



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

MEMORANDUM

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

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

Date: November 1, 2022

**Re: Application No. ZB-22-09
89 Ashland Avenue, LLC.
Preliminary & Final Site Plan with
'C' and 'D' Variances - Review #1
87 & 89 Ashland Avenue
Block 61, Lots 44 & 45
Our File: VWRZ0061.01**

**CC: Paul Grygiel, PP, AICP - Township Planning Director
Leonard Lepore, PE – Township Engineer
Alice Beirne, Esq. – Zoning Board Attorney
89 Ashland Avenue, LLC - Applicant
Richard Schkolnick, Esq. – Applicant's Attorney
Anthony Marucci, PE, PLS, PP – Applicant's Engineer, Surveyor & Planner
Joaquin Bouzas, RA – Applicant's Architect**

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

- A set of Preliminary & Final Site Plan drawings (6 sheets) prepared by Anthony Marucci, PE, PLS, PP with Marucci Engineering Associates, LLC of Cedar Knolls, New Jersey dated August 15, 2022.
- A set of architectural plans (2 sheets) prepared by Joaquin Bouzas, RA with Inglese Architecture + Engineering of Cedar Grove, New Jersey dated August 22, 2022.
- A Planning Report prepared by Anthony Marucci, PE, PLS, PP dated August 22, 2022.
- A completed Application Form.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A Buffer Report which lists the owners of property within 200 ft of Block 61, Lots 44 & 45 prepared by the Office of the Assessor dated May 6, 2022.



Chairman and Members of the West Orange Township Zoning Board
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- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated September 30, 2022 which states that the taxes on Bock 61, Lot 44 are paid until October 31, 2022 and the 2022 sewer charges are paid in full.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated September 30, 2022 which states that the taxes on Bock 61, Lot 45 are paid until October 31, 2022 and the 2022 sewer charges are paid in full.

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

A. PROJECT DESCRIPTION

The property in question is a rectangular tract located on the westerly side of Ashland Avenue approximately 300 ft south of the intersection with Park Avenue. It has an area of 9,220.7 sf or approximately 0.21 acres and is located in the I (Industry) Zoning District. Lot 45 is currently occupied by a 6-unit multifamily building while lot 44 is currently vacant. We note that the 6 existing units are all one bedroom units. In addition, the majority of lot 44 is paved and is used for parking.

The Applicant is seeking Preliminary & Final Site Plan approval with 'C' and 'D' Variances to construct a 3-story addition to the existing building. The addition will contain two 3-bedroom units which will occupy the second and third floors. Front and rear entrances to the building and a driveway pass-thru to a parking lot in the rear will occupy the first floor area. Onsite parking for 9 vehicles, including 1 handicap accessible parking space, is proposed at the rear of the site. In addition, an underground infiltration system is proposed to mitigate the increase in stormwater runoff at the site.

B. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Site Plan/Subdivision Checklist must be addressed:
 - a) Item #14 – *Affidavit of Ownership.*
 - b) Item #20 – *Copy and/or delineation of any existing or proposed deed restrictions or covenants.*
 - c) Item #23 – *List of required regulatory agency approvals.*
 - d) Item #46 – *Solid waste management plan.*
 - e) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*
2. The Applicant has not requested any submission waivers.



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3. The Applicant has requested a de minimis exception from the RSIS to permit 9 parking spaces whereas 15 parking spaces are required.
4. It shows on the Ground Floor Plan on sheet A-100 of the architectural plans that there will be a door at the rear of the building on the left side. However, this door is not shown on the Side Elevations on sheet A-200. This discrepancy must be resolved.
5. The Front Elevation and the Rear Elevation on sheet A-200 must be revised to dimension the height of the driveway pass-thru to the parking lot in the rear.
6. As required by Ordinance 2667-21, at least 15% of the required off-street parking spaces shall be prepared as make-ready spaces for electric vehicles. Therefore, the plans must be revised to show the required electric vehicle parking spaces and the appropriate details must be provided.
7. It states on sheet 1 of the site plan drawings that the Owner/Applicant is Frank S. Ench Jr. & 89 Ashland Avenue, LLC whereas it states on the Application form that the Applicant is 89 Ashland Avenue, LLC and the Owners are Frank S. Ench (lot 44) and 89 Ashland Avenue, LLC (lot 45). These discrepancies must be resolved.
8. The Site Location Map on sheet 1 must be revised to label the municipal boundary with the City of Orange.
9. It shows on sheet 3 that the driveway from Ashland Avenue will be 20 ft wide whereas 24 ft is required for 2-way traffic. Therefore, a waiver is required. The Applicant should provide testimony to the Board to demonstrate that the reduced driveway width will safely accommodate 2-way traffic.
10. Sheet 3 must be revised to show that the handicap parking sign will be setback a minimum of 2 ft from the face of curb.
11. Sheet 3 must be revised to dimension the setbacks to the front of the building and to the covered porch.
12. Sheet 3 must be revised to dimension the side and rear yard setbacks to the parking lot curbing.
13. It shows on sheet 3 that block curb is proposed. Therefore, a block curb detail must be added to the plans.
14. Sheet 3 must be revised to dimension the widths of the sidewalk that is proposed in the rear of the building.
15. The Accessible Parking Sign detail on sheet 3 includes a callout to "See Detail" for the specified R7-8APD sign. Therefore, the referenced detail must be added to the plans.



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16. Sheet 3 must be revised to show the dimensions of the proposed refuse/recycling enclosure. In addition, a detail of the refuse/recycling enclosure must be added to the plans.
17. The Applicant should provide testimony to the Board to demonstrate that the proposed refuse/recycling enclosure will have adequate capacity to accommodate the trash and recyclables that will be generated at the site.
18. It shows on sheet 4 that the proposed increase in impervious cover at the site is 1,646.2 sf. As a result, the Applicant proposes to install an underground infiltration system to recharge the increase in stormwater runoff from the site. The underground infiltration system will consist of 100 lf of 18" perforated HDPE pipe installed in a stone bed with an 'E' inlet on each end.
19. Sheet 4 includes a calculation of the required stormwater storage/recharge volume. The calculation is based on a proposal to infiltrate 3.0" of runoff over the increased impervious cover area. The Applicant should address the Board regarding how the infiltration of 3.0" of runoff over the increase in impervious cover was selected as it is less than the normal design storm runoff.
20. In order to verify that the underground infiltration system will function as designed, the following additional information is required:
 - a) A soil boring must be performed at the location of the underground infiltration system to a depth of at least 5 ft below the bottom of the stone bed beneath the pipe. .
 - b) A permeability test must be preformed at the location of the underground infiltration system to demonstrate that the system will function as designed.
 - c) Time to drain calculations must be provided to demonstrate that the underground infiltration system will drain within 72 hours following a storm event.
21. We note that the property in question currently consists of two (2) lots. As a condition of any approval granted by the Board, it is our recommendation that the Applicant be required to consolidate the two (2) 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. LANDSCAPING COMMENTS

1. Specify the cultivar for proposed BUS (Boxwood).
2. Proposed CL (Leyland Cypress) will outgrow the proposed location, due to the spatially constrained planting area. Staff recommends an upright juniper, such as Wichita Blue Juniper, Spartan Juniper, Taylor Juniper, etc.



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3. Revise the 'Evergreen Tree Planting Detail', sheet 6 of 6, to indicate only two (2) stakes and straps are required. Currently, three (3) are indicated. Also, indicate that no mulch shall come into contact with the root flare.
4. Revise the plans to graphically depict the limits of mulch bed lines on the plans, to prevent confusion during construction.

D. LIGHTING COMMENTS

1. It shows on sheet 6 that only the eastern portion of the parking lot will be illuminated. Additional lighting should be provided in the rear of the parking lot to ensure a minimum of 0.50 footcandles throughout the parking surface, in accordance with IES (Illuminating Engineering Society) standards.
2. Sheet 6 should be revised to specify the concrete strength for the proposed light pole foundations. Staff recommends a strength of 4,500 psi.
3. The Applicant has indicated wall mounted fixtures are to be installed at door locations; however, details have not been provided. Revise the plans to provide details and locations for all proposed light fixtures, for further review.
4. Revise the plans to indicate the full ordering number and manufacturer's catalog cut for the proposed light pole.

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.