

March 27, 2023

JAMILET BAQUERIZO VITE, Secretary
Planning Board
Township of West Orange
66 Main Street, Room 210
West Orange, NJ 07052

RE: Response to Planning Review Comments – Application No. PB-23-02
Dogwood Green, LLC
5 Central Avenue
Block 10, Lot 1.01
West Orange, NJ 07052

To Jamilet Baquerizo Vite, Secretary Planning Board

We are in receipt of the Conditional Use and Minor Site Plan Approval Review Comments issued on March 14, 2023. We acknowledge that we have read the comments and have revised our drawings accordingly with revision clouds indicating the changes. We offer the following itemized response to each review item as follows:

1. ***(a) Solid Waste Management Plan must be addressed.***
RESPONSE: A private cannabis waste disposal and sanitation hauler will be contracted for a regularly scheduled pickup. A Standard Operating Procedure for waste management has been prepared.
2. ***(a through q) The Applicant has requested waivers for checklist items #20, 21, 24, 25, 29, 30, 31, 33, 34, 35, 36, 37, 39, 41, 45, 52***
RESPONSE: Given the site is developed, and the exterior scope is minimal, the proposed waiver are still requested.
3. ***The name and address of the Applicant and the Owner must be added to the Cover sheet of the architectural plans***
RESPONSE: Contact information has been added to the Cover Sheet.
4. ***The Applicant should address the Board regarding the proposed hours of operation at the site.***
RESPONSE: Per the local ordinance, operating hours will be between 8:00am to 7:00pm daily.
5. ***The Applicant should address the Board to demonstrate that the existing parking lot lighting complies with the Ordinance requirements.***
RESPONSE: A Site Photometric Lighting plan has been added on Sheet E102.
6. ***The Applicant should address the Board regarding the anticipated frequency and hours for deliveries to the site***
RESPONSE: Deliveries will be limited to non-operating hours and are anticipated to be once daily.
7. ***The Applicant should address the Board regarding the need to provide a loading zone at the site.***
RESPONSE: per 25-12.3(a)(1) a loading zone is not required for retail facilities under 2500sf. 5 Central Ave is less than 2500 gross sf.
8. ***The Applicant should address the Board regarding the proposed security at the site. In addition, the Applicant must demonstrate that the security plan has been reviewed and approved by the Police***

Department.

RESPONSE: The security plan and Standard Operating Procedures have been reviewed and approved by Police Chief Abbot.

9. ***It shows on the Site Plan on sheet A001 of the architectural plans that a trash enclosure is proposed at the rear of the site. Therefore, a detail of the proposed trash enclosure must be added to the plans.***

RESPONSE: Trash enclosure details have been added to sheet A003.

10. ***It shows on the Site Plan that parking is provided at the rear of the building whereas the customer entrance is at the front of the building. Therefore, the Applicant should address the board regarding their plans to provide a pedestrian walkway from the parking lot to the building entrance.***

RESPONSE: The site configuration with parking in the rear and the main entrance at the front is an existing, inherited condition. A proposed painted walkway directing pedestrians to the public sidewalk at the front of the building has been added to the Site Plan on Sheet A001.

11. ***It shows on the Site Plan that a natural gas generator is proposed at the rear of the building. Therefore, details of the natural gas generator and the reinforced concrete generator pad must be added to the plans.***

RESPONSE: See additional 25kw generator information on A001 and details on sheet A003.

12. ***The Applicant must demonstrate that the proposed natural gas generator will comply with all local, county, and state noise ordinances.***

RESPONSE: The proposed generator will have an anticipated sound level of less than 59db at the nearest lot line when operating and will comply with all local, county, and state noise ordinances. Per N.J.A.C. Section 7:29-1.5 Exception 14, emergency backup generators at commercial facilities are exempt from noise limits.

13. ***It shows on the Site Plan that the existing fences are to be replaced with a 6 ft high anti-climb mini-mesh chain link security fence. Therefore, a detail of the proposed fence must be added to the plans.***

RESPONSE: Fence details have been added to sheet A004.

14. ***It shows on the Site Plan that a 2 part 6 ft high security gate is proposed on the entrance to the easterly driveway and a 3 part 6 ft high security gate is proposed at the exit from the westerly driveway. Details of the proposed gates must be added to the plans.***

RESPONSE: Gate details have been added to sheet A004.

15. ***It shows on the Site Plan that a handicap accessible parking space is proposed in the rear parking lot facing the building. See note that the handicap parking space sign is existing. Therefore, a detail of the handicap accessible parking space markings must be added to the plans.***

RESPONSE: See additional details on sheet A003.

16. ***It shows on the Site Plan that the existing parking lot is to be resurfaced. Therefore, a detail of the proposed resurfacing must be added to the plans.***

RESPONSE: See additional details on sheet A003.

17. ***It shows on the Site Plan that directional arrows are proposed at the site entrance and exit. Therefore, a directional arrow detail must be added to the plans.***

RESPONSE: See additional details on sheet A003.

18. ***The Site Plan includes callouts which state that the compact parking spaces to be 5'-0" x 15'-0" per Section 25-12.1(p) which is incorrect. The Ordinance requires that compact parking spaces be 8'-0" x 15'-0". This discrepancy must be resolved.***

RESPONSE: The compact parking spaces were graphically shown at 8'-0" wide x 18'-0" deep. The note was a typographical error which has been resolved on sheet A001.

19. The Site Plan must be revised to add a stop sign and stop bar at the exit from the site.

RESPONSE: The Site Plan has been updated on sheet A001 and a stop sign detail has been added to sheet A003.

20. It shows on the Elevations on sheet A200 that "Enter Here" and "Do Not Enter" signs are proposed. Therefore, details of the proposed signs must be added to the plans.

RESPONSE: See signage details on sheet A004.

21. The Plans should be revised to provide details of the various free standing , wall mounted, and window signs that are proposed

RESPONSE: Additional signage details have been added to the plans. See updated drawings.

22. The Applicant should address the Board regarding their plans to provide landscaping within the landscape beds on either side of the rear entrance to the building. We note that the landscape could be designed to screen the proposed generator.

RESPONSE: See additional landscape information on the Site Plan, sheet A001 and detail on A003.

Thank you for your time in reviewing this project. Please feel free to contact me with any additional questions and/or comments.

Kind regards,

Ronald TR Elkins

Principal | Registered Architect | LEED AP
NJ License 21A102218200, expiration 07.31.2023

2 point perspective, inc.

1137 W. Webster Avenue
Chicago, IL 60614
Office: 312.268.1822

NJ Certificate of Authority No. 0450940627

(Embossed stamp)