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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: *March 21, 2023*

Re: *Application No. ZB-23-02
Robert & Rachel Ciottariello
Preliminary & Final Site Plan with
'C' and 'D' Variances - Review #1
606 Mount Pleasant Avenue
Block 170, Lot 15.04
Our File: VWRZ0170.01*

CC: *Paul Grygiel, PP, AICP - Township Planning Director
Leonard Lepore, PE – Municipal Engineer
Zayibeth Carballo, PE, PLS, PP – Ass't Municipal Engineer
Alice Beirne, Esq. – Zoning Board Attorney
Robert & Rachel Ciottariello - Applicant
John R. Dusinberre, Esq. – Applicant's Attorney
Anthony Marucci, PE, PLS, PP – Applicant's Engineer
Peter G. Steck, PP – Applicant's Planner*

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 Major Site Plan drawings (6 sheets) prepared Anthony Marucci, PE, PLS, PP with Marucci Engineering Associates, LLC of Whippany, New Jersey dated November 8, 2021.
- A Planning Evaluation Report prepared by Peter G. Steck, PP of Maplewood, New Jersey dated February 9, 2023.
- A completed Application Form dated December 22, 2022.
- An undated Addendum to Application which describes the proposed development, lists the variances that are requested by the Applicant and sets forth the reasons why the requested variances should be granted.
- A completed Corporation, Limited Liability Company or Partnership Ownership Disclosure Form dated July 15, 2022.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.



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- A Buffer Report which lists the owners of property within 200 ft of block 170, lot 15 from the Office of the West Orange Assessor dated June 7, 2022.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated January 31, 2023 which states that the taxes are paid until April 30, 2023 and the sewer charges are paid in full for 2022.
- A set of 8 color photographs showing various views of the property in question.

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

A. PROJECT DESCRIPTION

The property in questions is an irregularly shaped tract located on the southerly side of Mount Pleasant Avenue approximately 550 ft west of the intersection with Summit Street. It is located in the R-2 Zoning District and has an area of 27,338.25 sf or approximately 0.628 acres. The property is currently occupied by an existing 2-story residential dwelling and a detached garage. Access is provided to the site via an existing driveway from Mount Pleasant Avenue.

The Applicant is seeking Preliminary & Final Site Plan approval with 'C' and 'D' Variances to permit the operation of a landscape business at the site in addition to the existing residential dwelling. The Applicant is the owner of a residential and commercial landscape business. The Applicant proposes to fence a portion of the rear of the property, including the garage, and use it for the storage of vehicles, equipment and landscaping materials. The Applicant also proposes to install four (4) concrete storage bins, a retaining wall, fencing and arbor vitae to screen the enclosed area from the neighboring properties. The existing residential dwelling is to remain.

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 #20 – *Copy and/or delineation of any existing or proposed deed restrictions or covenants.*
 - b) Item #23 – *List of required regulatory agency approvals.*
 - c) Item #34 – *Drainage Area Map.*
 - d) Item #35 – *Drainage Calculations.*
 - e) Item #46 – *Solid waste management plan.*
 - f) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*
 - g) As required by §25-51.10.c of the Ordinance, a traffic report must be submitted to the Board.



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2. The Applicant has requested a waiver from submitting an Environmental Impact Statement.
3. It states on sheet 1 of the site plan drawings that the Applicant is Creative Concepts Landscaping whereas it states on the Application Form that the Applicant is Robert & Rachel Ciottariello. This discrepancy must be resolved.
4. The Applicant should address the Board regarding the need to provide site lighting.
5. As required by §25-12.6.d.2(a) of the Ordinance, the Applicant must provide at least one make-ready electric vehicle parking space at the site.
6. It is apparent on the plans that there are areas of steep slopes adjacent to the site. Ordinance No. 2678-22 of the Land Use Regulations establishes controls which regulate soil disturbance, vegetation removal and development in and around steep slope areas. Therefore, the Applicant must submit the information set forth in §25-28.7 of the Ordinance.
7. The Applicant should address the Board regarding their plans to install curb and sidewalk along the site frontage.
8. It shows on sheet 4 that a 10 ft setback is proposed from the rear lot line of lots 15.01 and 15.02 to the proposed concrete block storage bins. Our office is concerned with the potential noise impacts on the residents of lots 15.01 and 15.02 resulting from the proposed operations at the site. The Applicant should address the Board regarding their plans to provide an adequate buffer from the adjoining lots.
9. It shows on sheet 4 that a row of arborvitae is proposed between lots 15.01 and 15.02 and the concrete block storage bins. Therefore, a planting detail must be added to the plans.
10. It shows on sheet 4 that both 4 ft high and 6 ft high chain link fences are proposed at the site. The limits of each must be clearly shown on the plans. In addition, a detail of a 4 ft high chain link fence must be added to the plans.
11. It shows on sheet 4 that a 6 ft high chain link fence sliding gate is proposed. Therefore, a detail of the sliding gate must be added to the plans.
12. It shows on sheet 5 that 5 parking spaces are proposed within the fenced area at the rear of the property which will be used by the landscape business. By scale, the parking spaces will be 9' x 20'. The Applicant must demonstrate that the size of the parking spaces is adequate for the size of the vehicles that are proposed.
13. It states in the Addendum to Application that the Applicant proposes to store, in the most intensive scenario, two (2) mason dump trucks, two (2) pick-up trucks, one (1) large dump truck, four (4) box trailers, one (1) utility trailer, one (1) dump trailer and one (1) flatbed trailer. The Applicant should address the Board to clarify where all of these vehicles will be parked as the plans do not show sufficient parking spaces.
14. It states in the General Notes on sheet 4 that *"At most five (5) landscape vehicular trucks will be parked on-site at any given time with three (3) box trailers. Vehicles include pickup trucks,*



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mason dumps, and hook-lift truck". The discrepancies between the list of proposed vehicles in the Addendum to Application and the list included on the plans must be resolved.

15. It shows on sheet 5 that a concrete block retaining wall and a fence are proposed which will extend from the rear line of adjoining lot 15.02 to a point at the rear of the garage. As a result, access to the enclosed storage area is limited to a 15 ft wide drive located between the garage and the rear property line. Our office is concerned that the truck traffic entering the enclosed storage area will encroach onto the adjoining property which is owned by the Township of West Orange. The plans should be revised to provide adequate access to the proposed storage area. In addition, the Applicant should address the Board regarding their plans to fence the property to prevent encroachment onto the adjoining property to the south and east..
16. It shows on sheet 5 that the proposed grading where the mulch bed and fencing abut the rear of lots 15.01 and 15.02 will have a slope of approximately 1:1 which is exceedingly steep. The plan should be revised to provide a maximum slope of 3:1 in this area.
17. It shows on sheet 5 that the driveway to the south of the existing garage will have a slope of approximately 5:1 which is quite steep. The plans should be revised to provide a driveway slope of 10:1.
18. It shows on sheet 5 that approximately 2 ft of fill will be added to the storage area to the east of the garage. The plans should be revised to specify the type of fill material that is proposed.
19. Sheet 6 includes details for 4" Thick Concrete Sidewalk, 6: Thick Concrete Sidewalk at Driveway and County R.O.W. Full-Depth Pavement Repair. Therefore, the plans should be revised to identify where these improvements are proposed.

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.