

May 6, 2022

Chris Nicola, Land Use Assistant  
Department of Community Services  
City Hall  
Summit, N.J. 07901



Re: Application for Development  
557-565 Morris Avenue  
Summit, N.J. 07901

Dear Mr. Nicola,

Please accept this letter in reply to the administrative comments of the various Board Professionals in connection with the above referenced application for development.

***Memorandum prepared by Christa Anderson, Zoning Officer, dated March 10, 2022.***

**Building height** relative to appurtenances - see Architectural plans revised to April 14th, 2022, Pages A-10 and 11.

**Signage** – freestanding sign was eliminated and building sign on A-13 was updated to be 78 sf. Signage Table on Civil set page 3 was updated accordingly.

***Memorandum prepared by Fire Chief Eric Evers, S.F.D., dated March 2, 2022.***

Testimony to be provided at Hearing.

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

#11. See Architectural plans revised to April 14, 2022, pages A-1 and A-6; testimony provided at Hearing on March 17th, 2022;

#14. Testimony provided at March 17th, 2022 Hearing confirming bicycle storage and proposed storage areas;

#16. See revised Architectural plans, dated April 14th, 2022, page A-9. The solar field area will be pre-wired with battery capacity, transfer switch and panel. The proposed solar field will be fenced with a wooden, board on board fence 4' in height. Testimony at the March 17th, 2022 Hearing confirmed ADA compliance for all amenities. The dog run will have a 6' black vinyl chain link fence, screened with black mesh on the 2 sides facing Plain Street and River Road. The 4' and 6' fences constitute appurtenances and do not contribute to the

calculation of total height and are otherwise compliant with the 8' limit for appurtenances over the 42' permitted and proposed.

See Pages A-10 and A-11 for elevations. As to elevation height, the highest to lowest will be 51' feet from the top of the parapet down to the lowest point of the building. The average grade height remains at a compliant 42'. As to appurtenances, the area of the stair/elevator bulkhead appurtenance at 15' (measured from roof surface; 11' feet from top of parapet) has been reduced from 590 s.f. to 100 s.f. See Page A-10. The measurement of the lowest to the top of the trellis at the River Road/Morris Avenue corner is 51' plus 7.5' as measured from the top of the parapet for a total of 58.5';

#19-21. See revised architectural plans and refer to testimony at the March 17th, 2022 Hearing. The emergency generator exhaust will be via roof stack, see Page A-9. The generator will conform with all pertinent noise control statutes, regulations and ordinances.

As to #20, testimony was provided as to hours, landscaping and lighting. Plans have been revised reflective of the Hearing dialogue. See Page A-9 as to lighting, lighting fixtures, height of fixtures, and downlit angle. Area of planters calculated at 1,310 s.f, with specific plantings noted.

As to #21, the vent stacks are located within the stair bulkheads away from amenities; the emergency generator exhaust is bulkheaded away from amenities and within the same bulkhead for rooftop waste disposal. Testimony at the March 17th Hearing confirmed the location of HVAC units within the basement level.

#27. As for the basement located mechanicals and related ventilation, the plan provides for the requisite venting and confirms the equipment will meet all noise level limitations and will be adequately screened.

#31. As to rooftop lighting, the architectural plans revised to April 14th, 2022, have incorporated the comments and testimony of the March 17th, 2022 Hearing. See Page A-9 for the rooftop lighting and fixtures and refer to Dynamic Engineering Plans dated 11/08/2021, revised to April 14th, 2022, page 8 for the photometric study. Lighting hours are as testified to at the March 17th hearing.

#32. Perspectives from vantage points along Morris Avenue have been provided; additional views from Plain Street will be provided.

#33. See #32.

#34. As to driveway retaining wall lighting, the Engineering plans last revised to April 14th, 2022 page 8 provide for 6 wall-mounted steplights at 3' mounting height at 3000k with illumination of 1,350 lumens.

***Memorandum prepared by Construction Official Ralph Maritato, C.O., dated March 10, 2022.***

All construction to comply with Construction Code and Fire subcode requirements.

***Memorandum prepared by Planner Ed Snieckus Jr. PP, LLA, dated March 9, 2022.***

#1. See prior testimony of March 17th, 2022 Hearing. As to rooftop lighting, see prior responses and references to Architectural Plans, Page A-9.

#3. See prior testimony of March 17th, 2022 regarding building materials, colors and compliance with Design Guidelines.

#7. As to rooftop lighting, see prior responses and Page A-9 of the revised Architectural Plans.

#8. As to trash and recycling, see prior testimony of Architect on March 17th, 2022.

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

As to solar panels, see prior responses and references to Architectural Plan, Page A-9.

If there are any additional questions or comments that the revised plans, the prior testimony, the proposed testimony and these responses have overlooked or not otherwise addressed, then please advise and we will respond directly.

Sincerely,



Nancy Dougherty, AIA, LEED AP, NCARB, Principal

CC: Kieran D. Flanagan  
Kevin J. Flanagan  
James Webber, Esq.  
Samantha Alfonzo, Esq.