
VIA ELECTRONIC MAIL

December 9, 2024

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

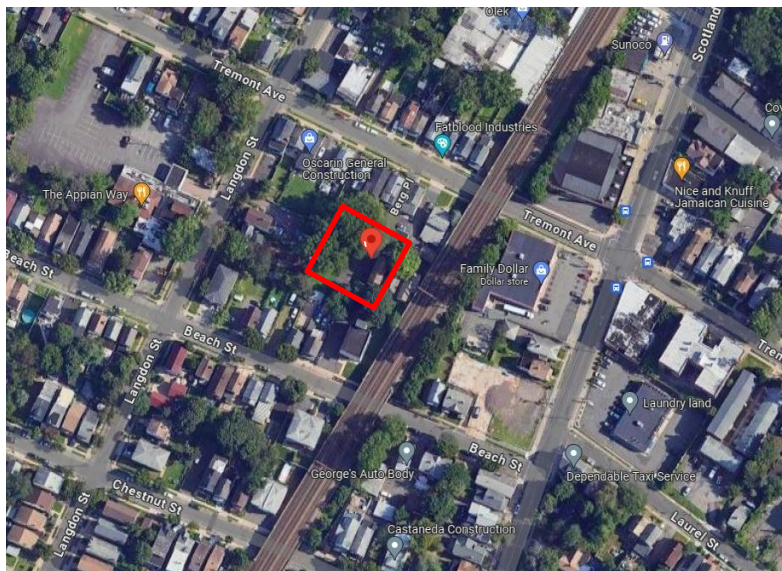
Re: City of Orange Township, County of Essex, State of New Jersey
7 – 11 Berg Place
Block 6106, Lot(s) 19, 20 & 21
Completeness and Technical Review #1

CP Project No.: 580.538

Members of the Zoning Board:

Overview:

The Applicant, North Day Development, LLC, requests preliminary and final site plan and approval to construct a new three-story multi-family residential building containing 7 residential units. Currently, there exists a broken asphalt driveway and a vacant lot. The project site is in the Mixed-use Low Density Residential & Neighborhood Commercial Zone (MX1). Low-rise, multi-family buildings up to 4 stories are permitted in the Mixed-Use Low Density Residential & Neighborhood Commercial Zone.



The following drawings and documents have been reviewed:

1. Application for Development Approval and Public Hearing, dated May 21, 2024 containing:
 - City of Orange Township Historic Commission Certificate of Appropriateness
 - Development Checklists – Bulk “C” Variance, Major Site Plan Review; and
 - Development Checklist.
2. Survey titled “Boundary Topographic Survey Prepared for Block 6106 – Lots 19-21 7-11 Berg Place Situated in City of Orange Township, Essex County, New Jersey” prepared by America Layout & Land Surveying, dated July 12, 2023, **last revised July 22, 2024**, signed by Anthony Maltese, P.E., P.L.S., P.S.M., P.P., C.M.E.
3. Architectural plans titled “Proposed 7 Unit Apartments for: NWAIWU Properties, LLC 7 – 11 Tremont Avenue a.k.a. 7 – 11 Berg Place, Orange, New Jersey Blk: 6106 Lot: 19, 20, & 21” prepared by Evans Architects AIA, dated January 29, 2024, last revised February 29, 2024. Signed by Matthew G. Evans, R.A., P.P., consisting of the following sheets:

<u>Sheet</u>	<u>Description</u>	<u>Latest Revision Date</u>
C-1	Cover Sheet	November 14, 2024
S-1	Site Plan	November 14, 2024
S-2	Site Plan	November 14, 2024
S-3	Site Details	November 14, 2024
A-1	Floor Plans	November 14, 2024
A-2	Elevations	November 14, 2024

Completeness Review:

As directed, CP has reviewed the subject application and documents for completeness in accordance with the applicable City of Orange Township Development Regulations. In accordance with the municipal ordinances, a site plan submission is required for the proposed development. From an engineering perspective, it is our recommendation that this application be deemed **administratively Complete**, subject to comments from the Board Planner, Board Attorney, and Zoning Board Secretary.

Technical Review Committee Meeting:

This application was reviewed by the Technical Review Committee on October 3, 2024, at which time this application was reviewed and discussed. The current configuration of the site plan has been modified since the TRC meeting.

Technical Review:

As directed, CP has reviewed the subject application for conformance with the City of Orange Township Development Regulations and offer the following:

MX1- Mixed-use Low Density Residential & Neighborhood Commercial Zone

Building Typology: Low Rise Multi-Family

Description	Required	Existing	Proposed	Comment
Minimum Lot Area (sf)	10,000	6,626	6,626	Variance
Minimum Lot Width (ft)	100	72.59	72.59	Variance
Minimum Front Yard (ft)	10	N/A	27.67	Compliant
Minimum Rear Yard (ft)	10	N/A	15.42	Compliant
Minimum Each Side Yard (ft)	10	N/A	~9 (N corner)	Variance
Maximum Building Coverage (%)	70	N/A	32	Compliant
Maximum Impervious Coverage (%)	90	N/A	85	Compliant
Maximum Height (ft)	50	N/A	46	Compliant
Maximum Number of Stories	4	N/A	3	Compliant
Maximum Floor Area Ratio	1.5	N/A	1.4	Compliant
Density (maximum number of units/acre)	50	N/A	46 unit/ac (7 units)	Compliant
Off-Street Parking Spaces *	10	N/A	8	Variance
Minimum Open Space (%)	10	N/A	>10	Compliant
Fenestration (%)	20	N/A	Not Provided	Unknown

* Parking: The minimum number of parking spaces required is based on the proposed use.
 Required Spaces: Studio, 1, and 2-Bedroom units: 1.33 spaces per unit × 7 units = 10 spaces
 Total Required: 10 spaces

Provided Spaces: Standard spaces: 5 spaces
 ADA accessible: 1 van accessible space
 EV/Make-Ready: 1 space (15% of total required) (counts as 2)
 Total Provided: 5+1+2 = 8 spaces
 See additional parking discussion under Sheet S-1 (Sheet 2 of 6) below.

CHAPTER 210: DEVELOPMENT REGULATIONS

The plans and application denote the project as a low-rise, multi-family building type which is permitted in the Mixed-use Low Density Residential & Neighborhood Commercial Zone. The project appears to comply with the City of Orange Township low-rise, multi-family building standards, and Municipal Land Use Law requirements, with the following exceptions:

A **variance** from M.L.U.L. 40:55D-35 is required for no lot abutment along a street where a building lot is required to abut a street.

A **variance** from §210-24.3 is required for the required minimum lot area where 10,000 square feet is required and 6,626 square feet is proposed. This is an existing non-conforming condition.

A **variance** from §210-24.3 is required for the required minimum lot width where 100 feet is required and 72.59 is proposed. This is an existing non-conforming condition.

A **variance** from §210-24.3 is required for the required minimum front yard setback where 10 feet is required, and 7 feet is proposed.

A **variance** from §210-24.3 is required for the required minimum side yard setback where 10 feet is required, and 7 feet is proposed.

A **variance** from §210-29.1 is required for the number of parking spaces proposed where 10 spaces are required and 8 spaces are proposed.

A **design waiver** from §210.33.2(B) is required for parking stall 9'x18' (162sf) where 9'x20' (180 sf) is required.

General Comments

1. The Applicant shall provide a legal document permitting the Owner of Block 6106, Lots 19, 20, and 21 access and utility easements to their property. Berg Place is not a City owned right of way, and appears to be owned by the owner of Block 6106, Lot 9. An access/utility easement from the owner of Block 6106, Lot 9 will be required. If the Board approves this application, this item must be complete prior to the issuance of any building permits.
2. There are concerns regarding the accessibility and maneuverability of Berg Place as it pertains to personal vehicles, construction vehicles, delivery trucks, garbage trucks, emergency service vehicles, etc. due to its narrow width between two residential dwellings (approximately 10 feet).
3. The Applicant shall be prepared to provide testimony regarding whether improvements to Berg Place are proposed.
4. The Applicant shall provide the calculation regarding fenestration percentage on all building facades.
5. The Applicant shall be prepared to provide testimony regarding whether a lot consolidation is proposed as part of this application.

In Regards to the Engineering and Architectural Plans:

Sheet C-1 – Cover Sheet – Evans Architects AIA (Sheet 1 of 6)

1. Provide signature lines for the City of Orange Township Zoning Board Engineer, Secretary, and Chairperson.
2. Provide and update parking calculations as per Ordinance 78-2023. This revised ordinance requires 1.33 parking spaces per unit for studio, one-bedroom, and two-bedroom units located within the MX1 zone, which results in 10 required parking spaces for this site.
3. Provide calculations for the required number of electric vehicle parking spaces.
4. Setbacks shall be measured perpendicular to lot lines. Please revise the proposed setback measurement for the west side yard setback, it appears to be approximately 9 feet.

Sheet S-1 –Site Plan – Evans Architects AIA (Sheet 2 of 6)

1. Revise the north arrows on the proposed plans to accurately display the north direction.
2. Provide additional site lighting in the vehicle parking area and sidewalk areas.
3. The Applicant shall ensure the proposed lighting does not impact neighboring properties.
4. The provided utility notes indicate overland flow of stormwater runoff over sidewalks and driveways is not permitted. No existing or proposed contours are provided to support this statement. Provide existing and proposed contours on the proposed plans.
5. Revise setback dimensions to be measured perpendicularly to the lot lines. See Comment 5 for Sheet C-1.

6. Provide all exterior door locations on the proposed site plan.
7. Revise the fence annotations to correspond with the fence legend.
8. Relocate the refuse/recycling area annotation to point to the correct area.
9. The Applicant shall be prepared to provide testimony regarding refuse collection. How are refuse containers accessed if vehicles are in the parking spaces.
10. The Applicant shall be prepared to provide testimony regarding whether the proposed sidewalk is wide enough to accommodate the refuse and recycling dumpsters.
11. The required ADA space cannot be an EV parking space. However, one of the required handicapped spaces must be ADA accessible.

Sheet S-2 – Site Plan – Evans Architects AIA (Sheet 3 of 6)

1. Revise the north arrows on the proposed plans to accurately display the north direction.
2. Provide existing and proposed contours on the utility/drainage plan.
3. The utility/drainage plan identifies proposed seepage pits located at the rear of the subject property. The Applicant shall provide the following information:
 - a. Provide a detail for the proposed seepage pits and identify all proposed elevations associated with the seepage pits.
 - b. Provide calculations for the sizing of the proposed seepage pits. Identify the design storm used for the sizing of the seepage pits.
 - c. No overflow pipe is proposed for the seepage pits where one is required. As the seepage pits are designed currently, excess stormwater runoff will overflow through the grates at the surface and cause excess stormwater to pool on the subject property and/or adjacent properties.
4. The Applicant shall identify where the existing watermain ends and the proposed watermain begins.
5. The provided survey identifies a stone wall located on Berg Place that is not shown on the utility/drainage plan. Please revise.

Sheet S-3 – Site Details – Evans Architects AIA (Sheet 4 of 6)

1. A catch basin detail is provided where none are proposed. Please remove.
2. A depressed driveway detail is provided where none are proposed. Please remove.
3. A granite block reset detail is provided where no granite block curb is present on the property. Please remove.

Sheet A-1 – Floor Plans – Evans Architects AIA (Sheet 5 of 6)

1. The Applicant shall be prepared to provide testimony regarding how the utility room in the basement will be accessed by utility companies given there is no direct access from outside the proposed building.

Sheet A-2 – Elevations – Evans Architects AIA (Sheet 6 of 6)

1. The provided height of the proposed building does not correspond with the height provided on the bulk zoning table. Please coordinate this value.

Additional Requirements (as applicable):

1. Application is subject to comments from Board Planner, Board Attorney, Board Secretary, and Board Members.
2. The approval of the Hudson Essex Passaic Soil Conservation District may be required for this project.
3. All other State, County, and Municipal regulatory agency reviews that may be necessary must be obtained.
4. 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.
5. 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.
6. Prior to initiation of construction activities, the Applicant shall provide inspection escrow funds in accordance with Section 210-56 of the City of Orange Township Ordinance for fees associated with engineering construction inspection of the project.

If you should have any questions regarding the above, please do not hesitate to contact our office.

Sincerely,

CP ENGINEERS, LLC.

David A. Clark, P.E., C.M.E.
Zoning Board of Adjustment Engineer

CC: Gerard M. Haizel, P.P., Nishuane Group (ghaizel@nishuanegroup.com) – email only
Gail Mitchell, Esq. (gmitchell@sbmesq.com) – email only
Matthew G. Evans, RA, PP (matt@evansarchitects.com) – email only
Robert Taylor, Esq, (awest@rtlawfirm.com) – email only