



Inglese Architecture + Engineering

May 7<sup>th</sup>, 2024

City of Orange Township  
City Hall  
ATTN: Trisha Scipio, Zoning Board Secretary  
29 North Day Street  
Orange, New Jersey 07050

RE: City of Orange Township, County of Essex, State of New Jersey  
47 Hillyer Street (Block 1802, Lot 30)  
Completeness and Technical Review #1  
CP Project No.: 580.535

To Whom it May Concern,

This letter is meant to address comments received, April 22<sup>nd</sup>, 2024, regarding the above noted property. Below you will find your comments verbatim in *"Italic"* with Inglese Architecture & Engineering's responses thereafter in **bold**.

With Regards to the Existing Conditions, Demolition & Dimensional Plans (C-1.00)

1. *It is our understanding there are encroachments from the adjacent properties onto the subject lot. The Applicant is proposing to remove these encroachments and is proposing a 6' vinyl fence along the northern side yard lot line and western rear yard lot line. The Applicant shall notify the adjoining property owners of any intended removal of the encroachments.*

**Noted.**

2. *Additionally, the proposed fence along the northern side lot line encroaches onto the adjacent parcel. Pursuant to City Ordinance 210.28, fences shall be erected with the finished side facing away from the property and shall be located entirely on the property (minimum 3 inches away from the property boundary).*

**The fence has been relocated to be within our property boundary, offset 3 inches away from the property boundary. See sheet C-1.00.**

With Regards to the Grading, Drainage & Utility Plans (C-1.10)

1. *The Applicant is proposing grading that would extend onto the adjacent properties. The grading shall be designed so as to not extend beyond the property lines.*

**All proposed grading shall be entirely within the project property boundary. See sheet C-1.10 for revised grading.**

2. *The Applicant is showing a stormwater pipe that runs through the post footing for the extension behind the garage. Revise stormwater pipe routing.*

**Stormwater pipe routing has been revised, see sheet C-1.10 for updated routing.**

3. *It appears the PVC storm pipe from the roof leader to the seepage pit may encroach on the adjacent property. Pipe routing design shall ensure all proposed utility pipes are on the subject property.*

**Pipe routing has been revised to ensure no encroaching on the adjacent property occurs. See sheet C-1.10 for revised grading & drainage plan.**

4. *There are concerns regarding the overflow plan for the seepage pit. Please review the overflow design plan. A downspout diverter may be a more viable option.*

**The overflow plan for the seepage pit has been revised, a diverter has been added for the overflow. See sheet C-1.10 for revised grading and drainage plan.**

With Regards to the Soil Erosion Sediment Control Plan & Traffic Plan (C-1.20)

1. *Soil Erosion and Sediment Control Approval is not required for this project as disturbance does not exceed 5,000 SF, but given the extent of soil disturbance that will occur on the property, it is good to see the applicant has addressed this issue.*

**Noted.**

With Regards to the Details I (C-2.00)

1. *No comment*

**Noted.**

Additional Requirements (as applicable)

1. *Application is subject to comments from Board Planner, Board Secretary, and Board Members.*

**Noted.**

2. *All other State, County, and Municipal regulatory agency reviews and approvals that may be necessary must be obtained.*

**Noted.**

3. *No construction permits of any type shall be issued by the Construction Code Official of the City of Orange Township until all Board escrow fees have been paid, a Resolution of Approval has been memorialized and appropriately signed by the Board, and the Construction Code Official has received final plans appropriately signed by the Board Chairman, Board Secretary, and Board Engineer.*

**Noted.**

4. *Pursuant to the provisions of N.J.S.A. 40:55D-39 and 55D-65, the Applicant shall provide proof that no taxes or assessments for local improvements are due on the property.*

**Noted.**

5. *Prior to initiation of construction activities, the Applicant shall provide inspection escrow funds in accordance with Section 210.56, Page 196 of the City of Orange Township Ordinance for fees associated with engineering construction inspection of the project.*

**Noted.**

6. *Any affordable housing requirements shall be addressed by the Applicant in accordance with the Board/Municipal Planner's comments.*

**Noted, no affordable housing as been proposed.**

Please feel free to contact our office if you have any issues or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Soufiane El Moussi', written in a cursive style.

Soufiane El Moussi, PE