

YANNACCONE, VILLA & ALDRICH, LLC

Civil Engineers & Land Surveyors



460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
FAX: 908-879-8591
yvallc.com

Gregory E. Yannaccone, PE
Christopher J. Aldrich, PLS

Ryan L. Smith, PE, PLS, CME
Rudy L. Holzmann, PE, CME

Wendy Parrinello
Mendham Township Board of Adjustment
2 West Main Street
Brookside, NJ 07926

November 29, 2023

Denis F. Keenan, PE, CME, CFM
Board Engineer
700 Grand Avenue, Unit 5A
Hackettstown, NJ 07840

RE: 3 Old Orchard Terrace, Application 8-23
Block 127, Lot 119, Mendham Township
FPA No.13311.151

Dear Wendy and Denis,

On behalf of my client, please find the revised engineering plans, dated 6/16/23 and revised through 11/28/23, and architectural plans, dated 6/14/23 and revised through 11/21/23, for the above-mentioned project. We have removed the F.A.R. variance. In direct response to the review letter dated 10/4/23 and in accordance with discussions at the Board Meeting, we offer the following comments:

From the Board Meeting:

I added the driveway trench drain and inlet to collect the offsite runoff from the northeasterly swale and connected them to the existing inlet in Old Orchard, as discussed during the meeting. I did not connect the offsite runoff from the northeasterly swale to the infiltration system to avoid overcharging the drywell system.

From the Technical Review:

1. We covered the location and configuration of the property in testimony.
2. Should the Board look favorably on this application, we will provide soil testing in the location of the drywells and redesign the system as necessary as a condition of approval.
3. As discussed during the meeting, the applicant and professionals have intentionally reduced the project to limit the environmental impacts and stay under the constraints of the Major Stormwater Regulations. The client is aware that any future project or projects that cumulatively exceed the thresholds of the Major Stormwater Regulations, including the proposed disturbance and impervious coverage from this project, will require compliance with those regulations. They are also aware that if this project were to exceed the thresholds, this project would be required to comply. By staking the limit of disturbance and providing silt fence or construction fence along the entire perimeter of the disturbance, this project is intended to stay under the thresholds.

Should they stay under those thresholds, compliance with the Major Stormwater Regulations will not be required.

4. We have added construction fencing along the limit of disturbance in the areas where silt fence is not installed, effectively creating a barrier of silt fence or construction fence along the perimeter of the disturbance to ensure that the proposed limit of disturbance is not exceeded. It will be staked by a licensed land surveyor.
5. As discussed at the Board Meeting, we agree that the project is close to the thresholds of the Major Stormwater Regulations. As mentioned in Item 3 above, the client is aware of the impact of exceeding those thresholds. Due to the fact the regulations change on a frequent basis, we continue to ask that a deed restriction not be a condition of approval.
6. I updated all of the hardscapes on all views and all sheets to match the revised layout.
7. The driveway wall and guide rail were added to Sheet 3.
8. Should the Board look favorably on this application, a manhole access to the drywell system will be provided as a condition of approval.
9. We have installed additional stormwater management measures to collect driveway runoff and direct it to the municipal stormwater system. We continue to ask for a waiver for the remaining driveway discharge to the traveled way.
10. As discussed in testimony, we continue to ask for the waiver from 16-10.7.d regarding the driveway meeting the road at an angle less than 60 degrees.
11. The driveway pavement detail is shown on Sheet 3. Separate details for any borders, curbs or pavers used to construct the driveway will be supplied by the driveway contractor and/or landscape architect when they pull driveway permits with the construction official.
12. As mentioned, we are requesting a design waiver for disturbance of steep slopes.
13. We have reduced the F.A.R. and removed the variance condition.
14. As mentioned, our lot is an existing non-conforming lot, and no other neighbors may sell us property without creating another undersized lot.
15. As mentioned in Item 11 above, the driveway pavement specification is shown on Sheet 3. Any additional construction details for borders, curbs or pavers will be supplied by the driveway contractor when they pull driveway permits with the construction official.
16. We have Health Department approval.
17. The requisite notes were added to the plans on Sheet 2.
18. Any approval will be subject to all necessary permits required.
19. Additional submittals from other agencies will be prepared.

Thank you for your prompt review of the plans. If you have any questions or comments, please feel free to give us a call.

Regards,



Ryan L. Smith, NJPE&LS, CME
For the Firm

CC: Marina Kenigel and Paul Zarou via email

CC: Luke Pontier, Esq./Thomas Malman, Esq. via email

CC: David Feldman, Architect via email

CC: Jim McDonough, PP via email

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