



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 28, 2022*

Re: *Application No. ZB-22-09
89 Ashland Avenue, LLC.
Preliminary & Final Site Plan with
'C' and 'D' Variances - Review #2
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 (7 sheets) prepared by Anthony Marucci, PE, PLS, PP with Marucci Engineering Associates, LLC of Cedar Knolls, New Jersey and bearing a latest revision date of November 11, 2022.
- A set of architectural plans (2 sheets) prepared by Joaquin Bouzas, RA with Inglese Architecture + Engineering of Cedar Grove, New Jersey dated November 14, 2022.
- A Parking Inventory Report prepared by Anthony Marucci, PE, PLS, PP dated November 17, 2022.
- A Soil Permeability Class analysis prepared by Frederick C. Meola, PE with FC Meola Engineering & Land Surveying, LLC of Whippany, New Jersey dated October 26, 2022.
- A copy of a November 11, 2022 letter from Anthony Marucci, PE, PLS, PP to the West Orange Zoning Board which addresses the comments from the October 11, 2022 Site Plan Review Advisory Board meeting and the comments in our November 1, 2022 review memorandum.



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

- 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.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated September 30, 2022 which states that the taxes on Block 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 Block 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:



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- a) Item #14 – *Affidavit of Ownership.*
- b) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*
2. The Applicant has not requested any submission waivers.
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 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). It remains for these discrepancies to be resolved.
5. 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.
6. Sheet 3 must be revised to dimension the width of the sidewalk that is proposed adjacent to the driveway.
7. 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.
8. 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.
9. 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.
10. Grading, Drainage Utility Note #4 on sheet 4 states that a soils test pit was excavated to a depth of 96" and no groundwater was encountered. Therefore, a copy of the soils test pit log must be added to the plans. In addition, the depth at which the Soil Permeability Class analysis was performed must be noted on the soils test pit log.



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11. 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. The Applicant has addressed our prior landscaping comments.

D. LIGHTING COMMENTS

1. 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.
2. Revise the plans to indicate the full ordering number and manufacturer's catalog cut for the proposed light poles.

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.