

CASEY & KELLER

I N C O R P O R A T E D

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
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MEMORANDUM

TO: TOWNSHIP OF LONG HILL PLANNING BOARD
FROM: MICHAEL LANZAFAMA, PLS, PE & PP
SUBJECT: PRISM SITE PLAN LONG HILL TWP. PLANNING BOARD APPLIC. # 19-13P
DATE: DECEMBER 28, 2020
CC: JOLANTA MAZIARZ, ESQ. LIZ LEHENY, P.P., DEBRA COONCE BOARD SECRETARY

I have taken a look at our last review memo to the Board and it appears that the landscaping issues have been resolved through testimony that the applicant would comply with section 153.1b. regarding the distribution of tree species, therefore no design waiver is required. Our office was satisfied with the lighting, however they would still need a waiver from sections 153.2a all streetlights to have a 4000-lumen rating, as proposed they are as high as 9252 lumens. The simple fact is that the ordinance is nearly impossible to comply with especially in this insistence due to the varied site design of courtyards and parking areas. In addition, they need a waiver from section 153.2c regarding evening lighting levels. The standard requires a 0.2 foot-candle average after 10PM. The applicant is proposing 2.30 foot-candles; however, they did indicate in their testimony that they could provide dimmers which would reduce that number. We would support the waiver request.

The conditions that should be placed on the application, from an engineering perspective, are as follows.

1. The applicant should comply with any remaining open items in our last review memo dated September 18, 2020.
2. Obtaining a sanitary sewer extension permit from the NJDEP. To accomplish this, they must satisfy the Township that the downstream sewage collection system can accommodate the added flow and that that the treatment plant can accept the flows. We have requested, and they have agreed to a downstream sewer evaluation that will address the condition of the system and the potential for removal of extraneous flows coming from groundwater intrusion and any illegal connections.
3. Obtaining a water main extension permit from the NJDEP Bureau of Safe Drinking Water. In doing so they will need to satisfy the State that they are not exceeding the Township's firm water capacity, which will be determined by New jersey American Water.
4. The earth work analysis provided has indicated an "extensive" amount of soil to be brought to the site. We have reviewed the grading plan and feel that certain modifications can be made that could reduce the volume of material being brought in and lower the buildings in the southwest corner by as much as 3 feet. We agree with the applicants engineer that to facilitate access by handicapped individuals we would wish to limit grade transitions to a maximum of 5%, however even with that limitation there are design changes that can be made. Section LU-145.1 m1. Of the Township's land use ordinance may require a bond for projects that require an "extensive" amount of fill.

5. The continued monitoring of air quality during installation of underground infrastructure.
6. Approval by Morris County Planning Board.
7. Certification of their erosion control plan by Morris County Soil Conservation District. This would also include an NJDEP 5G3 general permit for discharge of stormwater for projects disturbing more than 1 acre of land.