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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: *August 10, 2023*

Re: *Application No. ZB-23-02
Robert & Rachel Ciottariello
Preliminary & Final Site Plan with
'C' and 'D' Variances - Review #2
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. Dusenberre, 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 Site Plan drawings (6 sheets) prepared Anthony Marucci, PE, PLS, PP with Marucci Engineering Associates, LLC of Whippany, New Jersey and bearing a latest revision date of July 25, 2023.
- A July 26, 2023 e-mail from Anthony Marucci to the West Orange Zoning Board and our office which addresses the changes that have been made to the plans and the comments in our March 21, 2023 review memorandum.

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

- 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.



Chairman and Members of the West Orange Township Zoning Board
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- 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.
- 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 the rear of the property and use it for the storage of vehicles, equipment and landscaping materials. The Applicant also proposes to install five (5) concrete storage bins, five (5) 9 ft x 35 ft parking spaces for trucks with trailers, a retaining wall, fencing and arbor vitae to screen the enclosed area from the neighboring properties. In addition, the Applicant proposes to install four (4) drywell chambers at the southwest corner of the site to collect the runoff from the higher areas of the site. The existing residential dwelling is to remain. We note that three (3) parking spaces are proposed outside of the fenced area for the residential use.

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 #34 – *Drainage Area Map.*
 - b) Item #35 – *Drainage Calculations.*
 - c) Item #46 – *Solid waste management plan.*
2. The Applicant has requested the following waivers:



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- a) From submitting an Environmental Impact Statement.
- b) From submitting a Traffic Report.
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. It remains for this discrepancy to be resolved.
4. The Applicant should address the Board regarding their plans to install curb and sidewalk along the site frontage.
5. It shows on sheet 4 that the Applicant has increased the proposed setback from 10 ft to 12 ft from the rear lot line of lots 15.01 and 15.02 to the proposed concrete block storage bins. In addition, two (2) rows of arborvitae are proposed within this area. Our office remains 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 mitigate the noise impacts on the adjoining lots.
6. 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. These parking spaces will be 9' x 35' and are proposed for parking of trucks with trailers.
7. The Applicant should address the Board regarding the anticipated number of employees at the site and where the employees will park.
8. Sheet 6 includes a calculation of the infiltration/drywell storage volume. The calculation is based on a proposal to store and infiltrate 2" of rainfall over the gravel parking area. The Applicant should address the Board regarding how the infiltration of 2" of runoff was selected as it is less than the NRCS 1-year, 24-hour rainfall frequency of 2.8" for Ocean County.
9. In order to verify that the drywells will function as designed, the following additional information is required:
 - a) A soil boring must be performed at the location of the proposed drywells to demonstrate that the existing soils are suitable.
 - b) A permeability test must be performed at the location of the drywells to demonstrate that the drywells will function as designed.
 - c) Time to drain calculations must be provided to demonstrate that the drywells will drain within a maximum of 72m hours following the storm event.

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.