



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 Planning Board**

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

Date: October 20, 2022

**Re: Application No. PB-22-12
West Orange Wellness, LLC
Conditional Use and Preliminary & Final Major Site Plan
Review #1
26 South Valley Road
Block 4, Lot 12
Our File: VWRP0004.01**

**CC: Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE – Township Engineer
Diana McGovern, Esq. – Planning Board Attorney
West Orange Wellness, LLC - Applicant
Cameron W. McLeod, Esq. – Applicant's Attorney
Jason C. Christiansen, RA – Applicant's Architect
Matthew W. Webb, PLS – Applicant's Surveyor**

Our office has received for review the following documents which were submitted in support of the above referenced application for Conditional Use and Preliminary and Final Major Site Plan approval:

- A print of a Presentation Sheet (1 sheet) prepared by Jason C. Christiansen, RA of Westfield, New Jersey, undated.
- A print of an ALTA/NSPE Land Title Survey prepared by Matthew M. Webb, PLS with LAN Associates of Midland Park, New Jersey and bearing a latest revision date of June 15, 2022.
- A print of a sign drawing (1 sheet) prepared by TAP Design Group LLC of Oreland, Pennsylvania dated September 20, 2022.1
- A completed Application Form dated September 23, 2022.
- An undated Project Description which describes the proposed development and addresses compliance with the conditional use standards in the Ordinance for a Licensed Cannabis Entity.
- A completed Affidavit of Ownership and Consent dated September 23, 2022.



Chairman and Members of the West Orange Township Planning Board
Re: West Orange Wellness, LLC (PB-22-12)
Conditional Use and Preliminary & Final Major Site Plan - Review #1

October 20, 2022
Our File No. VWRP0004.01
Page 2

- A copy of a Corporate Ownership Disclosure.
- A completed Site Plan/Subdivision Checklist.
- A Sustainability Checklist Form.
- A copy of Resolution No. 57-22 which was adopted by the Township Council of the Township of West Orange on March 15, 2022. By this resolution, the Township of West Orange, consistent with the recommendation of the West Orange Taskforce and Advisory Committee regarding Cannabis Businesses, declares its Local Support for the Applicant's proposed cannabis related business.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated September 26, 2022 which states that the taxes for Block 4, Lot 12 are paid until October 31, 2022 and the sewer charges are paid in full for 2022.
- A list of property owners within 200 ft of Block 4, Lot 12 from the Office of the West Orange Assessor dated August 29, 2022.
- A list of property owners within 200 ft of Block 4, Lot 12 from the Office of the City of Orange Tax Assessor dated August 29, 2022.

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

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract which fronts on the easterly side of South Valley Road, the southerly side of Nassau Street and the northerly side of Union Street. It has an area of approximately 20,506 sf or ± 0.471 acres and is located in the B-1 Zone. The property is currently occupied by a one-story masonry building having a floor area of $\pm 3,041$ sf and two (2) asphalt parking lots, one on the westerly side of the building and the other on the easterly side of the building. The easterly parking lot provides parking for 17 vehicles while the westerly parking lot provides parking for 8 vehicles. Both of the parking lots are accessed from Nassau Street.

The Applicant is seeking Conditional Use and Preliminary & Final Major Site Plan approval to permit the building to be occupied by a Class 5 Cannabis Adult Recreational Retail Dispensary. We note that the Applicant proposes to add new signage to the front and rear facades of the building.

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 #23 – *List of required regulatory approvals or permits.*



Chairman and Members of the West Orange Township Planning Board
Re: West Orange Wellness, LLC (PB-22-12)
Conditional Use and Preliminary & Final Major Site Plan - Review #1

October 20, 2022
Our File No. VWRP0004.01
Page 3

2. The Applicant has requested the following waivers:
 - a) Item #8 - *Signature blocks for Chairman, Secretary and Municipal Engineer.*
 - b) Item #22 - *Development stages or staging plans.*
 - c) Item #24 - *List of variances required or requested.*
 - d) Item #25 - *Requested or obtained design waivers or exceptions.*
 - e) Item #34 - *Drainage Area Map.*
 - f) Item #35 - *Drainage Calculations.*
 - g) Item #36 - *Proposed utility infrastructure plans.*
 - h) Item #37 - *Proposed utility infrastructure plans.*
 - i) Item #38 - *Soil Erosion and Sediment Control Plan.*
 - j) Item #40 - *Construction details as required by ordinance.*
 - k) Item #41 - *Road and paving cross-sections and profiles.*
 - l) Item #42 - *Proposed street names.*
 - m) Item #43 - *New block and lot numbers confirmed with local assessor or municipal designee.*
 - n) Item #44 - *Lighting plan & details.*
 - o) Item #45 - *Landscape plan & details prepared by a professional landscape architect.*
 - p) Item #46 - *Solid waste management plan.*
 - q) Item #48 - *Sight triangles.*
 - r) Item #49 - *Vehicular and pedestrian circulation patterns.*
 - s) Item #52 - *Plans and legal documents for compliance with West Orange COAH Ordinances.*
 - t) *From the submission of a completed Sustainability Checklist Form.*
3. Although the Applicant has applied for Preliminary and Final Major Site plan approval from the Board, they have not submitted any site plan drawings for review. As a result, our office is unable to offer any site plan related comments at this time.
4. The Applicant should address the Board regarding whether any site related improvements are proposed. If so, then a site plan should be submitted which shows the proposed improvements.



Chairman and Members of the West Orange Township Planning Board
Re: West Orange Wellness, LLC (PB-22-12)
Conditional Use and Preliminary & Final Major Site Plan - Review #1

October 20, 2022
Our File No. VWRP0004.01
Page 4

5. It shows on Google Earth, that the parking lot striping is faded in the easterly parking lot and nonexistent in the westerly parking lot. The Applicant should address the Board regarding their plans to restripe both parking lots.
6. It shows on Google Earth that portions of the sidewalk and apron in front of the entrance to the easterly parking lot are broken. The Applicant should address the Board regarding their plans to repair the damaged sections of the sidewalk and apron.
7. It states on the ALTA/NSPS Land Title Survey that there are no handicapped parking spaces at the site. As required by the Americans with Disabilities Act (ADA), a minimum of one (1) handicap accessible parking space is required at the site. In addition, this parking space must be van accessible. We note that the Presentation Sheet shows two (2) handicap parking spaces in the westerly lot; however, none are visible on Google Earth.
8. The Applicant should address the Board regarding the proposed hours of operation at the site.
9. The Applicant should address the Board regarding the anticipated frequency and hours for deliveries to the site.
10. Based on our review of Google Earth, there does not appear to be any lighting in the westerly parking lot and only a limited amount of lighting in the easterly parking lot. The Applicant should address the Board regarding their plans to ensure that adequate parking lot lighting will be provided at the site.
11. The Applicant should address the Board regarding the proposed security at the site.
12. The Applicant should address the Board regarding how the trash and recyclables generated at the site will be handled. We note that a refuse enclosure area is not identified on the ALTA/NSPS Land Title Survey.
13. The Applicant should address the Board regarding their plans, if any, to install a free standing sign at the site.

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.