



**Law Offices of
Richard Schkolnick, LLC**

75 Main Street, Suite 201
Millburn, NJ 07041

973-232-5061

Rick@SchkolnickLaw.com
SchkolnickLaw.com

November 18, 2022

Via E-mail and UPS Overnight (dchandler@westorange.org)

Diana Chandler, Board of Adjustment Secretary
Township of West Orange
66 Main Street
West Orange, NJ 07052

**RE: Application of 89 Ashland Avenue, LLC
87 and 89 Ashland Avenue
Block 61, Lots 44 & 45**

Dear Diana:

This Firm represents 89 Ashland Avenue, LLC ("Applicant"). In advance of the December 15 hearing on this matter and in further support of this application for preliminary and final site in order to construct a two-unit addition to the existing six-unit multifamily dwelling at the above location, enclosed please find six sets of the following:

1. Letter from Marucci Engineering Associates, dated November 11, 2022, with a "point by point" response to comment letters.
2. Parking Inventory Report, prepared by Marucci Engineering Associates, dated November 17, 2022.
3. Form 3C Soil Permeability Class Rating Data, prepared by FC Meola Engineering & Land Surveying (2 pages).
4. Plans, prepared by Marucci Engineering Associates, LLC, last revised November 11, 2022 (7 sheets).
5. Building Plans/Elevations, prepared by Inglese Architecture + Engineering, last revised November 14, 2022 (Sheets A-100 and A-200).

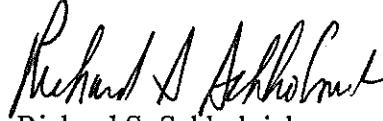
Ms. Diana Chandler, Board of Adjustment Secretary

November 18, 2022

Page 2

Thank you for your attention to this matter.

Very truly yours,



Richard S. Schkolnick

RSS/lp

Enclosures

Ench/ 89 Ashland Avenue, LLC

cc: Anthony Marucci, P.E., P.P. (via email only)

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

~ Established 2001 ~

Post Office Box 509
Cedar Knolls, NEW JERSEY 07927

PHONE (973) 887-3066
FAX (973) 887-3066

Via Hand Delivery

November 11, 2022

Diana Chandler-Zimmermann, Zoning Board Secretary
Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052
(973) 325-4108

RE: 89 Ashland Avenue, LLC
87 & 89 Ashland Avenue
Township of West Orange, Essex County, New Jersey
Tax Map Block 61 - Lots 44 & 45
Application No. ZB-22-09

Dear Ms. Chandler-Zimmermann:

Enclosed please find a summary of the site plan revisions for the above referenced project. The plans have been revised by latest revision date of November 11, 2022, and per the Site Plan Review Advisory Board meeting comments held October 11, 2022 and Zoning Board Engineer's review memo dated November 1, 2022.

Below is a point-by-point response to each of the comments to assist in the review in an effort to satisfy all outstanding comments for scheduling a board hearing.

Response to Comments:

Site Plan Review Advisory Board Comments, held October 11, 2022

- The existing nearest fire hydrant has been added to the Survey and Existing Conditions, Sheet #2, and the Site Layout & Dimensional Control Plan, Sheet #3.
- The existing speed table for Ashland Avenue related to the speed control measures within the vicinity of the project area have been added to the Survey and Existing Conditions, Sheet #2, and the Site Layout & Dimensional Control Plan, Sheet #3.

- Ashland Avenue is an existing one-way vehicular traveled roadway. The site plans have been updated to note the “One-Way” on the roadway area, shown on the Survey and Existing Conditions, Sheet #2, and the Site Layout & Dimensional Control Plan, Sheet #3.
- The requirement for van accessible handicap stalls is a total width of 16-ft, where the handicap stall is 8-ft wide adjacent to an 8-ft wide accessible aisle gore, similar to the 11-ft wide handicap stall adjacent to the 5-ft wide accessible aisle gore. The site plans provides the total 16-ft van accessible area in accordance with the accessibility requirements.
- The Electric Vehicle (EV) charging stalls have been added to the Site Layout & Dimensional Control Plan, Sheet #3.
- The vehicular turning template for Left Turn In and Left Turn Out has been provided and shown on Sheet #7.
- A soil test pit has been conducted at the site and Soil Permeability Class analysis has been prepared. A copy of the Soil Permeability Class analysis is enclosed with the revised plans. Additionally, the soils test pit location and notes related to the existing soils encountered has been added to the Grading, Drainage, & Utility Plan, Sheet #4.
- A Stop Sign and No Right Turn Sign have been added to the driveway exit shown on the Site Layout & Dimensional Control Plan, Sheet #3.

Zoning Board Engineer's review memo, dated November 1, 2022

B. Design Comments

1. Site Plan/Subdivision Checklist items:

- a. Checklist Item #14 – This application is not a minor or major subdivision; therefore, the Map Filing Law is not applicable.
- b. Checklist Item #20 – Note added to the Cover Sheet, Sheet #1. There are no known existing or proposed deed restrictions or covenants for the subject property.
- c. Checklist Item #23 – Note added to the Cover Sheet, Sheet #1. A list of required regulatory agency approvals has been noted.

- d. Checklist Item #46 – Note added to the Cover Sheet, Sheet #1. Solid waste management plan for the proposed application shall be handled similarly to the existing building.
 - e. Checklist Item #52 – The applicant will comply with the West Orange COAH ordinances.
2. No submission waivers requested.
 3. The de minimis exception from RSIS requested for 9 parking spaces whereas 15 parking spaces are required. Additional testimony shall be provided at the public hearing.
 4. The architectural side elevations has been revised to include the door located at the proposed stairwell and coordinated with the ground floor plans.
 5. The architectural front and rear elevations have been revised to include clearance height dimensions at the pass-thru driveway entrances under the building.
 6. The Electric Vehicle (EV) charging stalls have been added to the Site Layout & Dimensional Control Plan, Sheet #3.
 7. Comment acknowledged. Ownership discrepancies shall be resolved.
 8. The Site Location Map has been revised to label the municipal boundary, shown on the Cover Sheet, Sheet #1.
 9. The driveway width shown is 20-ft wide where no parking is adjacent to that aisle. The aisles with the parking areas that are adjacent to stalls meet the 24-ft width requirement. Additional testimony shall be provided at the public hearing
 10. The handicap parking sign has been setback a minimum of 2-ft from the face of the curb and the detail provides a note to this affect, shown on the Site Layout & Dimensional Control Plan, Sheet #3.
 11. The dimensions to the existing/proposed building and to the covered porch have been added to the Site Layout & Dimensional Control Plan, Sheet #3.
 12. The dimensions to the parking lot curbing to the side and rear yard setbacks have been added to the Site Layout & Dimensional Control Plan, Sheet #3.
 13. A block curb detail has been added to the Site Layout & Dimensional Control Plan, Sheet #3.

14. The sidewalk widths at the rear of the building have been added to the Site Layout & Dimensional Control Plan, Sheet #3.
15. The Handicap Accessible Parking Sign Detail has been updated to include the plaque detail information, shown on the Site Layout & Dimensional Control Plan, Sheet #3.
16. The dimensions of the proposed refuse/recycling enclosure has been added to the Site Layout & Dimensional Control Plan, Sheet #3. Additionally, a detail has been added to Sheet #7.
17. Comment acknowledged. Testimony to be provided at the public hearing.
18. Comment acknowledged.
19. Since the project is not considered major development due to the minimal increase in impervious coverage, the 3" capture of runoff is appropriate for the typical storm events. Additionally, test pit results found K4 sand and well-draining subsurface layers which will allow for good infiltration rates and minimal impacts to the stormwater management techniques.
20. A soil test pit has been conducted at the site and Soil Permeability Class analysis has been prepared. A copy of the Soil Permeability Class analysis is enclosed with the revised plans. Additionally, the soils test pit location and notes related to the existing soils encountered, as well as the infiltration drywell time to drain down calculations have been added to the Grading, Drainage, & Utility Plan, Sheet #4.
21. Comment acknowledged. Testimony to be provided at the public hearing.

C. Landscaping Comments

1. Additional information for the proposed BUS (Boxwood) has been provided on the Lighting & Landscaping Plan, Sheet #6.
2. The plans have been revised per the CME staff recommendations to replace the proposed CL (Leyland Cypress) with a Wichita Blue Juniper, shown on the Lighting & Landscaping Plan, Sheet #6.
3. The Evergreen Tree Planting Detail has been revised to note only two (2) stakes and straps and to indicate that no mulch shall come in contact with the root flare, shown on the Lighting & Landscaping Plan, Sheet #6.

4. The limits of the mulch bed lines have been indicated on the revised Lighting & Landscaping Plan, Sheet #6.

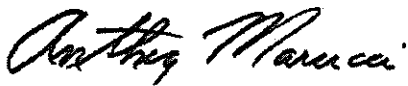
D. Lighting Comments

1. Additional site lighting has been added at the rear parking areas and entrances shown on the Lighting & Landscaping Plan, Sheet #6.
2. The light pole foundation detail has been revised to note the CME Staff recommendation of 4,500 psi, shown on the Lighting & Landscaping Plan, Sheet #6.
3. Wall-mounted light fixtures have been shown on the Architectural Plans.
4. The light fixture catalog cuts for the specified and noted fixtures have been added to the Lighting & Landscaping Plan, Sheet #6.

If you have any questions or require any additional information concerning this project, please do not hesitate to contact our office at any time. You can email me at anthony@marucciengineering.com or contact my office at (973) 887-3066.

Thank you again in advance to your assistance on this matter.

Respectively Submitted,



Anthony Marucci, PE-LS-PP
PE & PLS, New Jersey License No. 25573
PP, New Jersey License No. 2124

cc: Frank Ench
Richard Schkolnick, Esq.
Lisa Phillips, PP, AICP
Joaquin Bouzas, AIA
Rocco Marucci PE, CME

MARUCCI ENGINEERING ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS

~ Established 2001 ~

POST OFFICE BOX 509
CEDAR KNOLLS, NEW JERSEY 07927

PHONE (973) 887-3066
FAX (973) 887-3066

PARKING INVENTORY REPORT

87 – 89 ASHLAND AVENUE
WEST ORANGE, NEW JERSEY

BLOCK 61 LOTS 44 & 45 ZONE: I – INDUSTRIAL

ZONING BOARD APPLICATION: 22-09

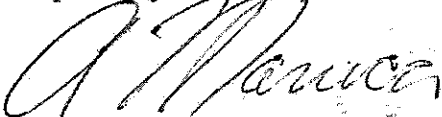
Ashland Avenue is a one-way street, northbound, from White Street to Park Avenue. Parking is permitted on both sides of the street.

OBSERVATIONS:

Thursday	October, 27, 2022	5:00PM	10 open parking spaces along the street
Tuesday	November 1, 2022	12:30PM	8 open parking spaces along the street
Monday	November 7, 2022	8:00PM	8 open parking spaces along the street Note: Two restaurants open at the corner of White Street and Ashland Avenue 5 vehicles parked in subject property lot
Wednesday	November 16, 2022	8:00PM	8 open parking spaces along the street Note: Two restaurants open at the corner of White Street and Ashland Avenue 5 vehicles parked in the subject property lot

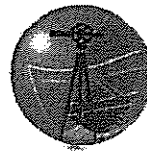
Observations were made by the undersigned on the various dates and time.

Respectfully submitted,



Anthony Marucci, PE-LS-PP
NJ-PE-LS # 25573

Date: November 17, 2022



FCMeola
Engineering & Land Surveying

28 Whippany Road
Whippany, New Jersey 07981-1508

Telephone (973) 538-8863
Fax (973) 538-5715

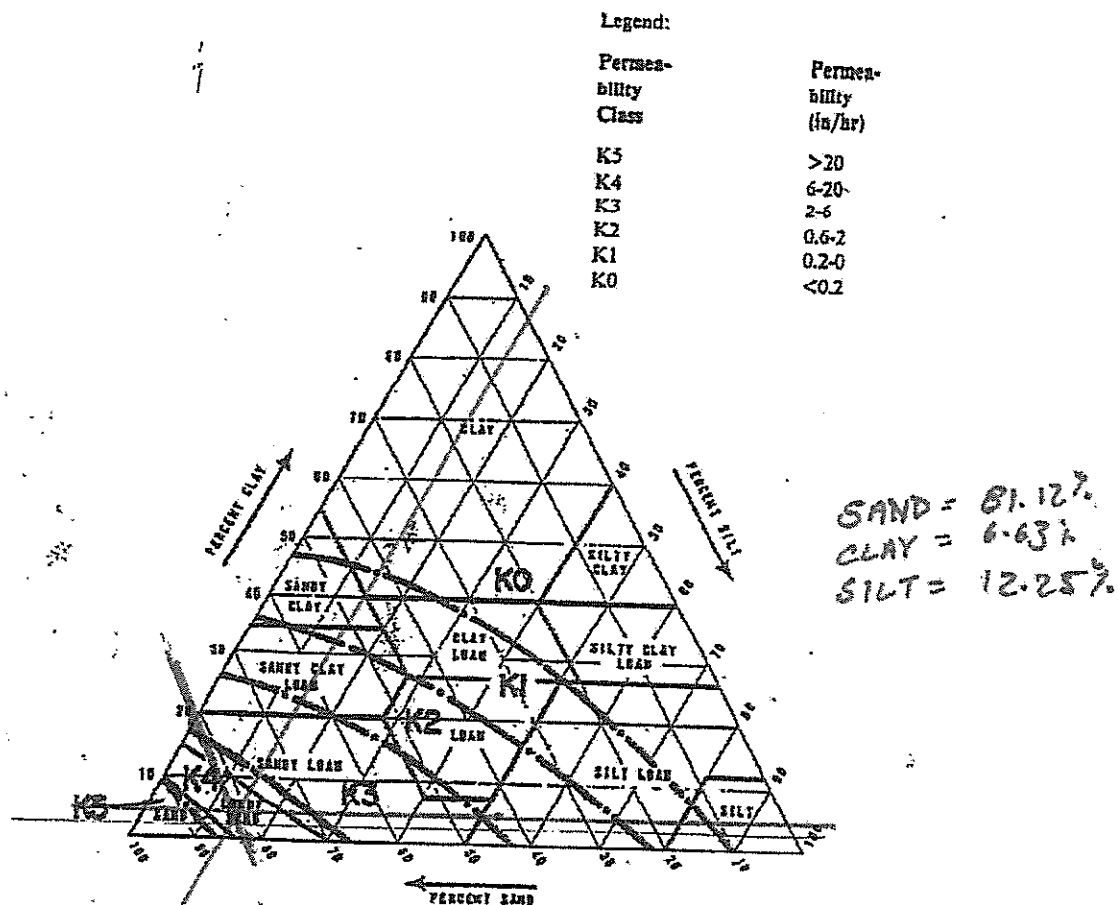
FORM 3C SOIL PERMEABILITY CLASS RATING DATA

Client/ Location: ENCH, 87-89 Ashland Ave. _____ our file # 221010
Lot: 44&45 Block: 61 Date of Soil Test: 10/26/2022
County: Essex Municipality: West Orange
1. Test Number: 1 Replicate(letter): _____
2. Sample Depth: 12" Boring Number: _____ Date Collected: 10/20/2022
3. Course Fragment Content:
Total weight of sample. W. T., grams 200G
Weight of material retained on 2mm sieve, W.C.F., grams 69.4
Wt. % Coarse Fragment (W.C.F./W.T. X 100, grams 34.7%
4. Oven dry weight (24 hrs., 105°C) of 40 gram air dry sample, grams, Wt. 39.2
5. Hydrometer Calibration, Rc: 7 @70°F
6. Hydrometer reading-40 seconds, grams, R1: 14 Temperature of suspension, °F: 70°F
6a. Temperature correction: +0.4
7. Corrected hydrometer reading, grams, R 1': 7.4
8. Hydrometer reading - 2 hours, grams, R2: 9 Temperature of suspensions, °F: 71°F
8a. Temperature correction +0.6
9. Corrected hydrometer reading, grams, R2': 2.6
10. % sand = (Wt. - R1')/ Wt. X 100 = (39.2 - 7.4) / 39.2 x 100 = 81.12%
11. % clay = R2'/Wt. X 100 = 2.6 / 39.2 x 100 = 6.63%
12. Sieve Analysis:
a. Oven dry Wt.(2hrs., 105°C) Total sand fraction (soil retained in .047 mm sieve), grams: 26.5
b. Wt. Of fine plus very fine sand fraction (Sand passing .25 mm sieve), grams: 16.1
c. % fine plus very fine sand (s/s): 60.7576
13. Soil morphology (Natural soil samples only):
Structure of soil horizon tested: _____
Consistence of soil horizon tested: Dry: _____ Moist: _____ x _____
14. Soil permeability class rating (Based upon average textural analysis of this replicate and other replicated samples): K Value= K4 K Modified= K3
15. I hereby certify that the information furnished on Form 3c of this application (and the attachments thereto) is true and accurate. I am aware that falsification of data is a violation of the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and is subject to penalties as prescribed in N.J.A.C. 7:14-8.
Signature of Soil Evaluator: [Signature] Date: _____
Signature of Professional Engineer: _____

License # 22708

Seal

THIS IS A COURTESY COPY OF THIS RULE. ALL OF THE DEPARTMENT'S RULES ARE COMPILED IN TITLE 7 OF THE NEW JERSEY ADMINISTRATIVE CODE.



Adapted from N.N. Hantzsche et al. (1982) Soil Textural Analysis for Onsite Sewage Disposal Evaluation, Proc. 3rd Nat. Symposium on Individual and Small Community Sewage Treatment, Am. Soc. Agric. Eng., St. Joseph, Michigan

Figure 6. Soil Permeability/Textural Triangle

K4