



DEPARTMENT OF PUBLIC WORKS
THE CITY of EAST ORANGE

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January 28, 2021

Ms. Janis Nelson
Land Use Administrator
City of East Orange
Dept. of Policy, Planning & Development
44 City Hall Plaza
East Orange, NJ 07019

RE: Engineering Review Letter #1
89 N. Arlington Avenue Urban Renewal, LLC
89 North Arlington Avenue / Block 360, Lot 1, City of East Orange, Essex County, NJ
Case #: PB ~~645-20~~ PB751-20
Existing Use: Vacant Hotel under the process of demolition
Proposed Use: 6 story Multi-family Residential Apartment Building
Zone: Transit Village Development – Arts and Cultural District

Dear Ms. Nelson:

We are in receipt and review of the following plans and reports:

<u>Drawing</u> <u>No.</u>	<u>Sheet</u> <u>No.</u>	<u>Description</u>	<u>Date</u>	<u>Revision</u> <u>Date</u>
C-001	1 of 12	Cover Sheet	04/14/20	10/07/20
C-100	2 of 12	Existing Conditions Plan	04/14/20	10/07/20
C-200	3 of 12	Demolition Plan	04/14/20	10/07/20
C-300	4 of 12	Site and Utility Plan	04/14/20	10/07/20
C-400	5 of 12	Grading Plan	04/14/20	10/07/20
C-600	6 of 12	Landscape Plan	04/14/20	10/07/20
C-700	7 of 12	Lighting Plan	04/14/20	10/07/20
C-800	8 of 12	Soil Erosion and Sediment Control Plan	04/14/20	10/07/20
C-801	9 of 12	Soil Erosion and Sediment Control Notes	04/14/20	10/07/20
C-900	10 of 12	Detail Sheet	04/14/20	10/07/20
C-901	11 of 12	Detail Sheet	04/14/20	10/07/20
C-902	12 of 12	Detail Sheet	08/27/20	10/07/20
-	1 of 1	Boundary & Topographic Survey	01/24/17	04/17/20

The boundary and topographic survey has been prepared by Pronesti Surveying, Inc located at 870 Pompton Avenue, Suite B1, Cedar Grove, NJ. 07009. The plans have been prepared, signed and sealed under the direction of George R. Pronesti, PLS (NJ License No. 16202).

The engineering plans and architectural plans have been prepared by Jarmel Kizel Architects and Engineers Inc., located at 42 Okner Parkway, Livingston, New Jersey, 07039. The plans been prepared, signed, and sealed under the direction of Gerard P. Gesario, PE. (NJ License No. 24GEO3825500). The architectural plans have been signed and sealed under the direction of Irwin H. Kizel, AIA, PP. (NJ License No. 24GEO3825500).

The Applicant is presenting the application to the Planning Board and seeks preliminary and final site plan approval for construction of a six story residential apartment accommodating 30 residential dwelling units consisting of 20 one bedroom units and 10 two bedroom units. The subject site is a corner lot located at the northwest intersection of William Street and North Arlington Avenue containing a total of approximately 0.2 acre. The existing site consisted of a four story brick hotel building which is currently in the process of being demolished. Additional site improvements include associated drainage, site and landscaping improvements and improvements within the public right of way for the proposed development.

The Applicant has provided engineering plans last revised 10/07/20 to this office and we offer the following comments.

Architectural plans:

1. The case number for this application PB 645-20 shall be added to every sheet of the architectural plan set.
2. The minimum bedroom size shall be listed to demonstrate compliance with the City Ordinance requirements.

Boundary and Topographic Survey:

1. We do not have any comments.

Cover Sheet (C-001):

1. The signature block shall be corrected to indicate planning board in lieu of board of adjustment. The signature block shall be revised to be consistent with the City standards.
2. The Applicant has requested for a variance for minimum parking spaces required based on City Ordinance requirements and RSIS standards.
3. A list of property owners within 200 feet of subject site shall be included in the cover sheet.

Existing Conditions Plan (C-100):

1. We do not have any comments.

Demolition Plan (C-200):

1. We do not have any comments.

Site and Utility Plan (C-300):

1. NJDOT Type 6 ramp with two ramps and ADA detectable warning surfaces oriented towards the crosswalk shall be proposed for the northwest corner intersection of North Arlington Avenue and William Street.
2. A minimum of 24 feet width is required for perpendicular parking stalls as indicated in Section 51-192 (B)1 of the City Ordinance. The proposed layout for parking is not in compliance with this requirement. A design waiver shall be requested, or the layout shall be revised for compliance.
3. The proposed FDC location shall be approved by the fire department of the City of East Orange.
4. The slope for the sanitary sewer line shall be revised based on the invert elevation proposed at the building and tie in invert elevation.
5. Siamese connection shall be proposed for the fire fighting purposes.
6. The size of the existing water main along William Street shall be indicated on the utility plan to ensure constructability of the proposed 6" DIP fire line connection.
7. Check valves shall be proposed for the domestic and fire lateral connections.
8. 6" thick concrete curb shall be proposed for the curb along the street frontage in lieu of the proposed 4" curb. All improvements within the public right of way shall conform with the City design standards.
9. The site plan indicates 4" thick curb for internal site improvements but a construction detail for 6" curb has been provided. This discrepancy shall be clarified.
10. The height of the proposed fence at the top of block retaining wall shall be indicated on the site plan.
11. The roadway excavation limits shall be shown on the plans and shall conform to the of East Orange code SS142-8: Restoration of surface to original condition.

Grading and Drainage Plan (C-400):

1. A pitch shall be proposed for the trench drain.
2. The proposed grading from the sidewalk along William Street to the building front floor elevation shall be clarified.
3. The pipe size, slope and material shall be annotated for the pipe between cleanout with invert elevation 176.90 and storm manhole #1.
4. Additional spot grades shall be provided for the ramp proposed near the ADA parking stall access aisle to the building entrance. A detectable waning surface shall be provided.
5. Structural calculations for the proposed block retaining wall shall be provided to the building department of the City of East Orange prior to construction.
6. Pressure test will be needed to determine if sufficient pressure to service the proposed lines is available.

Landscape Plan (C-600):

1. Sight triangles shall be shown at the driveway exit to ensure that there is no obstruction due the proposed landscaping.
2. The three trees abbreviated as "TO" shall be added to the landscaping schedule with corresponding description.
3. We defer the approval of the proposed street trees along the site frontage to the Board.

Lighting Plan (C-700):

1. A table shall be included indicating the maximum and minimum illumination levels for the proposed lighting plan to demonstrate compliance with Section 51-189 (F) of the City Ordinance. If not compliant, design waiver shall be requested for the same.
2. The proposed light fixtures shall be labelled on the lighting plan in accordance with the lighting schedule.

Soil Erosion and Sediment Control Plan (C-800):

1. The plan shall be revised to indicate a location for the soil stockpile.
2. A soil erosion and sediment control permit shall be obtained from the Hudson-Essex-Passaic Soil Conservation District. A copy of the approval shall be provided upon receipt.

Soil Erosion and Sediment Control Notes (C-801):

1. We do not have any comments.

Detail Sheet (C-900):

1. NJDOT Type 6 ramp detail shall be provided.
2. The traffic sign mounting detail and sign mounting detail shall be revised to indicate 7' mounting height.
3. A pavement repair detail and a full depth pavement repair detail shall be provided.
4. Concrete sidewalk detail shall be revised to indicate 4" thick layer of dense graded aggregate layer in accordance with City design standards.
5. A construction detail shall be added for the proposed concrete driveway apron in accordance with the City design standards.

Detail Sheet (C-901):

1. The cleanout construction detail shall be revised to be consistent with the size of the pipe proposed on the utility plan.

Detail Sheet (C-902):

1. A minimum 6" bedding depth shall be indicated for the proposed storm manhole.

Engineering Report:

1. The water demand calculations shall be revised to be in accordance with NJAC 5:21-5.2 for the proposed development.

Miscellaneous:

1. A traffic impact study analyzing the existing and proposed conditions and the impact of the proposed development on existing traffic conditions shall be provided for review.
2. Trash generation calculations shall be provided, and design calculations shall be provided to determine the number of trash cans required for the proposed development.
3. The Applicant shall secure the necessary permits including street opening permits for any work along the public right-of-way.

4. The Applicant shall provide testimony regarding the handling and collection of refuse and recyclable waste from the project site. The Applicant shall discuss whether the trash collection shall be conducted by a public or private trash hauler.
5. Testimony shall be provided regarding the access of emergency vehicles to the building.
6. Will serve letters shall be obtained from the applicable utility companies serving the subject site.
7. The Applicant shall obtain any and all applicable approvals required by outside agencies, including but not limited to Hudson-Essex-Passaic Soil Conservation Districts, the City of East Orange Water Commission, East Orange Department of Public Works, Fire Department, Electric and Gas utility. It is the Applicant's responsibility to determine what outside agency permits are required. Copies of said approvals shall be provided upon receipt.

Should the Board look favorably upon this application, the Applicant shall submit the corrected revised plans with a point-by-point response, addressing the comments listed above, and approved by this office. We reserve the right to make additional comments pertaining to this application during the review process.

Yours Truly,



Christopher A. Coke
Director of Public Works
(973) 266-5336 (office)
(862) 930-7803 (fax)

cc: Todd M. Hay, PE, CPWM, CME – City Engineer
Joseph Bianco – Principal Planner
Eric Bernstein – Board Attorney
John McDonough – Board Planner
File

TMH/dr