping. The plans and details should be revised to depict hairpin striping, or a waiver with supporting testimony needs to be requested.

Parking spaces on the site plan and the detail have been revised to indicate hairpin striping.

9. General Note 11A specifies “All parking areas, driveways, walkways, building entrances, loading areas and similar locations serving multifamily residential and all nonresidential uses shall be adequately illuminated for safety and security purposes. The lighting of intersections, driveways and similar locations shall provide an average illumination of 0.6 footcandle, while all parking areas shall provide an average illumination of 0.4 footcandle. Illumination levels of other areas to be lighted shall be determined by the approving authority after due consideration of the subject application. Complies”. The statistical area summary on the lighting plan indicates average illuminance of 1.86 (parking north), pavement (2.62), and driveway & walk access (0.83). It appears waivers are required.

The lighting design has been revised to reduce the average driveway illumination to 0.6 fc and parking area illumination to 0.4 fc average.

10. General Note 12 indicates walls within the front yard will comply with the maximum four foot height requirement. The walls being constructed along the entrance driveway will be greater than four feet in height and therefore the design does not comply.

A waiver has been requested to allow the height of retaining walls in the front yard to exceed four (4) feet, which is reflected in revised Note 12.

11. General Note 16 indicates the project will comply with the sight triangle requirements (Section 157.5). However, the plans depict existing wooded areas within the sight triangle. The applicant shall confirm whether there will need to be tree removal and or tree trimming within the sight triangle area in order to comply.

A note has been added to the plans indicating any existing trees within the sight triangle shall be limbed as required to maintain safe sight distance and clear sight triangle as required.

12. Correct the date referenced within General Note 17 for the architectural plans (July 2020 listed while architectural plans on we have on file are dated 8/6/20).

Amended Note 17 has been revised to reflect the most current architectural plans dated February 5, 2021.

13. General Note 36 indicates that the setbacks identified on the plans are to the outside surface of the wall. The Township ordinance defines the setback as the distance to the building which is most likely the roof overhang. Any site plan dimensions that are impacted should be modified as required.

General Note 36 has been revised to indicate setbacks are dimensioned to the building roof overhangs.

14. Utility note 11 indicates the roof leader collection piping are conceptual in nature and are not for construction. Actual roof leader collection piping is to be coordinated with the architectural plans. The roof leaders need to be installed as per the stormwater management analysis. Any deviation from the analysis will require a revision to the stormwater management design.

Utility Note 11 has been revised to indicate the roof leaders have been designed in coordination with the architect.

15. Grading Note 1 references a soil report which needs to be provided for review.

Copies of the Stormwater Basin Area Investigation Report prepared by Dynamic Earth, LLC dated April 16, 2020 is included with this submission.

16. Grading Note 9 indicates that a geotechnical consultant will be retained to inspect the infiltration/retention basin soils and permeability testing. Copies of all reports should be provided to the Township Engineer prior to any certificates of occupancy.

The applicant acknowledges.

17. The detention basin maintenance notes and the underground detention basin maintenance notes need to refer to the fact that the maintenance is to be performed in accordance with the approved operations and maintenance manual for the stormwater system.

Per the January 25, 2021 teleconference with the Township Professionals, a revised Operation & Maintenance Manual will be revised to the satisfaction of the Township Engineer and submitted under separate cover after final drainage design details are approved.

D. Sheet 4 – Existing Conditions & Demolition Plan

1. The limit of disturbance must be staked out prior to site disturbance.

The applicant acknowledges and a note has been added to the plans.

2. The plan does not indicate any disturbance within the wooded area along the sight triangle. The Engineer shall confirm whether any tree removal will be needed to provide the line of sight from the proposed driveway.

No additional trees are proposed to be removed in the sight triangle area. A note has been added to the plans indicating existing trees shall be limited to allow for safe sight distance as required.

3. This plan should be signed by a licensed surveyor if any of the existing information depicted varies from the survey.

The existing information shown does not vary from the survey which served as the base map to the site plans.

4. The table indicates the total critical area as 65,385 square feet. The definition of critical area includes areas of special flood hazard and/or any wetlands area. A breakdown of the critical area calculation should be provided. The Engineer should confirm whether the area of the special flood hazard area is congruous with the flood hazard area shown on the plan (the rear portion of the property inundated by the flood hazard area scales approximately 65,400 sf, which does not include the flood hazard area that runs along the easterly side of the property, not does it include the wetland area on the westerly side of the property).

The critical area table and square foot areas shown on the Existing Conditions Plan have been revised to more clearly indicate the critical area calculations.

E. Sheet 5 – Site Plan

1. Consideration to designation the four parking stalls under the building located adjacent to the stairwells and or the mechanical room as compact spaces should be given. While the parking spaces meet the minimum width, the spaces abut walls which may make maneuverability in and out of the spaces/vehicles more difficult.

See architectural plans prepared by John Saracco Architects, LLC dated February 5, 2021 for compact car parking space designations.

2. The width of the ingress and egress that provides access to the parking area on the ground floor of the building need to be dimensioned. The aisles each scale approximately 9.5 feet wide and it appears a design waiver will be required (Section LU-151.2.a).

See architectural plans prepared by John Saracco Architects, LLC dated February 5, 2021 for parking garage ingress/egress and parking space/aisle dimensions.

3. Control and access to the parking under the building should be discussed by the applicant. There are no turn around areas and if a vehicle enters and the stalls are full, drivers will have to back out of the parking aisles and buildings.

All interior parking spaces will be assigned. Only assigned tenants will have vehicular access to the garage parking.

4. The parking space stalls on the ground floor of the building need to be dimensioned. Some of the spaces that abut the building walls scale 18 feet long and a waiver from Section LU-151.1.b appears to be required (19 feet required unless overhang is provided).

See architectural plans prepared by John Saracco Architects, LLC dated February 5, 2021 for parking stall dimensions.

5. The sections of retaining walls with fences need to be more clearly shown on the plans.

Retaining walls and fences have been more clearly shown and labeled on Sheet 5.

6. Two of the proposed parking lot light fixtures by the parking lot near Passaic Valley Road appear to be within the wetland compensation area.

The two proposed parking lot fixtures have been shifted out of the wetland buffer compensation area and are designed with the parking space striping.

7. It appears the R6-1L sign located along the circular courtyard would need to be a R6- 1R sign.

The R6-1L sign in the courtyard has been revised to a R6-1R sign on Sheet 5 and on the detail sheet.

8. The two proposed handicap signs at the front of the building are located within the parking spaces. They should be relocated out of the parking spaces.

The two proposed handicap parking signs have been moved out of the parking spaces on Sheet 5.

9. Handicap parking signage needs to be provided for the two spaces located on the ground floor of the building. The locations should be provided on the architectural plans as well as the site plan. It appears one of the signs may be able to be mounted on the building wall.

Sheet 5 has been revised to include garage ADA parking signs. Also, see architectural plans prepared by John Saracco Architects, LLC dated February 5, 2021 for interior garage parking signage.

10. Approval from the Morris County Planning Board is required.

The applicant acknowledges. A copy of Morris County Planning Board approval will be provided upon receipt.

11. Approval from NJDEP is required for the disturbance and compensation to the wetlands buffers.

The applicant acknowledges. A copy of NJDEP wetlands permits will be provided upon receipt.

12. Approval from NJDEP is required for the proposed improvements within the flood hazard area.

The applicant acknowledges. A copy of NJDEP flood hazard permits will be provided upon receipt.

13. As-Built Plans need to be provided for review and approval prior to a certificate of occupancy being issued. This should be a condition of any favorable resolution.

The applicant acknowledges.

F. Sheet 6 – Grading Plan

1. Final construction details will need to be prepared for all retaining wall prior to construction.

The applicant acknowledges.

2. The modular block wall detail depicts each upper course being stepped back from the course below it. It does not appear there will be enough room to construct the improvements behind the wall (guiderail/sidewalk/driveway to the widths specified etc.) as depicted on the plan without expanding the disturbance into the regulated areas. Driveway cross sections should be providing showing where the actual limit of disturbance would be in relation to the wall/proposed improvements.

The retaining wall details and cross-sections have been revised to indicate the wall batter depth and wall widths, guiderail, sidewalk, driveway, etc. within the wetlands disturbance area as indicated on the site plans.

3. The plans depict grading through existing trees that are proposed to remain along the westerly side of the building. It is not clear how the grading can be accomplished while preserving the trees. The grading is also outside the limit of disturbance and extends beyond the tree protection fencing in this area.

The trees on the westerly side of the building affected by the proposed grading have been indicated to be removed. The limit of disturbance has been revised accordingly.

4. The plan depicts the easterly retaining wall be constructed within a few feet of a tree that is shown as remaining (the limit of disturbance and tree protection fencing is depicted as running through the middle of the tree). The Engineer should confirm whether the tree will be able to be saved.

The plans have been revised to indicate existing trees to be removed where required.

5. Two benchmarks appear to be shown on the grading plan, however a reference to the benchmarks has not been provided. A reference to the benchmarks should be provided.

Reference notes have been added to the two benchmarks shown on the plans.

6. Additional spot grades used in the building height calculation should be taken at the front of the building. The spacing of the spot grades around the building perimeter are generally between 45 to 60 feet apart along the sides and rear of the building, while the spot grades along the front courtyard area are generally 70 to 90 feet apart.

Additional spot grades have been added along the front of the building to provide a more uniform building height calculation.

G. Sheet 7 – ADA Grading & Access Drive Section

1. The typical access drive section depicts a handrail on top of the proposed wall at the high side of the section and a retaining wall with fall protection on the low side of the section. Sheet 4 depicts fall protection on top of the proposed wall at the high side of the driveway and split rail/wire fence along the top of the wall on the low side of the driveway. Clarification is required. The location limits for the handrail and fencing should be more clearly identified on the site plan.

The access drive cross section has been revised to more clearly reflect the handrail, fall protection/fencing along the retaining wall.

2. The Engineer should confirm whether a sidewalk landing is required on the far side of the entrance driveway. Since this area is located within the County right-of-way, if required this would be subject to County review and approval.

The crosswalk has been removed from the driveway. The applicant will review driveway entrance sidewalk requirements with the County.

3. The spot grades for the crosswalk that crosses the entrance to the proposed parking lot located at the front of the property near Passaic Valley Road should be revised. The spot grades indicate one of the ramps exceeding the maximum allowable slope for curb ramps, while the landing on the other ramp is in excess of 2% maximum grade.

The crosswalk and related ADA ramps have been removed from the plans.

4. The cross walk/curb ramps at the beginning of the driveway within Passaic Valley Road is subject to review and approval from Morris County. It is noted the cross slope of the sidewalk, and the curb ramp exceed maximum slopes as required under PROWAG.

The applicant will submit the site plans to the County for review and revise as required.

H. Sheet 8 – Drainage & Utility Plan

1. The locations of the hydrants should be approved by the Fire Official. The water meter vault and any building connections should also be reviewed and approved.

The applicant acknowledges.

2. A detail for the water meter vault should be provided on the plans.

A detail for the water meter vault has been added to the Construction Details.

3. It is noted the proposed sanitary sewer is located within 10 feet of the 4" DIP and 6" DIP water services. The vertical separation was not identified. (7:14A-22.3(a)4.) specifies "Sewers conveying sanitary flow, combined sanitary and stormwater flow, or industrial flow shall be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separation is not possible, the pipes shall be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the Department." Concrete encasement would be required if the vertical separation is not met. Concrete encasement has been depicted on the utility crossing detail, but it is not known if it will be required for the water service lines. The limits of any encasement that may be required should be provided on the plans.

The utility notes on Sheet 3 indicate the required separation between sanitary sewers and water mains and need for encasement if required.

4. The projected increase in sewer flow pursuant to NJAC 7:14A-23.3 is 13,425 gallons per day (gpd); (14 one bedroom units at 150 gpd; 41 two bedroom apartments at 225 gpd; 7 three bedroom units at 300 gpd). Since the project increase the projected sewer flow by more than 8,000 gpd, an NJDEP Treatment Works approval is required (7:14A- 22.3(a)2.).

The applicant acknowledges.

5. NJAC 7:14A-23.6 Sanitary sewer design specifies "The minimum diameter of sewer extensions shall be eight inches, however, consideration will be given to the use of smaller diameter sewers for lateral connections." It is noted that 6" diameter sanitary SDR35 sewer at 0.3% slope is proposed for the sanitary sewer line and the plans indicate the existing sewer main located in the street is also 6" diameter. The size of the existing main in the street should be confirmed.

The survey indicates the existing sanitary sewer in Valley Road is 6". Additional site survey work is forthcoming at which time the sewer main size will be confirmed.

6. The underground detention basin outfall is within the flood hazard area of the Passaic River. A Tideflex backflow prevention valve is proposed on the outlet pipe. Approval from NJDEP for the discharge within the flood hazard area will be required.

The applicant acknowledges.

I. Sheet 9 – Landscape Plan

1. The plan depicts mature trees to remain within a few feet of the westerly side of the building. The applicant should confirm whether it is reasonable to expect these trees to be able to survive. There are balconies located along this side of the building. Will there be any impact to the use of the balconies if the trees were to remain?

The existing trees adjacent to the westerly side of the proposed building within the proposed grading area have been indicated to be removed.

2. The surface treatment below the first floor balconies should be labeled.

The areas under the proposed balconies have been noted to be lawn.

3. The proposed landscaping along the perimeter of the front surface basin will effectively close off the basin for access by maintenance personnel. It is recommended that a gap be provided for open space to allow for maintenance personnel to access the basin.

The landscaping around Detention Basin B has been revised to provide maintenance access to the basin.

4. The Landscape architect should confirm whether all of the proposed plantings within the center island are suitable for inundation from stormwater.

The proposed plantings within the center island raingarden are suitable for inundation and are recognized as suitable for rain garden design.

J. Sheets 10 – Lighting Plan

1. The pole mounted parking lot lights proposed by the front parking lot are located within the proposed wetland compensation area. It appears the fixtures will need to be relocated or the compensation area adjusted so the fixtures are not located within the compensation area.

The pole mounted lights in the lower front parking area have been shifted out of the wetlands compensation area and in alignment with the parking space striping.

K. Sheets 11 – Lighting & Landscape Notes & Details

1. A 14' mounting height is identified for the building mounted light fixtures. The distance to the top of the light fixtures needs to be provided to confirm whether a design waiver will be required. Section LU-153.2.e. specifies "No light fixture shall provide a mounting height in excess of 15 feet, as measured from the ground to top of the light fixture, or the height of the principal building, whichever is less."

The light detail and lighting notes indicate the height to the top of the fixture is 15'-0".

2. Section LU-153.2.g stipulates "All lighting plans shall be subject to a post- development lighting inspection by the Township Planner and/or Engineer." This should be a condition of any favorable resolution.

The applicant acknowledges. A note has also been added to the plans.

3. Based on the lighting specification, it appears the fixtures have a 4000K color. A maximum color temperature of 3500K is recommended.

The light color temperature has been reduced to 3000K.

L. Sheet 12 – Soil Erosion & Sediment Control Plan

1. This plan will need to be certified by the Morris County Soil Conservation District.

The applicant acknowledges. A copy of the Morris County Soil Conservation District approval will be forwarded upon receipt.

2. The limit of disturbance should be staked by a licensed surveyor prior to any disturbance. A note should be added to the plan.

The applicant acknowledges. A note has also been added to the plans.

M. Sheet 13 – Soil Erosion & Sediment Control Notes & Details

1. This plan will need to be certified by the Morris County Soil Conservation District.

The applicant acknowledges.

N. Sheets 14 thru 19 – Construction Details

1. Details for the proposed ID sign should include sign materials, color etc. and sign lighting (if applicable).

Additional information has been provided for the proposed ID sign including proposed materials, colors, etc.

2. Revise the parking stall striping detail to depict hairpin striping (unless a waiver is granted).

The parking stall striping detail has been revised to indicate hairpin striping.

3. The Type A inlet detail should be specified as pre-cast only and include the typical notes that were included with the Type E inlet detail.

The Type A Inlet Detail has been revised to indicate pre-cast only and includes the typical notes provided for the Type E Detail.

4. The sanitary sewer trench detail should specify the backfill in all paved areas as DGA or RCA.

The sanitary sewer trench detail has been revised to indicate backfill in all paved areas to be DGA.

5. The storm manhole detail should have the municipality removed since the drainage system will be privately owned.

The Municipality has been removed from the storm manhole detail.

6. The storm sewer trench detail should specify 12” lifts (vs. 18”) and the backfill in all paved areas should be specified as DGA or RCA.

The storm sewer trench detail has been revised to indicate 12” lifts and DGA backfill in all paved areas.

7. The Contech stormfilter detail is labeled as structure #112 while the plans label the unit as #113. They should be consistent.

The Contech stormfilter details number (#13) has been revised to be consistent.

8. The Basin A outlet control structure detail has the dimensions for the Basin B outlet structure. The detail should be revised to Basin B accordingly.

The Basin A outlet control structure detail has been revised to indicate Basin B.

9. The text within the material quantities table within the Concrete Topping Plan is not legible. Revise accordingly.

The materials quantities table within the Concrete Topping Plan has been revised to be more legible.

10. The Concrete Basin Section detail indicates depth and type of cover to be specified. The depth and cover should be labeled on the detail. The depth and cover should be as per manufacturer specifications for the Cupolex system and the Engineer shall confirm the system will be able to support traffic loading.

The Cupolex system Concrete Basin Section detail depth and type of cover has been revised per the manufacturers specifications and is confirmed to support applicable traffic loading requirements.

11. The trash rack details should be revised to be consistent with the requirements within the NJDEP BMP Manual.

The trash rack detail has been revised to be consistent with the NJDEP BMP Manual requirements.

12. The inspection ports should be depicted on the rain garden section detail. The depth to seasonal high groundwater should also be depicted. The depth of runoff generated by the maximum design storm must be marked on all inspection ports and these levels included in the design report and maintenance plan.

The inspection port is shown on the rain garden detail. Depths to seasonal high water table and maximum depth of runoff generated have been added to the detail. The Stormwater Management Report and Operation & Maintenance Manual will be revised to include the required rain garden information and resubmitted after reviewed and approval of the stormwater management design by the Township Engineer.

13. The fire hydrant detail should be approved by the Fire Official.

The applicant acknowledges.

14. Final retaining wall details will be required before construction.

The applicant acknowledges.

15. The utility service trench detail should specify DGA or RCA in pavement areas.

The utility service trench detail has been revised to indicate DGA in all pavement areas.

16. One inch chamfers should be specified on the precast concrete headwall details.

The precast concrete headwall detail has been revised to include 1" chamfers.

17. The plans depict a flush granite block curb detail. It is recommended that flush concrete curbing be provided at all curb ramps. A detail should be provided.

The details have been revised to include a flush concrete curb detail, to be used at all ADA curb ramps.

18. The paving detail references a geotechnical report for the final pavement description. The geotechnical report was not provided. It is recommended the pavement detail include 3.5 inches of HMA 19M64 base (vs. 3").

The Geotechnical Report prepared by Dynamic Earth, LLC dated April 16, 2020 is included with this submission. The pavement detail has been revised to indicate 3.5 inches of HMA 19M64.

O. Sheet 20 – Morris County Construction Details

1. These details will need to be approved by Morris County.

The applicant acknowledges.

P. Sheet 21 – Vehicle Circulation Plan (Fire Truck)

1. The path for a fire truck should also be provide for a fire truck entering the site from the opposite direction.

The Vehicle Circulation Plan has been revised to include the fire truck entering from the opposite direction.

II. Architectural Plans:

- A. Correct the apartment count within the table on sheet 1. The one bedroom apartment count, and the total apartment count, on the second and third floors are not consistent with the floor plans.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission.

- B. According to the architectural plans, nine affordable units are proposed. Ordinance 460- 20 specifies “not less than 9 units or fifteen (15%) percent of the total units shall be affordable ...for rental units and not less than 12 units or twenty (20%) of any for sale units shall be affordable...”. The applicant shall confirm the units will be rental units verses for sale units.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission.

- C. The floor plans depict trash rooms on each floor of the building. The timing, frequency and location of where trash pickup will occur should be provided. If pickup will be via a garbage truck in the circular driveway, then some of the parking spaces, access may be temporarily blocked while trash collection is performed.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission.

III. Environmental Impact Statement:

- A. Section I on page 6 indicates there are no significant unique, historic or scenic features being affected by this application. The next paragraph on Page 7 indicates the presence of an identified historic archaeological site in the northernmost tip of the property. It is not clear whether the archaeological site is being disturbed by the proposed project or not.

No evidence of an archaeological feature is known to be present on this site. The report has been revised.

- B. The report should include an assessment of groundwater levels and depth to bedrock.

The Environmental Impact Statement has been revised to include an assessment of groundwater levels and depth to bedrock.

- C. The report should include an assessment of the flood hazard area from the Passaic River.

The Environmental Impact Statement has been revised to include an assessment of the flood hazard area from the Passaic River.

- D. The report should include a section on required permits that will be required for the project.

The Environmental Impact Statement has been revised to include a section on required permits.

IV. Stormwater Management Report:

- A. DA-3 identified in the report is included within DA-4B on the proposed drainage area map. The report and drainage area map should be consistent.

The Drainage Area Maps will be revised for consistency.

- B. The water quantity description on Page 6 references three points of analysis while the calculations utilize two points of analysis. Clarification is required.

The water quality description will be revised to reference two (2) points of analysis.

- C. At scale drainage area maps need to be provided in order to confirm drainage areas. The soil boundaries should be depicted on the drainage area maps.

At scale drainage area maps will be provided.

- D. Tc flow paths need to be provided for each drainage area on scaled drainage area maps in order to confirm time of concentration calculations.

TC flow paths will be provided for each drainage area on the drainage area maps.

- E. Tc calculations should be provided for EX-DA-1A (EX-DA1-UNDIST).

TC calculations will be provided for this study area.

- F. The Tc for PDA-1 is longer than the TC for EDA-1, which does not seem reasonable, since a portion of the wooded sheet flow in existing conditions is being replaced by a graded slope.

The TC calculations will be revised to reflect the correct proposed grading and drainage conditions.

- G. A minimum Tc of 6 minutes needs to be used for NRCS methodology. Any Tc longer than 6 minutes need to be supported with calculations.

The minimum TC of 6 minutes will be provided. All TC's greater than 6 minutes will be supported with calculations.

- H. PDA-3 includes area that will bypass basin B. A portion of the area along the top of the basin walls, and a portion of the front entrance that bypasses inlet #212 should be treated as bypass areas.

The drainage calculations will be revised to correctly depict the bypass areas.

- I. The CN calculations indicate PDA-4 includes 1.74 acres of area while the routings include 1.45 acres. It appears the portion of the drainage area that is open space was not included in the routing. Clarification is required.

The routing analysis will be revised to include the open space area.

- J. The analysis needs to analyze the existing wetland/low area located in the northeasterly corner of the property. It appears this area would act as a detention area. Additional spot grades should be provided within the bottom of the depression (bounded by 214 contour) and along the adjacent offsite driveway to better define the area. Any offsite areas that are tributary to the low area should be accounted for in the analysis.

Additional topographic information will be obtained and utilized for the revised drainage analysis.

- K. The inlet drainage area map should include the drainage area, average coefficient, and Tc information with it. It appears subarea 212 was identified as 211 in the routing analysis (hydrograph No. 35). Clarification is required.

The inlet drainage area map will be revised to include this additional information. The hydrographs will be revised to correct the inlet subarea 212.

- L. The inlet analysis is based on a 25 year storm event. A 100 year storm event should be analyzed to ensure runoff will reach the detention basins without bypassing the basins. The rain garden should also be checked to confirm runoff will be contained within the garden without overflowing onto the driveway.

The pipe sizing analysis will be revised to analyze the 100-year storm event. The rain garden calculations will be reviewed for adequate storage to avoid overflow into the driveway.

- M. Sizing calculations for the proposed roof conveyance system needs to be provided in the report. The conveyance analysis should confirm the system has capacity for the 100 year storm event to ensure runoff will reach underground basin A without overtopping and bypassing the basin.

Sizing calculations will be provided for the roof conveyance system to confirm capacity for the 100-year storm.

- N. The water quality section of the report needs to include the full routing analysis for both basins (Basin A and B), the Contech stormfilter water quality unit, and the rain garden.

The report will be revised to include the water quality routing analysis for both basins, water quality units, and the rain garden.

- O. Sizing calculations for the Contech stormfilter water quality unit need to be provided in the report. The routing analysis indicates the storm filter will be inundated from the 2 year storm event routing within Basin A. The Engineer shall confirm whether the stormfilter can be surcharged.

Sizing calculations and manufacturer specifications will be provided for the Contech stormfilter.

- P. It appears Basin B will act as an under drained sand filter and therefore needs to meet the requirements for Sand Filters within Chapter 9.9 of the NJDEP BMP. Additional information and detailing need to be provided to demonstrate compliance with the BMP Manual.

Basin B has been revised to only act as a detention system with no water quality component. Water quality measures will be addressed through the use of two (2) proposed Biopod units to treat water prior to entering Basin B. Further detail will be provided within the revised drainage calculations.

- Q. A larger scale detail for Basin B should be provided, and the contour areas used in the basin volume calculations confirmed (scaling indicated approximately 20% less contour area than was depicted in the stage storage table).

A larger scale detail for Basin B will be provided. The contour areas will be revised to depict the correct proposed conditions.

- R. Drain time calculations need to be provided for all the basins. The calculations should include the underdrains to confirm they will drain the basins within 72 hours.

Drain time calculations will be provided for all proposed basins.

- S. Manufacturer information on the sizing of the Cupolex drainage system (Basin A) should be provided in the report. The routing used 760 lf of 5' diameter storage volume. The basin section details depict shorter rectangular openings. The clear width and height of the openings should be labeled on the details.

Manufacturer details for the Cupolex system will be provided to confirm available storage volume.

- T. The outlet pipes for each of the detention basins have been analyzed assuming free flow conditions. Inlet/outlet control analysis needs to be provided for each pipe to ensure there is no impact on the functionality of the outlet structure.

An inlet/outlet control analysis will be provided for each basin outlet pipe.

- U. The elevation of Basin A (and the outlet pipe) is below the elevation of the flood hazard area. The engineer is proposing a Tideflex Checkmate valve on the outlet pipe. Approval from NJDEP for the proposed basin and outlet pipe below the flood hazard elevation should be a condition of any favorable resolution.

Acknowledged.

- V. Water quality treatment is not being provided for the portion of the proposed driveway that bypasses basin B (approximately 1300 square feet). Water quality treatment for other portions of the site should compensate for this untreated area so the project meets 80% TSS treatment.

The plans have been revised to show revised grading in this area to capture more of the driveway runoff previously bypassing basin B.

- W. Information relative to the depth of groundwater/bedrock should be provided for the underground detention basin and surface to confirm minimum separation in accordance with the NJDEP BMP Manual is being provided.

Additional soil testing and depth of groundwater/bedrock information will be provided and incorporated into the drainage design.

- X. A low impact development checklist needs to be provided in the report.

The low impact development checklist will be provided within the revised report.

- Y. The groundwater recharge narrative indicates meeting groundwater recharge is not feasible due to the presence of rock throughout the site that presents unsuitable conditions for groundwater recharge. The narrative further states that a waiver on the developed site is warranted and justified. The field testing that this is based upon needs to be provided. The Engineer shall confirm whether the testing is in conformance with Chapter 12 of the NJDEP BMP Manual. Project redesign to incorporate dispersed

runoff instead of a structure for recharge may be necessary to ensure compliance with the rules in this area. Mitigation for not providing groundwater recharge may also be required.

The Stormwater Basin Area Investigation Report prepared by Dynamic Earth LLC, dated August 6, 2020 is provided within this submission. Further, additional resting results will be provided and incorporated into the drainage design.

- Z. Soil testing confirming the depth to bedrock and the seasonal high groundwater table needs to be provided. Minimum separation distances as specified within the NJDEP BMP Manual from the lowest elevation of the proposed stormwater management basins needs to be demonstrated.

Additional soil testing and depth of groundwater/bedrock information will be provided and incorporated into the drainage design.

- AA. Attachment D – Major Development Stormwater Summary of the Tier A Municipal Stormwater General Permit needs to be completed by the Applicant.

Attachment D will be provided.

- BB. An Operations and Maintenance Manual needs to be provided. It is recommended that the Manual be submitted once the stormwater management system had been approved. The Manual will need to be recorded with the property deed as a condition of any favorable resolution.

As discussed with Mr. Ferreiro, an Operations and Maintenance Manual will be provided upon approval of the stormwater management design.

Comment Letter prepared by Elizabeth Leheny, AICP, PP of Phillips Preiss Grygiel Leheny Hughes, LLC, dated January 20, 2021:

Planning Comments

1. The Applicant shall provide expert planning testimony addressing the statutory proof pursuant to the Municipal Land Use Law in support of any “c” bulk variances and/or design waivers requested by the Applicant.

The applicant acknowledges.

2. The Applicant should provide testimony on the location and bedroom count of the Mt. Laurel units to ensure compliance with UHAC’s bedroom distribution requirements. A review of the architectural floor plans indicated 8 affordable units broken down as follows:
- First Floor: 2 two-bedrooms, 2 three-bedrooms = 4 affordable units
 - Second Floor: 2 two-bedrooms = 2 affordable units
 - Third Floor: 1 one-bedroom, 1 two-bedroom = 2 affordable units

According to the architectural plans cover sheet the building includes the required 9 affordable units which are broken down as follows:

- First Floor: 2 two-bedrooms, 2 three-bedrooms = 4 affordable units
- Second Floor: 1 one-bedroom, 2 two-bedrooms = 3 affordable units
- Third Floor: 2 two-bedrooms = 2 affordable units

The Applicant should confirm that this will be a rental project, reconcile the discrepancies between the plans, and ensure that 9 units of affordable housing are being provided. The Applicant should provide compliance with LU 122.3Ad5 which requires that not more than 20 percent of the affordable units and not more than 10 percent of the market units may have 3 or more bedrooms.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

3. The architectural floor plans (PB-201-203) indicate that there will 20 units on floors 1 and 2 and 22 units on floor 3. However, PB-100 indicates that there will be 20 units on floors 1 and 3 and 22 units on floor 2. The plans should be consistent.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

4. The Applicant should confirm that the affordable units will meet the income and bedroom distribution requirements of NJSA 52:27D-329.1 and NJAC 5:80-26.3.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

5. The Applicant should indicate whether the balconies are covered. If they are covered they may count toward floor area ratio.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

6. The Applicant should provide testimony as to whether any provisions are being made for bicycles.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

7. The Applicant should provide testimony as to whether there will be provisions on site for electric car charging.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

8. The Applicant should provide testimony regarding site operations, including trash removal and loading/deliveries, where moving vans are anticipated to park, etc. Additionally, the Applicant should indicate how a car in the parking garage will turn around at the eastern most end of the garage if said cannot find a parking space.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

9. The Applicant should also provide testimony as to how many residents will have designated parking spaces and how the surface/garage spaces will be assigned if at all.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

10. The Applicant should provide testimony as to where any guest parking spots would be located.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

11. The Applicant should provide testimony regarding any outdoor amenities that could be provided for residents in terms of seating areas, barbeque areas, etc.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

12. Per LU-152.3.h exterior mounted mechanical and electrical equipment shall be architecturally screened. Details regarding screening of mechanical equipment should be provided. Specifically, the location of the HVAC system and how it will be screened and dimensions and screening of any rooftop mechanicals.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

13. The Applicant should indicate if a generator is proposed for the site and, if so, where.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

14. The Applicant should indicate the colors of the proposed signage.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

15. Please note that per LU-152.4, the painting of buildings in bold colors, patterns, checks or stripes is discouraged. The Applicant should provide testimony on the color blue proposed for the facades.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

16. The Applicant should provide parking space dimensions for the garage spaces.

Revised architectural plans prepared by John Saracco Architect, LLC dated February 5, 2021 have been included with this submission. Additional testimony will be provided at the hearing.

17. We defer to the Board engineer with regard to comments regarding landscaping, lighting and stormwater management.

No comment required.

18. We will provide a supplemental memorandum regarding the proposed architecture under separate cover.

No comment required.

Township of Long Hill Office of the Fire Official Memorandum prepared by Don Huber, Fire Official, dated January 24, 2021:

1. **ACCESS:** There is only one access point (located on Valley Road) to the proposed structure shown on the site plan. This access point and private road leading to the building must be a minimum of 18' wide at all points and shall have no configurations or parking lay-outs that will prevent or otherwise obstruct access to the building by fire apparatus and other emergency response units. An alternate access road (perhaps approaching from Mountain Avenue or on Valley Road just east from the main entrance) for emergency response units is highly recommended.

A twenty-four foot wide access road is provided to the building. Testimony will be provided at the hearing.

2. WATER SUPPLY: The distance from the Valley Road point of entrance to the proposed building front entrance is approximately 400 linear feet. The nearest existing or proposed fire hydrants identified on the plan are on Valley Road. They appear to be public hydrants. At least one approved private hydrant should be placed directly off the private road leading to the proposed complex no farther than 200' from the front of the building but prior to entering the front courtyard roundabout.

A fire hydrant is provided within 50 feet of the northeast corner of the building.

3. HYDRANT INTEGRITY: Placement and type of all hydrants to be required must be pre-approved by the Fire Official pursuant to Township Ordinance. All hydrants shall at a minimum be subjected to passing Flow Tests (static pressure, residual pressure, flow in gpm) and shall be installed in such a manner that the center point of the lowest discharge on the hydrants must be at least 18" above ground level or from any ground level obstructions (i.e. curbs, sidewalks, landscaping, etc.) and hydrant bonnets (top) must have a minimum 36" clearance 360 degrees around the hydrant.

The applicant acknowledges.

4. BUILDING DIMENSIONS AND DESIGN FEATURES: The proposed structure is an irregular U-shaped (inverted upside-down J) building designed to accommodate a ground-level parking garage (indoor parking for 77 cars) and three stories above providing 62 housing units (14 one-bedrm, 41 two-bedrm, and 7 three-bedrm dwellings). Total square footage including the parking garage and three stories above (but excluding balconies) is reported as 115,679 SF. The building would be approximately 240' wide X 210' deep and approximately 55' in height from ground level to the top of the peaked roof. A building of this size, nature and design - particularly given the very limited access to the sides and rear of the building itself - will require a comprehensive pre-fire plan to include the potential use of multiple Class A pumping apparatus, rescue units and the use of a 100-foot aerial tower ladder truck. Augmenting such equipment would of course be the presence of an approved automatic sprinkler system throughout the structure.

Testimony will be provided at the hearing.

5. BALCONY FIRE SAFETY ISSUE: A recurring concern that has developed in a number of attached multiple housing units is the matter of barbeque grills and open burning devices on balconies. Pursuant to the International Fire Code 2015 NJ Edition, "Section 308.1.4 Open-flame cooking and outdoor fireplaces: Charcoal burners, other open-flame cooking devices and outdoor fireplaces shall not be operated or stored on combustible balconies or decks or within 5 feet of combustible construction. Exceptions:
 1. One- and two-family dwellings.
 2. Where buildings, balconies and decks are protected by automatic sprinkler systems.
 3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2 ½ pounds [nominal 1-pound (0.454kg) LP-gas capacity]."

Unless this proposed building meets any of the conditions prescribed above, it is recommended that the builders refrain from or the Construction Official otherwise not permit the installation of any gas piping for the purpose of providing fuel supplies to balconies for the use of barbeque grills or other prohibited open flame devices.

Testimony will be provided at the hearing.

6. COMPLIANCE WITH THE UNIFORM CONSTRUCTION CODE: All work to be undertaken at this site should be performed in a manner compliant with the Uniform Construction Code and as otherwise stipulated by the Local Construction Official.

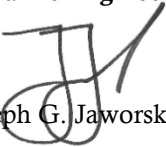
Supplemental: While the decision of the Planning Board to approve or not approve this application should fall squarely on the merits of this specific proposal, as the Local Fire Official I would be remiss not to share my disappointment with the regulating agencies that reportedly dismissed an earlier proposal by the same applicant to develop a similar housing project on the former site of Thermoplastics at 1261 Valley Road in Stirling. While I understand multiple considerations were ostensibly factored into the final decision, as a result the Township of Long Hill must now consider utilizing this sizable, untouched open-space in the proximity of a wetland and the Passaic River for what some might argue is a necessary housing project built over a parking garage instead of utilizing the Thermoplastics site; a vacant, defunct and deteriorating eye-sore and fire hazard, to significantly accomplish the same objective --- solid, safe and dependable housing built over a parking garage designed to maximize use of the site footprint and minimize any potential high-water conditions.

The applicant acknowledges.

Should you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC



Joseph G. Jaworski, PE, CME, CFM



William Bord, PE, CME

Enclosure