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MEMORANDUM

To	Township of West Orange Planning Board 66 Main Street, West Orange, NJ 07052
From	Chirag V. Thakkar, P.E., LEED AP
Info	Gibbons P.C.
Date	March 20, 2024
Re	PB 24-05: Evaluation of Existing Conditions / Ground Cover for Yerrr Canna LLC 76-82 Ashland Avenue, West Orange, NJ 07052

Project Overview

Yerrr Canna LLC plan to lease the existing two-story metal building located at 76-82 Ashland Avenue (Block 62, Lot 22.01) and change the use of the building to a Class 1 Cannabis Cultivator use. Based on the "Location Survey of Property", prepared by Manno Surveying, Inc. dated 11/29/22, the subject property is approximately 0.89 acres with four (4) detached buildings on the site: one-story masonry building (No. 78), two-story frame building (No. 80), three-story brick building (No. 76), and two-story metal building. The existing two-story metal building at the rear of the property is the subject of application and the only building where the use is proposed to be changed. *The sole purpose of this memo is to summarize the findings of our evaluation of the existing ground cover and drainage patterns on the existing property which are noted below.*

Evaluation of existing ground cover/ Site Conditions

The ground cover of the existing site has been evaluated based on historical aerial images and a visual inspection of the site on March 15, 2024. The Historical Aerial Exhibit shows that the area between the existing buildings has been paved for over 20 years. The photos from the visual inspection of the site shown in the Photo Exhibit further provide evidence that the parking lot is paved. Based on the visual inspection, the portion of the site is covered by existing pavement that has deteriorated over time and in several areas has been covered with dirt and/or gravel (Refer to Photo 12). However, visual evidence was observed of the existence of past pavement/asphalt in the portions where the site is now covered with dirt and/or gravel underneath.

Drainage Patterns and repaving

Based on our site visit, the existing site is generally flat, with the current parking lot & drive aisle areas sloped towards the existing inlets on site. Therefore, it is our opinion that the parking lot/drive aisle area can be resurfaced /repaved to maintain drainage to the existing inlets and thereby maintaining the existing drainage patterns on the site.

A handwritten signature in blue ink, appearing to read "Chirag V. Thakkar", is written over a faint, circular, textured background.

Chirag V. Thakkar, PE
NJ LIC. No. 24GE04451600

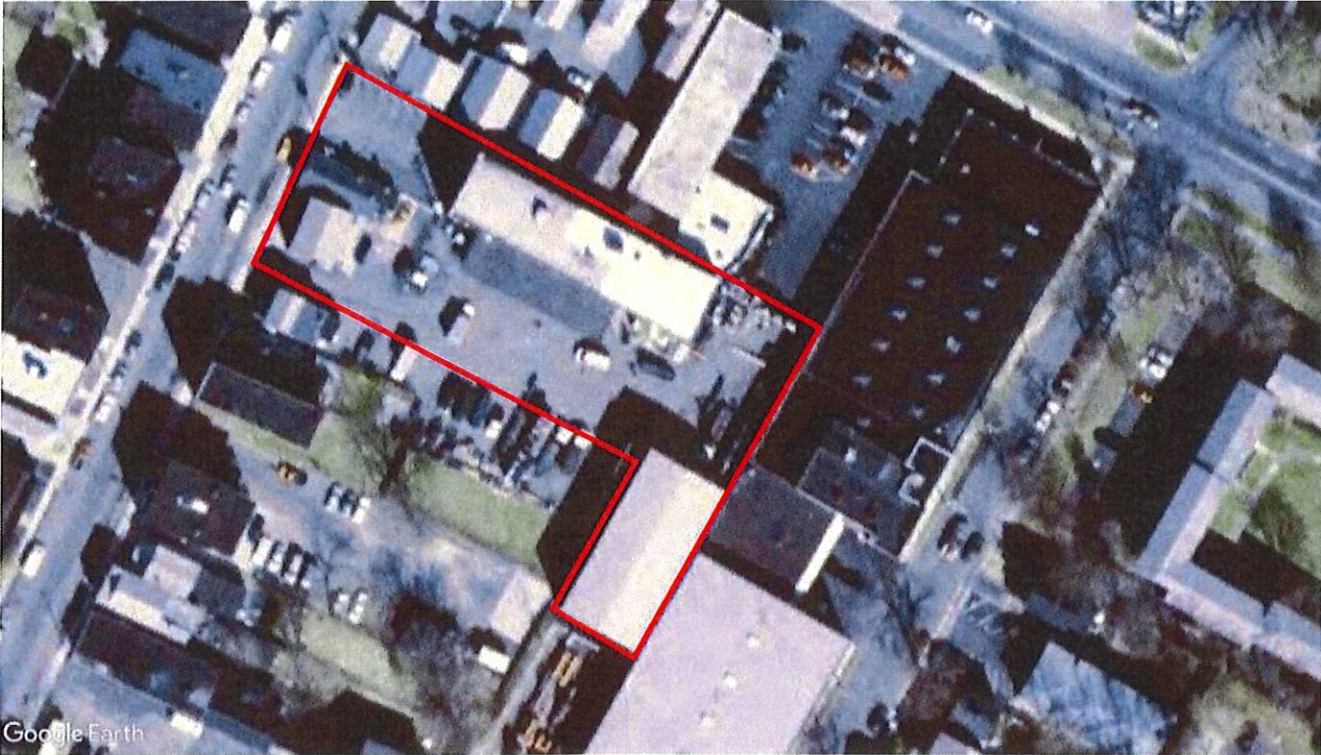


Photo 1: 2001 Aerial Image from Google Earth

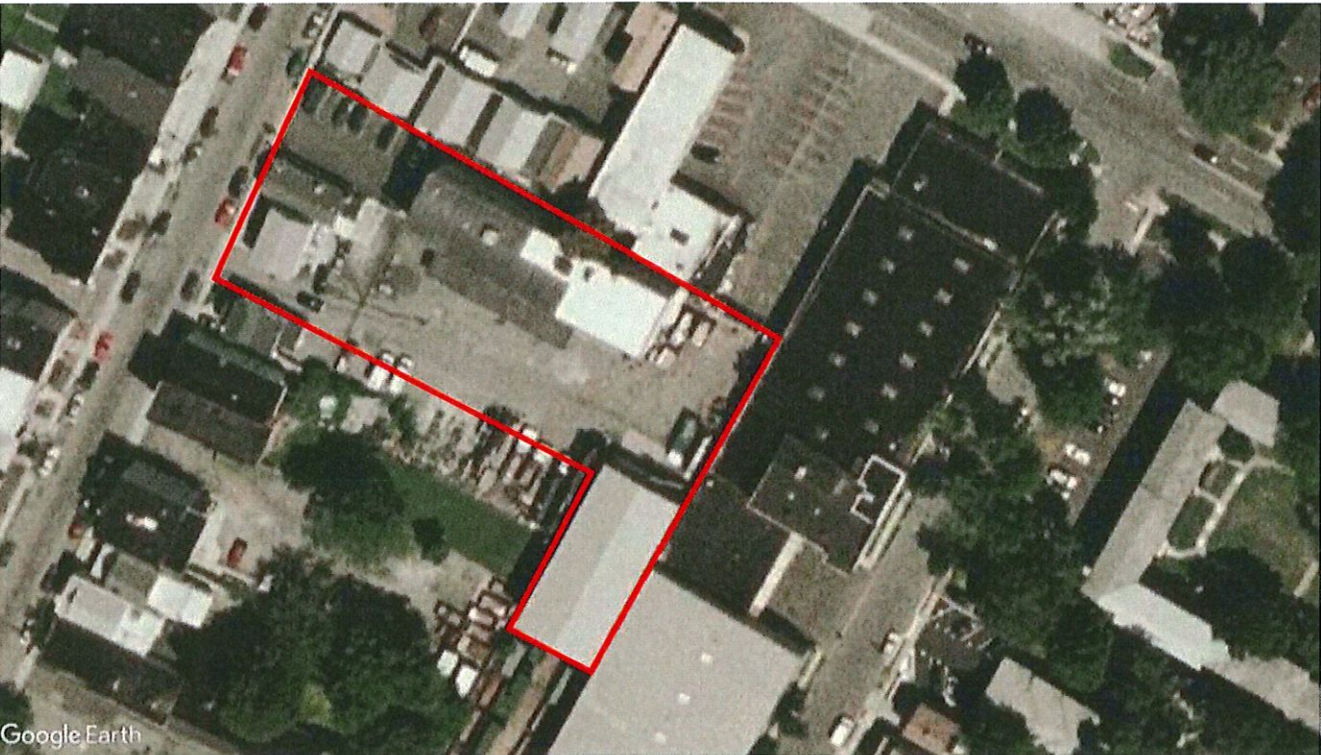


Photo 2: 2007 Aerial Image from Google Earth



Photo 3: 2012 Aerial Image from Google Earth

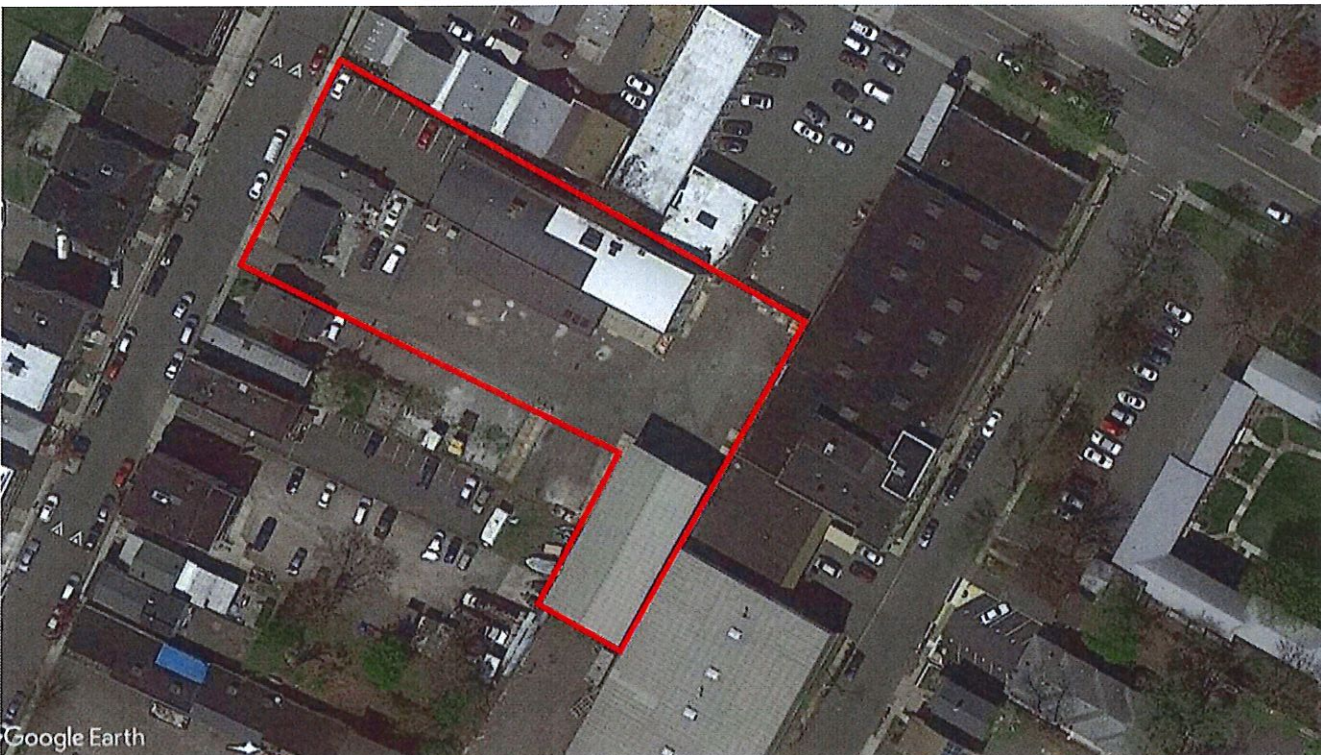
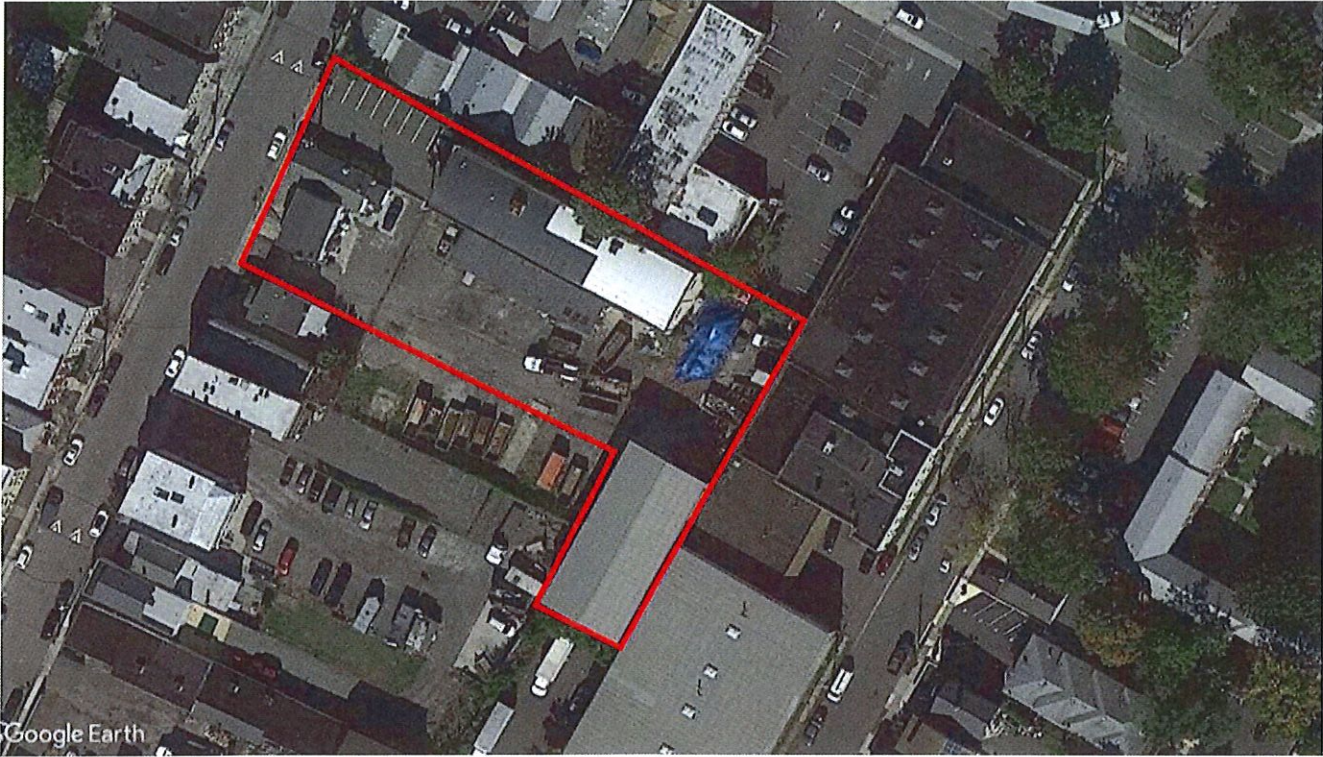
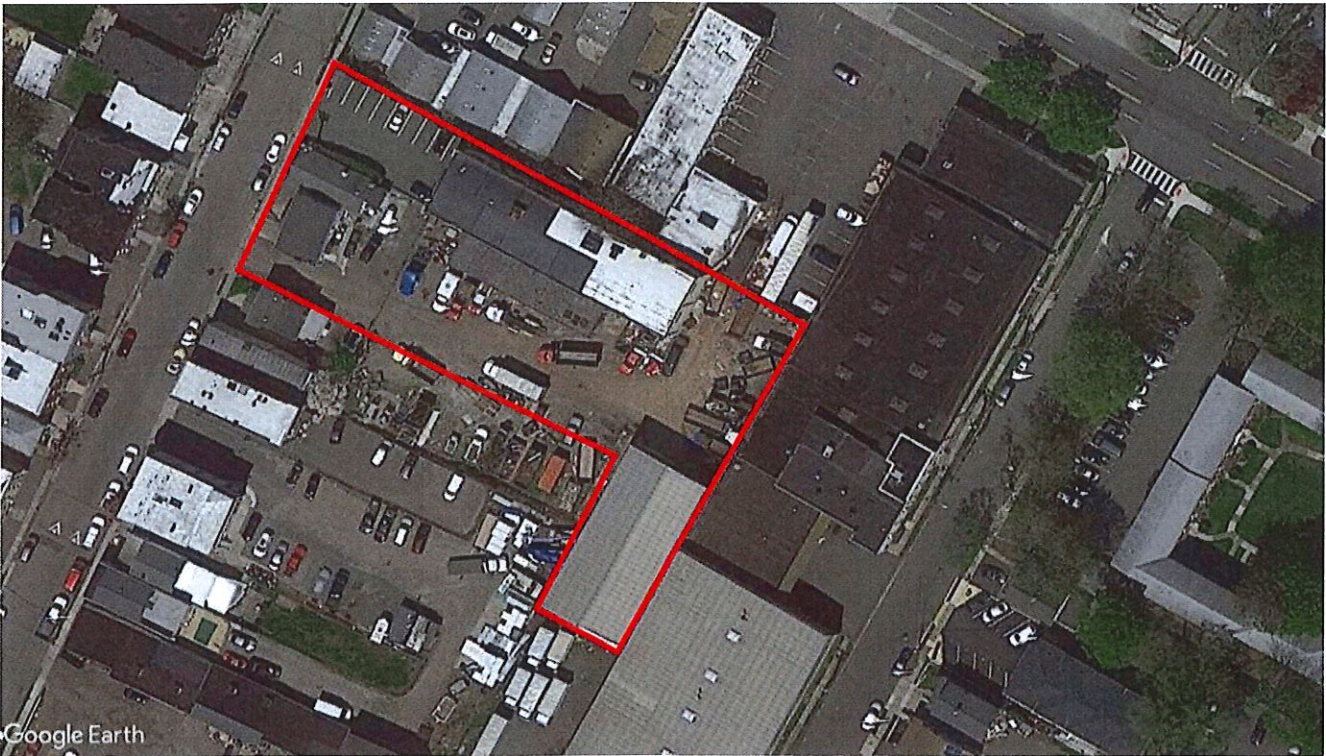


Photo 4: 2016 Aerial Image from Google Earth



Google Earth
Photo 5: 2020 Aerial Image from Google Earth



Google Earth
Photo 6: 2022 Aerial Image from Google Earth

NOTE: OFFSETS SHOWN HEREIN ARE FOR FILE PURPOSES ONLY. ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION. THE CERTIFICATION IS MADE ONLY TO THE PLANNED PARTIAL PURCHASE AND/OR REVERSION OF HEREIN DESCRIBED PROPERTY BY THE ABOVE PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO USE OF SURVEY FOR BURNET AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INTENDED WITHOUT THE UNDERSIGNED SEAL OF THE SURVEYOR, SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAYS OF RECORD, SUBJECT TO ANY FACTS THAT A TITLE SEARCH WOULD DISCLOSE. SUB-SURFACE UTILITIES HAVE NOT BEEN LOCATED OR OTHERWISE INDICATED.

PHOTO EXHIBIT
DATE: 3-18-2024
SCALE: N.T.S.

ASHLAND AVENUE (50' WIDE) (FORMERLY BEAVER STREET)

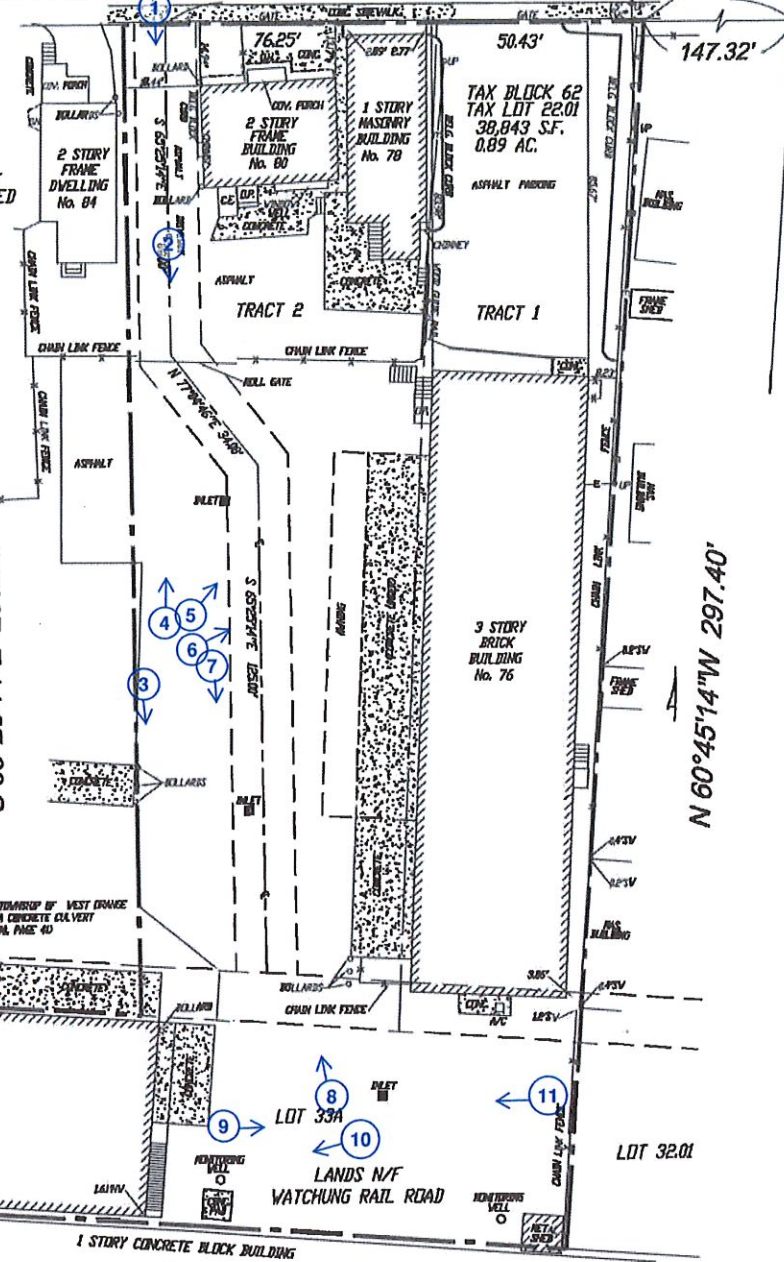
DEED 171A
BOOK 768
PAGE 168

S 25°24'46"W 126.68'

P.O.B.

LOT 21
LANDS N/F
CHARLES REED

FOR ROAD TO CENTER LINE OF
15' WIDE ACCESS EASEMENT
FOR A STORM WATER SEWER AND
DRAINAGE FACILITY TO THE
TOWNSHIP OF WEST ORANGE
DEED BOOK 3093, PAGE 102



PARK AVENUE
(100' WIDE)

N 60°45'14"W 297.40'

S 65°25'14"E 239.73'

S 66°46'57"E 50.27'

S 29°14'46"W 104.49'

N 29°14'46"E 206.11'

WAIVER OF SETTING CORNER MARKERS OBTAINED
FROM ULTIMATE USER PURSUANT TO THE BOARD
OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
REGULATION. N.J.A.C. 13:40-5.1(d)

LOCATION SURVEY OF PROPERTY OF
ASHLAND PROPERTIES LLC, A NEW JERSEY LIMITED LIABILITY COMPANY
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N.J.

CERTIFIED TO:
ASHLAND PROPERTIES LLC, A NEW JERSEY LIMITED LIABILITY COMPANY

MANNO SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
543 POST AVE. LYNDBURST, N.J. 07071
TEL. (201) 438-7454 FAX (201) 460-0132
EMAIL: VLEVEL42@gmail.com

SCALE:	1" = 30'	DATE:	11/29/2022
TAX MAP LOT:	22.01	TAX MAP BLOCK:	62
FILE MAP LOT:		FILE MAP BLOCK:	
MAP REFERENCE: BEING KNOWN AND DESIGNATED AS LOT 22.01 IN BLOCK 62 AS SHOWN ON THE TAX MAP IN THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, STATE OF NEW JERSEY.			

Job No. 22-543

Title Company No.

Vincent Manno, Professional Land Surveyor
Lic. No. 24GS03538400
Anthony J. Manno, Founder 1936-2011
CERTIFICATE OF AUTHORIZATION NO. 24GA28191300



Photo 1: From Ashland Avenue looking east towards the site



Photo 2: Looking east near existing fence and gate



Photo 3: Inside fenced area looking east towards 2-story metal building



Photo 4: Looking west towards Ashland Avenue.



Photo 5: Looking north towards corner of property



Photo 6: Looking North towards 3-story building



Photo 7: Looking east towards corner of 3-story and 2-story buildings



Photo 8: Looking northwest towards existing 3-story building and parking lot



Photo 9: Looking north towards existing parking lot and fence in front of 2-story metal building



Photo 10: Looking southeast towards existing 2-story metal building

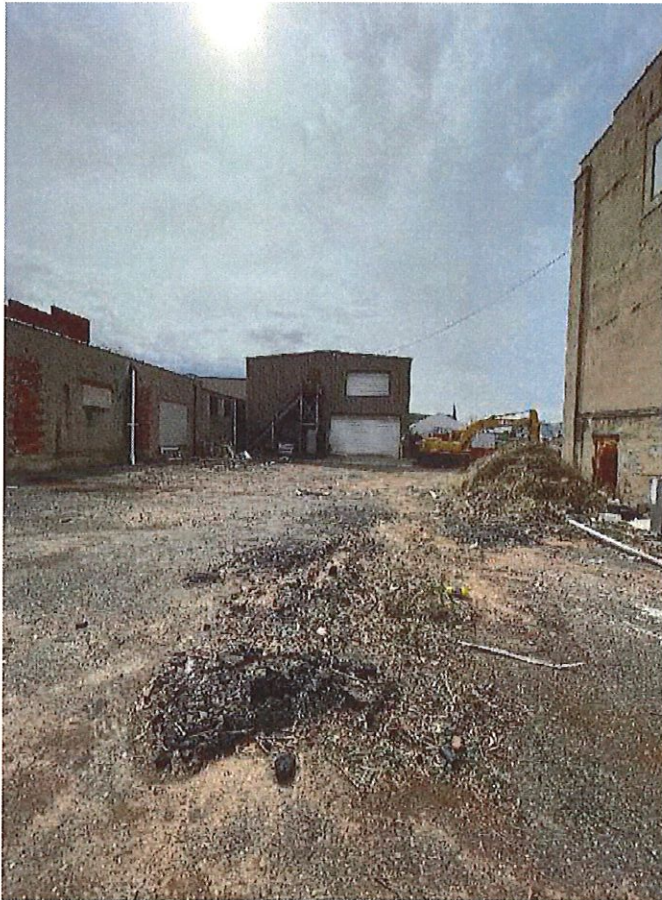


Photo 11: In front of existing fence looking south towards existing 2-story metal building



Photo 12: Existing Parking Lot Conditions