

Diana L. Chandler

From: Anthony Marucci <anthony@marucciengineering.com>
Sent: Wednesday, July 26, 2023 12:08 PM
To: Hess, John; Diana L. Chandler; John R. Dusingberre; Robert Ciottariello; Peter G. Steck (Steckplan@gmail.com)
Subject: Fwd: 606 Mt Pleasant Avenue, West Orange, NJ 07052 (Ciottariello) - Application No. ZB-23-02
Attachments: 2023 07.25 - Site Plans (21-18) 606 Mt Pleasant Ave (West Orange)_REV1.pdf

John,
Hope all is well.

You were not present at the June 15, 2023 Zoning Board meeting for the 606 Mt. Pleasant Avenue application. The application was presented to the board and as a result, we revised the site plans by date of July 25, 2023 to incorporate board member's comments and recommendations.

The next hearing is scheduled for Thursday August 17, 2023, and I wanted to provide these updated plans for your review.

I will provide signed and sealed hard copies to the Board Secretary shortly.

The significant changes are as follows:

1. The storage bins are shifted to 12 feet beyond the rear line of the residential properties to the east, in order to provide a better buffer with a double row of arborvitae trees.
2. The rear area is stone pavement, that cannot be striped, but we show sufficient space to park the applicant's trucks with the box trailers.
3. The steep slope is eliminated behind the detached garage, utilizing low retaining walls.
4. Although there is no increase in runoff due to the stone pavement, we added a drywell system to collect runoff from the higher elevations.
5. The entire rear area is fenced, to eliminate encroachment onto township property.
6. Details for fencing, sliding gate and plantings have been added.
7. Applicant agreed with the board's recommendation to add significant landscaping

to the front of the property.

During the hearing, I also addressed your report dated March 21, 2023.

B. DESIGN COMMENTS

1.
 - a). There are no existing or proposed deed restrictions
 - b). Permit will be required from Hudson-Essex-Passaic Soil Conservation District
 - c). The drainage area is limited to the two adjacent residential properties to the east of the subject property.

The township has created a very large berm around their recycling facility that diverts runoff away from our property.

- d). Drainage calculations can be provided if necessary, however, the stone pavement will not increase runoff.
 - e). No solid waste will be generated as a result of this application. The residential dwelling will perform refuse/recycling operations as required by all residents.
 - f). There is no COAH obligation, as testified by Township Planner, Paul Grygiel.
 - g). A waiver was requested for a traffic report, and agreed to by the board.

2. The board accepted the waiver request for an Environmental Impact Statement.

3. The applicant's attorney explained the relationship between Rachel & Robert Ciottariello and Creative Concepts Landscaping.

4. Based on the hours of operation, no site lighting is needed. Testimony was provided at the hearing. Note: Operations are very limited during winter months.
5. There is no public parking required at the site. Board agreed EV parking space is not required.
6. Paul Grygiel, Township Planner, testified that the Steep Slope Ordinance does not apply to this application.
7. Testimony was provided that there are no public sidewalks along the vicinity of the subject property. However, should the board require sidewalks along the frontage, the applicant will comply.
8. The setback is increased to 12 feet behind the rear property lines of Lots 15.01 and 15.02 and two rows of arborvitae are proposed.
9. The area between the proposed bins and rear property line of the residential lots to the east is increased to two rows of arborvitae, and a planting detail is added to the plan.
10. Fence details are added to the plan.
11. Sliding gate detail is added to the plan.
12. The size of the parking spaces are increased to show that adequate space exists for the applicant's trucks, with the box trailers attached.
13. The list of vehicles and equipment proposed on the site is shown on the revised site plan, and has been testified to by the applicant.
14. Testimony has been provided by the applicant as to the number and type of vehicles, trailers and other equipment to be stored on-site.
15. The encroachment issue is resolved by providing a fence along the rear property line.
16. The slope issue is resolved adjacent to the rear line of lots 15.01 and 15.02 by increasing the space between the property line and the proposed bins.
17. The slope behind the detached garage has been significantly reduced.
18. The fill area will consist of clean stone.
19. The sidewalk detail previously shown on Sheet 6 has been removed.

I trust the revised plans and my responses to your report will be satisfactory.
Should you have any questions or wish to discuss, you can reach me on my cell @ 973-476-1121.
Otherwise, I hope to see you at the next hearing.

Also, we will introduce an aerial of the subject property, and photos of the trucks/box trailers and other equipment, at the next hearing.

Thank you,

Anthony Marucci, P.E., L.S., P.P.
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Please note our new mailing address

----- Forwarded message -----

From: **Rocco M** <marucci.rocco@yahoo.com>
Date: Tue, Jul 25, 2023 at 8:13 PM
Subject: 606 Mt Pleasant Avenue, West Orange, NJ 07052 (Ciottariello) - Application No. ZB-23-02
To: Anthony Marucci <anthony@marucciengineering.com>