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MEMORANDUM

To: *Chairman and Members of the
West Orange Zoning Board*

From: *John J. Hess, PE, PP, CME* 
Zoning Board Engineer

Date: *September 13, 2022*

Re: *Application No. ZB-21-01
M. Vega Investments LLC
Preliminary & Final Major Site Plan with
'C' and 'D' Variances - Review #4
66 Franklin Avenue
Block 134.02, Lots 75.03, 79 & 81
Our File: VWRZ0134.01*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE – Township Engineer
Alice Beirne, Esq. – Zoning Board Attorney
M. Vega Investments, LLC – Applicant
Chris J. Murphy, Esq. – Applicant's Attorney
Joshua H. Kline, PE – Applicant's Engineer
Matthew J. Seckler, PE, PP, PTOE – Applicant's Traffic Engineer
John McDonough, LA, PP – Applicant's Planner
Nicolas Salerno, RA – Applicant's Architect
Thomas F. Miller, PLS – Applicant's Surveyor*

Our office has received for review the following documents which were submitted in support of the above referenced application for Preliminary and Final Major Site Plan approval with 'C' and 'D' Variances:

- A set of Preliminary and Final Major Site Plan drawings (12 sheets) prepared by Joshua H. Kline, PE and Afton Savitz, PE with Stonefield Engineering & Design of Rutherford, New Jersey and bearing a latest revision date of September 1, 2022.
- A set of Truck Turn Exhibits (4 sheets) prepared by Joshua H. Kline, PE and Afton Savitz, PE and bearing a latest revision date of September 1, 2022.
- A Pipe Sizing analysis prepared by Stonefield Engineering & Design dated September 1, 2022.
- A September 1, 2022 letter from Joshua Kline, PE and Afton Savitz, PE to the West Orange Zoning Board of Adjustment which addresses the comments in the August 8, 2022 Memorandum from the Planning Director and our August 10, 2022 engineering review memorandum.



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In addition to the above, our office previously received the following information as part of the previous submissions for this application:

- A set of unsigned architectural plans (5 sheets) prepared by Nicolas Salerno Architect, LLC of East Hanover, New Jersey and bearing a latest revision date of July 28, 2022.
- A print of a Boundary & Topographic Survey (1 sheet) prepared by Thomas F. Miller, PLS with Stonefield Engineering & Design dated June 28, 2021.
- A Stormwater Management Statement prepared by Stonefield Engineering and Design, LLC dated January 7, 2022.
- A Planning Report prepared by John McDonough, LA, PP with John McDonough Associates, LLC of Morris Plains, New Jersey dated December 22, 2020.
- A Traffic & Parking Assessment Report prepared by Matthew J.Z Seckler, PE, PP, PTOE with Stonefield Engineering & Design, LLC dated September 24, 2021.
- A Summary of Requested Relief prepared by Stonefield Engineering and Design, LLC, dated January 6, 2022.
- A Summary of Approvals and Permits prepared by Stonefield Engineering and Design, LLC dated January 6, 2022.
- A completed Application Package.
- An undated Proposal which describes the proposed improvements at the site and details the variances that are requested by the Applicant.
- A completed Site Plan / Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A copy of a January 5, 2021 statement from the Office of the Tax Collector which states that the taxes on lot 75.03, block 134.02 are paid until January 31, 2021.
- A copy of a January 5, 2021 statement from the Office of the Tax Collector which states that the taxes on lot 79, block 134.02 are paid until January 31, 2021.
- A copy of a January 5, 2021 statement from the Office of the Tax Collector which states that the taxes on lot 81, block 134.02 are paid until January 31, 2021.
- A copy of a List of Owners Within 200 Feet of Block 134.02, Lot 79 dated December 9, 2020.

We have reviewed the information submitted in support of this application and offer the following comments:



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A. PROJECT DESCRIPTION

The property in question is a rectangular tract located on the easterly side of Franklin Avenue approximately 125 ft north of the intersection with Chestnut Street. The property is located in the B-1 Retail Business Zone and has an area of 10,000 sf or approximately 0.23 acres. It is currently occupied by a 1-story masonry building with a partial basement and a detached 1-story frame shed. The balance of the property is a gravel parking area which is currently being used as a contractor's storage yard.

The Applicant is seeking Preliminary & Final Major Site Plan approval with 'C' and 'D' Variance relief to renovate the existing building and to construct a second floor addition with an attic. It shows on the architectural plans that the first floor will be used for office and storage space and the existing basement will remain. It further shows on the architectural plans that a 3-bedroom apartment is proposed on the second floor with an exterior deck at the rear of the apartment. The Applicant also proposes the parking of commercial vehicles in the parking lot. We note that the existing shed is proposed to remain.

The Applicant proposes to construct a paved parking lot with on-site parking for 11 vehicles including 1 handicap accessible parking space and 2 electric vehicle make-ready parking spaces. In addition, a 6 ft high chain link fence with privacy slats is proposed surrounding the entire parking lot. An electronic sliding gate is proposed to provide access to the parking lot. A trash enclosure is also proposed adjacent to the shed.

The stormwater runoff from the parking lot will be collected in two inlets located along the southerly side of the parking lot and will be piped to an existing storm sewer in Franklin Avenue. The runoff from the roof of the building will be piped to the inlet closest to Franklin Avenue.

B. DESIGN COMMENTS

1. Based on our review of the submitted documents, it remains for the following additional information to be submitted as stipulated on the Site Plan / Subdivision Checklist:
 - a) Item #46 – *Solid waste management plan*. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that a solid waste management plan will be submitted under separate cover.
 - b) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinance*. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that testimony will be provided regarding the applicability of the West Orange COAH Ordinance to the proposed development.
2. The Applicant has requested the following waivers:
 - a) Item #31 – *Contours to extend at least 200' beyond subject property*.



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- b) To permit a 6 ft high chain link fence with privacy slats in the front yard whereas Section 25-8.4a stipulates that 4 ft high fences not more than 50% solid are permitted in the front yard.
- 3. The Sustainability Checklist Form submitted by the Applicant is blank. Therefore, it remains for the Applicant to submit a completed Sustainability Checklist Form which details the sustainable design features that are proposed for this project. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that testimony will be provided regarding the applicability of the Sustainability Checklist Form to the proposed development.
- 4. The Applicant has submitted architectural plans which are unsigned and unsealed. It remains for the Applicant to submit signed and sealed copies of the architectural plans to the Board as required by the Site Plan / Subdivision Checklist. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that signed and sealed architectural plans will be provided under a separate cover.
- 5. The architectural plans include a Planning Board approval block. It remains for the approval block to be revised to reference the Zoning Board of Adjustment rather than the Planning Board.
- 6. The proposed layout of the parking lot has been revised. Previously, the proposed parking spaces were located along the side and rear of the parking lot. The plans now show that 4 parking spaces are proposed along the front of the parking lot, 2 parking spaces on the side and 3 parking spaces along the rear.
- 7. Our office is concerned that the vehicles using the most southerly parking space along the front of the parking space will have a difficult time exiting the site. Therefore, a turnaround area should be provided along the southerly side of the parking lot to facilitate vehicles exiting this parking space.
- 4. It shows on sheet C-4 that the trash enclosure will be located between the existing shed and the southerly property line. Based on the proposed curb and parking layout shown on the plan, we find that there is not enough room for a trash truck to access the trash enclosure area. Therefore, the Applicant should address the Board regarding how trash will be collected at the site.
- 5. The F-550 w/ trailer Truck Turn Exhibit shows the trailer accessing the second space from the building along the rear of the site. The Applicant should address the Board if trailers will be parked in any of the other spaces to the south along the rear of the site. If so, then the Truck Turn Exhibit must be revised accordingly.
- 6. The Truck Turn Exhibit for a fire truck shows that the fire truck will have to back out of the site when leaving. It is likely that a fire truck would park on the street rather than attempt to enter the site if a fire were to occur.



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7. It remains for the Applicant to submit a truck turning template to the Board to demonstrate that adequate maneuvering room is available for the trash trucks that are anticipated to use the site. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that testimony will be provided.
8. It states on sheet C-4 that an electronic sliding gate with keypad operator is proposed at the entrance to the site. Details of the gate and the keypad operator must be added to the plans. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that the proposed gate detail will be provided as a condition of approval.
9. It states in the previously submitted Stormwater Management Statement that the area of disturbance will be 10,352 sf and the new motor vehicle surface will be less than 0.25 acres. Since the area of disturbance will be less than 1 acre and the new motor vehicle surface will be less than 0.25 acres, the project is classified as a Minor Development. In addition, the Stormwater Management Statement demonstrates that the impervious area will be decreased by 399 sf and there will be no increase in the post-development runoff leaving the site for the 2, 10 and 100 year storms.
10. It shows on sheet C-5 that the Applicant proposes to install two (2) Type B inlets along the southerly property line to collect the runoff from the parking lot. In addition, the roof leaders from the building are to be connected to the Type B inlet closest to the street. The Applicant then proposes to install an 8" PVC pipe which will discharge to a doghouse manhole which will be installed on the existing storm sewer on the westerly side of Franklin Avenue.
11. As a condition of any approval granted by the Board, it is our recommendation that the Applicant be required to consolidate the three (3) existing lots. Prior to recording, a copy of the proposed Deed of Consolidation must be submitted to the Board for review and approval by the Board Attorney and our office. In addition, the proposed lot number for the consolidated parcel must be approved in writing by the West Orange Tax Assessor.

C. LIGHTING COMMENTS

1. The Applicant requires a waiver from Section 25-14.2 as the proposed parking lot lighting is under the 2.0 footcandles required. However, we note that the proposed lighting meets IES (Illuminating Engineering Society) standards and appears to be sufficient as proposed.
2. It remains for the plans to be revised to provide the manufacturer's catalog cut and ordering information for the proposed light pole. Also, provide the color and finish for the proposed pole. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that the cut sheet for the proposed light pole will be provided in advance of construction.
3. It remains for the plans to be revised to indicate timers and hours of operation for the proposed light fixtures. In their September 1, 2022 letter, Mr. Kline and Ms. Savitz state that testimony will be provided regarding the proposed hours of operation.



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D. LANDSCAPING COMMENTS

1. In accordance with Section 25-11.3b, a twenty (20) feet wide buffer strip is to be provided along the east property line; whereas the Applicant has provided a buffer strip with a width of 5.1 feet.

The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter which addresses each of the comments in this review letter and also details any other changes that have been made to the plans as these may not be readily apparent.