

MARUCCI ENGINEERING ASSOCIATES, LLC
ENGINEERS • SURVEYORS • PLANNERS

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Post Office Box 509
Cedar Knolls, NEW JERSEY 07927

PHONE (973) 887-3066
FAX (973) 887-3066

Via Hand Delivery

February 26, 2024

Jamilet Baquerizo Vite, Planning Board Secretary
Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052
(973) 325-4108

RE: B & L Realty, LLC
106 Ashland Avenue & 5 White Street
Township of West Orange, Essex County, New Jersey
Tax Map Block 62 - Lot 1
Application No. PB-23-12

Dear Jamilet Baquerizo Vite:

Enclosed please find a summary of the site plan revisions for the above referenced project. The plans have been revised by latest revision date of February 23, 2024, and per the Site Plan Review Advisory Board meeting comments held January 9, 2024, and Township Planner's review memo dated January 10, 2024.

Below is a point-by-point response to each of the comments received to date and to assist in the review in an effort to satisfy all comments for scheduling a board hearing.

Response to Comments:

- Concrete wheel stops have been provided have been provided at the striped parking stalls adjacent the edge of pavement and fence along the side boundary, shown on the Site Layout & Dimensional Control Plan, Sheet #3.
- Additional dimensions have been provided to the relocated fences/gates at Ashland Avenue and dimensions from the existing storm culvert easement to the existing/proposed buildings, shown on the Site Layout & Dimensional Control Plan, Sheet #3.

- The entire parking lot and driveway areas have been noted to be resurfaced with new asphalt pavement and repairs of base course & subbase as needed, shown on the Site Layout & Dimensional Control Plan, Sheet #3.
- Two (2) electric vehicle (EV) charging parking stalls have been added to the plans, shown on the Site Layout & Dimensional Control Plan, Sheet #3.
- The existing fences and gates have been relocated back from the Ashland Avenue sidewalk and plantings provided between the sidewalk and fence areas, shown on the Site Layout & Dimensional Control Plan, Sheet #3.
- A note has been added to indicate that the new driveway/garage door access at the white street shall be equipped with a pedestrian warning device activated with vehicular movements, shown on the Site Layout & Dimensional Control Plan, Sheet #3.
- A note has been added to indicate that per the National Flood Hazard Layer on the FEMA FIRM flood maps, the subject property is situated within the 0.2% annual chance flood, or 500-year zone, shown on the Site Layout & Dimensional Control Plan, Sheet #3.
- A vehicular turning template with an AASHTO (SU) Single Unit Truck has been prepared to confirm that the applicant's largest vehicles can access the parking lot and garage storage areas, shown on the Site Layout & Dimensional Control Plan, Sheet #3.
- A note has been added to indicate that the Applicant/Owner shall CCTV video-inspect the existing Township storm culvert through the property and coordinate documentations as such tot the Township Engineering Department as a condition of approval, shown on the Grading, Drainage, & Utility Plan, Sheet #4.
- The Grading, Drainage, & Utility Notes are provided on the plans that confirms that the proposed improvements do not increase the impervious surfaces on the subject property. The existing property conditions is a fully developed warehouse & storage yard, and the proposed improvements will reconstruct the warehouse buildings and storage yard/parking areas. The existing drainage conditions from the developed site collect into existing onsite inlets that are piped directly into the Township storm culvert. The proposed improvements will maintain these existing onsite storm inlets and connection points by only providing additional storm collection structures. Since the proposed improvements dos not increase the impervious coverage for the project the storm drainage calculations does not change the storm runoff volumes, peak flows, or the drainage point of analysis. These drainage notes confirming the drainage conditions being consistent with the existing conditions are shown on the Grading, Drainage, & Utility Plan, Sheet #4.

- A concrete wheel stop detail has been provided on the plans, shown on the Construction Details, sheet #6.
- An existing sign detail/photograph has been shown on the plans, both shown on the Site Layout & Dimensional Control Plan, Sheet #3, and the Construction Details, sheet #6.

If you have any questions or require any additional information concerning this project, please do not hesitate to contact our office at any time. You can email me at anthony@marucciengineering.com or contact my office at (973) 887-3066.

Thank you again in advance to your assistance on this matter.

Respectively Submitted,



Anthony Marucci, PE-LS-PP
PE & PLS, New Jersey License No. 25573
PP, New Jersey License No. 2124

cc: Frank Ench
Richard Schkolnick, Esq.
Lisa Phillips, PP, AICP
Rocco Marucci PE, CME