

CASEY & KELLER, INC.

LAND SURVEYORS + CIVIL ENGINEERS + PLANNERS

N.J. STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION NO. 24GA27985400

258 MAIN STREET, MILLBURN, NEW JERSEY, 07041

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March 02, 2026

Adele C. Lewis
Planning/Zoning Board Administrator
Township of Maplewood
574 Valley Street
Maplewood, NJ 07040

588 Valley Street
Minor Subdivision Plat
Block 23-3, Lot 202
Township of Maplewood
CK-File No. 1250710

Enclosed please find the revised minor subdivision plat for the above noted project. The plan has been revised in accordance with Thomas Lemanowicz's comments made on February 6, 2026. Below explains all of the requested revisions that were made to the plan. An item-by-item response to the comments is as follows:

VARIANCES / EXCEPTIONS / NON-CONFORMITIES

5. Under §271-70A(4)(a), the minimum Lot Area is 7,000 square feet where proposed Lot 202.01 contains 6,542 square feet and proposed Lot 202.02 contains 5,374 square feet*. (*See comments)

This comment has been noted and this variance is requested.

6. Under §271-70A(4)(a), the minimum Lot Width is 70 feet where proposed Lot 202.01 is 60 feet wide and proposed Lot 202.02 is 60 feet wide.

This comment has been noted and this variance is requested.

7. Under §271-70A(4)(a), the minimum Front Yard is 25.2 feet (adjusted pursuant to §271-69) where proposed Front Yard for Lot 202.02 scales to approximately 21 feet.

This variance has been resolved, and the house located on Lot 202.02 has been moved back to comply with the average setback of Oakview Avenue. However, we are still seeking a front yard setback variance for the dwelling located on Lot 202.03 for the overhang that extends off western side of the house.

8. Under §271-70A(4)(a), the minimum Side Yard is 9 feet where proposed Side Yard for both lots scales to approximately 7 feet.

This variance has been resolved, and the plan has been revised to show the side-yard setback dimension on lot 202.02 to the fireplace. Additionally, the fireplace on Lot 202.03 has been removed to comply with the side-yard setback requirement.

9. Under §271-70A(4)(b), the Maximum Building Height is 2 stories. Pursuant to §271-3A, definitions for terms not defined in the Ordinance are deferred to "The Illustrated Book of Development Definitions," by Harvey Moskowitz and Carl Lindbloom. Under that definition, and acknowledging insufficient information for verification, the proposed structures appear to be 2 ½ stories.

We can commit that no more than 40% of the floor below the attic space has a clear height of 5 feet or greater.

10. Under §271-70A(4)(c)(2), requires that the facade street wall of front-facing attached garage shall not exceed a single story. Sloped roofs with dormers above are permitted over front-facing garages. The front wall over the attached garage is proposed as two stories.

This variance has been addressed, and the architectural elevations have been revised to resolve this variance.

COMPLETENESS REVIEW

A. Checklist for Minor Subdivision Approval

- Item 15: Sight triangle for intersection of Valley Road and Oakview Avenue not provided.

This comment has been addressed, and the plan has been updated to include a sight triangle for the intersection of Walley Road & Oakview Avenue.

- Item 16: Elevation information differs by approximately 80 feet between engineer's and architect's plan.

This comment has been addressed, and the plans have been updated to correspond with each other.

- Item 21: Trees in excess of 6" are to be labeled.

This comment addressed and labels have been provided for all trees with a DBH greater than 6 inches have been labeled.

- Item 27: Date of original drawing and each revision.

This comment addressed and the original drawing date and revision date have been updated and provided.

PRELIMINARY TECHNICAL COMMENTS

12. When providing revised information, the applicant shall include a response letter that references each comment by its designation in this report and specifically notes how each comment was addressed. This will help the applicant verify that each comment has been addressed. Failure to address each comment in the revised submission will require the information to be further revised and resubmitted to address the missed comments. This will result in additional costs to the applicant for the printing of plans and for the re-review by the Board's professionals. Further, it is also recommended that the applicant not submit revised information in a piecemeal fashion as this can result in certain inefficiencies and additional costs to the applicant.

This comment has been addressed, and a response letter will be provided upon resubmission.

13. The Applicant has provided two versions of Sheet 2 of the engineering plans but they are not individually identified by a unique revision date. The Applicant should identify the current plans and provide unique revision dates as plans are revised.

This comment addressed and the original drawing date and revision date have been updated and provided.

14. As a listed historic property, the application is subject to review and approval by the Maplewood Historic Commission, as set forth in §271-80.

Comment noted.

15. The Applicant is reminded of the demolition application requirements under §271-84.

Comment noted.

16. The Ordinance does not provide a setback exception for the fireplace extensions or porches. The documents should be revised accordingly.

This comment has been addressed, and the plan has been revised to show the side-yard setback dimension on lot 202.02 to the fireplace. Additionally, the fireplace on Lot 202.03 has been removed.

17. The plan note indicating the Lot Area for proposed Lot 202.02 is inconsistent with the value in the Zoning Analysis Table. The information should be coordinated.

This comment has been addressed, and the lot area for Lot 202.02 is now consistently shown in all places.

18. Following the coordination of the vertical datum to be used on the plans, the engineering plans should show the finished floor elevation.

This comment has been addressed, and the vertical datums on the engineering and architectural plans now match.

19. The engineering plans should show the calculation of average grade as set forth in the Ordinance. The calculation of Building Height should be provided.

This comment has been addressed, and the average grade calculations for both lots have been added to the plan.

20. An overhang is shown over the exterior sliding door on the west side of the dwelling on proposed Lot 202.01. This roof section should be shown on the engineering plans along with its distance from the Valley Street property line.

This comment has been addressed, and the overhang on the west side of the dwelling located on Lot 202.03 has been added to the plan. Additionally, the setback to Valley Street has been updated to be shown from the overhang.

21. The Township recently completed improvements to Oakview Avenue. The Applicant should continue the curb and sidewalk upgrades to the northeast property corner of the subject property.

This comment has been addressed, and proposed sidewalk improvements are shown to continue to the northeast corner of Lot 202.02.

22. Stormwater management facilities should be provided.

This comment has been noted, however because the project results in a net reduction in impervious coverage, no stormwater management facilities have been provided at this time.

23. There appear to be inconsistencies in the Rear and Left Elevation views for the dwelling for proposed Lot 202.01.

This comment has been addressed, and the elevation inconsistencies have been revised.

24. Construction details for utility connections, sidewalk, curb and stormwater management facilities should be provided.

This comment has been addressed, and the requested details have been added to the plan.

Please do not hesitate to contact our office if you should have any questions.

Very truly yours,
Casey & Keller, Inc.

A handwritten signature in black ink, appearing to read "Michael Lanzaferri".

Michael Lanzaferri, P.E., P.L.S., & P.P.