

STONEFIELD

August 25, 2020

Debra Coonce
Planning & Zoning Board Coordinator
Township of Long Hill
915 Valley Road
Gillette, NJ 07933

**RE: Application 19-13P
Prism Millington, LLC.
Block 12301, Lot 1 & Block 10100, Lot 7.01
50 Division Avenue
Township of Long Hill, Morris County, NJ**

Ms. Coonce:

Based on the discussions and feedback obtained from the Board members and public at the July 28, 2020 Planning Board Special Meeting the Applicant has prepared the following documents for review and consideration by the Board and its professionals:

<i>ITEM DESCRIPTION</i>	<i>DATED</i>	<i>COPIES</i>	<i>PREPARED BY</i>
Soil Movement Exhibit	07-31-2020	12	Stonefield Engineering & Design
Preliminary & Final Major Site Plans (Issue 03)	08-25-2020	12	Stonefield Engineering & Design

SOIL MOVEMENT EXHIBIT

As requested by the Board's professionals, our office has prepared an exhibit depicting the various soil movement operations required to construct the proposed site improvements. The document reflects surface-to-surface values as well as compensation volumes for demolition and construction materials.

PRELIMINARY & FINAL MAJOR SITE PLANS

The full set of civil engineering plans have been updated to reflect the improvements proposed in the Parking Exhibit previously presented to the Board on July 28, 2020. The plans include updated site layout, grading design, stormwater design, utility design, lighting design, and landscaping design for both the "standard" layout and the "banked" layout. Insets for the "banked" layout are provided throughout to plan set to depict this condition for each aspect of design and are summarized below for reference:

- **Site Geometry:** 1,626 SF of impervious surfaces would be added but still remain under the allowable site coverage as specified by the Zoning Ordinance. This increase in impervious surfaces is due to the parking lot encroaching into the landscaping areas between the buildings and the former curblin. Additional curbing and sidewalk would be installed to match the new parking lot perimeter as well as a new curb island along Building #2.
- **Grading & Drainage:** The stormwater conveyance system in the area of the "banked" parking spaces has been designed so as to not require any changes to piping or structures when the additional spaces are added. Minor grading improvements will be required to drain the expanded curblin and parking areas towards the currently proposed catch basins.

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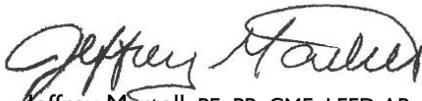
- **Utility Design:** The utility design has been updated such that no utility mains or laterals will be affected by the installation of the “banked” parking spaces.
- **Lighting Design:** The lighting design has been updated such that no light fixtures or conduits will be affected by the installation of the “banked” parking spaces.
- **Landscaping Design:** Nineteen evergreen shrubs along Buildings #2 and #3 would be removed to accommodate the additional parking spaces. A new curb island would be constructed along Building #2 and groundcover and perennials matching the island opposite the drive aisle would be installed. Additionally, the landscaping beds that are altered by the parking lot expansion would have additional perennials and ornamental grass installed to “fill in” the areas around the new sidewalk.

In addition to the updates related to the site geometry and “banked” parking layout, the following revisions have also been made:

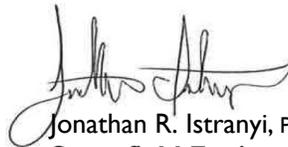
- The Lighting Plan has been updated to address the outstanding comments from the Board’s professionals related to fixture intensity and uniformity ratios within the parking and amenity areas.
- An additional sidewalk path has been added alongside Building #8 providing another means of pedestrian access to Division Avenue.
- The public sidewalk along Division Avenue has been “smoothed” out in front of the retail space to avoid abrupt changes in direction.

Should you have any questions or comments regarding the enclosed documents, please do not hesitate to contact our office.

Best regards,



Jeffrey Martell, PE, PP, CME, LEED AP
Stonefield Engineering and Design, LLC



Jonathan R. Istranyi, PE, PP, CME, CFM
Stonefield Engineering and Design, LLC

Via courier delivery

CC:	Applicant	Robert Fournadis	via e-mail
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	Board’s Engineer	Richard Keller, PE, PP, CME	via e-mail
	Board’s Planner	Elizabeth Leheny, AICP, PP	via e-mail