

April 14, 2022
Via FedEx

City of Summit
Zoning Board of Adjustment
512 Springfield Avenue
Summit, NJ 07901

Attn: Mr. Chris Nicola
Land Use Assistant

**RE: STMB Properties, LLC
Proposed Multi-Family Residential Development
Block 404, Lots 5-9
557-565 Morris Avenue (CR 651)
City of Summit
Union County, New Jersey
DEC #3692-99-001**

Dear Mr. Nicola,

Enclosed please find the following items prepared by our office constituting our formal re-submission regarding the above-referenced project:

- Fourteen (14) signed and sealed copies of the Preliminary and Final Site Plan prepared by our office, dated July 16, 2021, last revised April 14, 2022;
- Fourteen (14) signed and sealed copies of the Stormwater Management Summary prepared by our office, dated July 2021, last revised April 2022; and
- Fourteen (14) signed and sealed copies of the Traffic Impact Study prepared by Dynamic Traffic, LLC, dated October 26, 2021, last revised April 14, 2022.

The following is in sequential response to the comment letters issued by the City Professionals regarding the above-referenced project:

Memorandum prepared by Christa Anderson of the Planning and Zoning Department dated March 10, 2022:

1. **General Comments/NB Zone:** No response required.
2. **Plans Submitted:** No response required.
3. **Classification:** No response required.
4. **Zoning Review/Schedule of Space Regulations Variances Required:** No response required.
5. **Non Schedule of Space Regulations Variances:** No response required.

6. Height of Building: Refer to response to by the Architect under separate cover.

7. Circulation/Parking:

The unit mix is updated on the Site Plan to be consistent with Architectural Plans. The proposed flush curb at the driveway entrance has been reduced to 36' to provide additional separation to the adjacent driveway.

8. Signage:

The proposed free-standing sign has been eliminated. The signage table has been revised to be consistent with the Architectural Plans.

9. Lighting:

The proposed varying mounting heights are noted on the Lighting Plan per the grade change throughout the site. The proposed Type D fixtures will not be uplit. Refer to enclosed colorized Lighting Plan.

10. Fencing/Buffers/Landscaping:

The proposed 6'H black aluminum fence has been removed from the front yard to comply and is limited to the side lot lines only. As requested by the neighbors on Plain Street, the rear fence is revised to a 6' high board-on-board fence, which extends past the garage ramp to screen headlights. Testimony to be provided regarding the proposed rear yard buffer.

11. Exterior Mechanical Equipment:

The proposed transformer color will be determined by JCP&L; however, anticipate their standard green color. The transformer will be screened with 30" evergreen shrubs at the time of planting and will grow to 4' in height.

12. Refuse and Recycling:

Acknowledged; refer to Project-Specific Note #3 on the Site Plan.

Memorandum prepared by Eric Evers, Fire Chief dated March 2, 2022:

Refer to responses regarding the fire suppression system provided by the Architect under separate cover.

Memorandum prepared by Steven Zagorski, Police Chief dated March 1, 2022:

The enclosed revised site plans provide additional separation to the adjacent neighboring driveway. Note that 24' separation is recommended by NJDOT for driveway separation, whereas $\pm 26'$ is provided. Additionally, historical crash data has been reviewed for the past four (4) years at the existing driveway locations, which revealed that no accidents have occurred during the studied time frame at the described locations.

Engineering Review No. 2 Memorandum prepared by Mr. Christopher L. Dour, PE, PP of Colliers Engineering & Design dated March 7, 2022:

- 1-6. No response required.
- 7-8. Testimony to be provided before the Board.
9. No response required.
10. As requested by the Board, additional exhibits will be provided by the Architect.
11. Testimony to be provided by the Architect before the Board.
12. Refer to revised Snow Removal Note on the Site Plan. All paved areas will be cleared of snow and hauled off-site by a private hauler.
13. The site plans have been revised to provide new curb and sidewalks along the property frontage. Refer to the revised Grading Plan for additional grade shots along the proposed county sidewalk.
14. Refer to the response by the Architect under separate cover.
15. No response required.
16. Refer to the response by the Architect under separate cover.

- 17.a. Testimony to be provided before the Board.
- 17.b. Refer to Soil Erosion & Sediment Control Plan for locations of existing and proposed steep slope (>15%) areas.
- 17.c. The Applicant agrees to provide additional information prior to demolition activities.
- 17.d. Refer to the Existing Lot Coverage Table on the enclosed revised Site Plan.
- 18.a. No response required.
- 18.b. Testimony to be provided before the Board.
- 18.c-m. No response required.
- 19-21. Refer to the response by the Architect under separate cover.
- 22-24. No response required.
- 25. As discussed at the TRC meeting, all amenities and underground parking will be available to the affordable units.
- 26. No other aboveground utilities are proposed along the property frontage as shown per the Utility Plan. Per the City Forester's review memorandum dated February 25, 2022, there were no concerns regarding the proposed transformer screening.
- 27. Refer to the response by the Architect under separate cover.
- 28. No response required.
- 29-30. Testimony to be provided before the Board.
- 31-34. Refer to the responses by the Architect under separate cover.
- 35. No response required.
- 36. Testimony to be provided by the Applicant.
- 37. Will provide as a condition of approval.
- 38. Testimony to be provided before the Board.
- 39. No response required.
- 40-41. Acknowledged.
- 42. Testimony to be provided before the Board.
- 43-44. No response required.
- 45. Agreed, will be provided prior to issuance of a Certificate of Occupancy.
- 46. Agreed; refer to the Project-Specific Grading Notes on the enclosed revised Grading Plan.

Traffic Engineering Review No. 2 Memorandum prepared by Mr. Christopher L. Dour, PE, PP of Colliers Engineering & Design dated March 7, 2022:

- 1-3. No response required.
- 4. Testimony to be provided before the Board by the Traffic Engineer.
- 5. Testimony to be provided before the Board. Note that an ADA compliant drop-off area is provided at the entrance of the proposed building.
- 6. Testimony regarding the proposed 24/7 valet service will be provided before the Board. Residents will not operate the mechanical lifts.
- 7-9. Testimony to be provided before the Board by the Traffic Engineer.

Memorandum prepared by Ralph Maritato, Construction Official dated February 25, 2022:

Refer to response by the Architect under separate cover.

Memorandum prepared by John Linson, City Forester dated March 2, 2022:

Refer to the Snow Removal Note on the enclosed revised Site Plan.

Memorandum prepared by Health Department dated March 1, 2022:

No response required.

Memorandum prepared by Ed Snieckus Jr. PP, LLA and Tom Behrens, PP, AICP of Burgis Associates Inc. dated March 9, 2022:

Proposed Development:

1. Refer to response by the Architect under separate cover.
2. No response required.
3. Refer to response by the Architect under separate cover.
4. Testimony regarding EV charging stations to be provided before the Board by the Traffic Engineer.
Testimony regarding the 24/7 valet service and vehicle lift operations to be provided before the Board by the Applicant.
5. No response required.
6. Testimony to be provided before the Board. The new fence line adjacent to the residential uses has been revised to provide a solid board-on-board fence in lieu of the black aluminum picket fence.
7. The proposed lighting design is compliant per the City code to meet the maximum permitted 0.1 footcandles at the property lines. Refer to response by the Architect under separate cover regarding the proposed rooftop lighting.
8. Testimony to be provided before the Board by the Architect.
9. The freestanding monument has been removed on the enclosed revised plans.

Zoning:

- 1-11. Testimony to be provided before the Board by the Planner.

Memorandum prepared by Brandon Righi, of the Summit Historic Preservation Commission dated March 21, 2022:

Refer to the enclosed revised Landscape Plan for the enhanced landscaping along the property frontage.

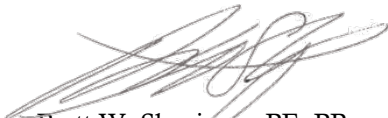
Memorandum prepared by Rick Bell, FAIA of the Summit Environmental Commission dated March 14, 2022:

Due to the limited separation between the proposed building and the County right-of-way, the Red Maple Street trees were maintained due to their narrower canopy. As required by the county, all trees shall be located on-site. However, a Red Sunset is proposed within the parking lot where there is sufficient clearance. Refer to response by the Architect under separate cover regarding the comments pertaining to the solar panels.

We trust that the enclosed items, as well as responses above, satisfy the comments issued by the City Professionals. Please review at your earliest convenience, and feel free to contact the undersigned should you require any additional information.

Sincerely,

Dynamic Engineering Consultants, PC



Brett W. Skapinetz, PE, PP



Steve L. Schwartz, PE, CME

Enclosures

Cc: Kieran D. Flanigan
Kevin J. Flanigan
Samantha Alfonso, Esq.