

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME
KEITH CHIARAVALLI, PE, CME

MEMORANDUM

To: *Chairman and Members of the
West Orange Planning Board*

From: *John J. Hess, PE, PP, CME
Planning Board Engineer*

Date: *March 25, 2024*

Re: *Application No. PB 23-12
L & B Realty Group LLC
Preliminary & Final Site Plan with "C" Variances - Review #1
106 Ashland Avenue & 5 White Street
Block 62, Lot 1
Our File: VWRP0062.01*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Zayibeth Carballo, PE, PLS, PP – Ass't Municipal Engineer
Diana McGovern, Esq. – Planning Board Attorney
L & B Realty Group LLC - Applicant
Richard Schkolnick, Esq. – Applicant's Attorney
Anthony Marucci, PE, PLS, PP – Applicant's Engineer
Parette Somjen Architects LLC – Applicant's Architect
Lisa Phillips, 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" Variances for the above referenced property:

- A set of Preliminary/Final Site drawings (6 sheets) prepared by Anthony Marucci, PE, PLS, PP with Marucci Engineering Associates, LLC of Cedar Knolls, New Jersey and bearing a revision date of February 23, 2024.
- A set of unsigned architectural plans (3 sheets) prepared by Parette Somjen Architects LLC of Rockaway, New Jersey dated November 6, 2023.
- A copy of a February 26, 2024 letter from Anthony Marucci, PE, PLS, PP to the West Orange Planning Board which addresses the comments from the Site Plan Review Advisory Board (SPRAB) meeting on January 9, 2024.
- A completed Application Form dated December 4, 2023.
- A Proposal/Project Narrative prepared by Lisa Phillips, PP dated November 29, 2023.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.



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- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated November 15, 2023 which states that the taxes are paid until January 31, 2024 and the 2023 sewer charges are paid in full.
- A Buffer Report which lists the owners within 200 feet of Block 62, Lot 1 from the Office of the West Orange Tax Assessor dated September 27, 2023.
- A copy of a Deed dated November 22, 2023 which conveyed Block 62, Lot 1 from Chabala, LLC to L&B Realty Group LLC.

We have reviewed the information submitted in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract which fronts on the northerly side of White Street and the easterly side of Ashland Avenue. It is located in the I Industry District and has an area of 32,109.2 sf or approximately 0.737 acres. The property is currently occupied by an existing 5,632 sf, 1 story masonry building (Building A); an existing 1,240 sf, 2½ story frame building (Building B); an existing 8,497 sf masonry building which varies from 1 story to 3 stories in height (Building C); and a paved drive aisle and parking lot. The existing uses at the site include warehouse, storage yard and offices. Access is provided to the site via 2-way driveways from White Street and Ashland Avenue. In addition, there are 15 existing parking spaces at the site.

The Applicant is seeking Preliminary & Final Site Plan approval to permit the following improvements at the site:

- To demolish a portion of Building A.
- To renovate/expand Building A.
- To add a garage door on the southerly side of Building C to provide access from White Street.
- To renovate the interior of Building C.
- To provide 25 off-street parking spaces consisting of 17 exterior parking spaces and 8 interior garage spaces including 1 handicap accessible parking space and 2 electric vehicle parking spaces.
- To relocate the driveway entrance from Ashland Avenue.

B. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:
 - a) Item #25 – *Requested or obtained design waivers or exceptions.*



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- b) Item #31 – *Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond the subject property.*
 - c) Item #33 – *Existing system of drainage of subject site and of any larger tract or basin of which it is a part.*
 - d) Item #35 – *Drainage Calculations.*
 - e) Item #47 – *Site identification signs, traffic control signs and directional signs.*
 - f) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*
2. The Applicant has not requested any waivers as part of this application for Preliminary & Final Site Plan approval.
 3. A Planning Board Approval Block must be added to the architectural plans.
 4. The architectural plans must be signed and sealed by the licensed Architect preparing same.
 5. The Applicant should address the Board regarding the anticipated hours of operation for the proposed uses at the site.
 6. Note #3 on sheet 1 of the site plan drawings states that waste from the storage buildings will be contained within a new enclosure shown on the plans and placed curbside on collection days. However, no enclosure is shown on the plans. Therefore, the Applicant should address the Board regarding their plans to provide a trash enclosure at the site.
 7. The plans must be revised to include a detail of the proposed electric vehicle charging stations.
 8. It shows on the architectural plans that Building A will be occupied by three (3) separate tenants. The Applicant should address the Board to clarify the types of tenants that will occupy the building.
 9. It shows on the site plan drawings that Building A is 1 story, Building B is 2½ story and Building C varies from 1 story to 3 stories. However, the parking calculation on sheet 1 of the site plan drawings appears to be based on the footprint of each building and doesn't take into account the additional floor area in the multistory buildings. This discrepancy must be resolved.
 10. The parking calculation on sheet 1 shows that the required parking has been calculated based on the warehouse/wholesale business requirement of 1 parking space per 600 sf of gross floor area. The Applicant must demonstrate to the Board that the proposed uses qualify as warehouse/wholesale business uses.



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11. It states in the Proposal/Project Narrative that 25 parking spaces are proposed of which 17 will be exterior spaces and 8 will be interior garage spaces. Therefore, the plans must be revised to show the locations of the interior garage spaces.
12. The Applicant should address the Board regarding whether any of the proposed tenants will own or operate trucks as part of their business. If so, then the Applicant must clarify the types of trucks, the number of trucks and where they will be parked. We note that the plans show that 9'x20' parking spaces are proposed which is not adequate for larger trucks.
13. The plans include a turning template for an AASHTO Single Unit (SU) Truck.
14. The Applicant should submit a turning movement plan to the Board to demonstrate that adequate maneuvering room is available for emergency vehicles.
15. Sheet 2 must be revised to show the exterior dimensions and the gross floor area of the existing buildings. In addition, sheet 3 must be revised to show the exterior dimensions and the gross floor area of the proposed buildings.
16. It shows on sheet 3 that the Applicant proposes to add a garage door on the southerly side of Building C to allow access to the building from White Street. We note that the existing building encroaches over the property line by 0.5 ft and abuts the existing sidewalk along White Street. Sheet 3 includes a note which states that the door will be equipped with a pedestrian warning device to be activated with vehicular movements. The Applicant should provide testimony to the Board regarding how the pedestrian warning device will operate. In addition, consideration should be given to the installation of mirrors on either side of the garage entrance.
17. Site Plan Note #2 on sheet 3 states that *"Security lighting will be installed over all pedestrian & overhead doors pursuant to the Construction Codes. No site lighting is proposed at this time as the facility is private and secure/fenced after hours per the Owner/Applicant. Access to the Facility is by occupants only"*. Therefore, the Applicant requires a waiver from the requirement to provide site lighting as required by Section 25-14 of the Land Use Regulations.
18. Sheet 3 includes a callout that the existing fence and gates on Ashland Avenue will be relocated and replaced as necessary for the relocated driveway. Therefore, a fence and gate detail must be added to the plans.
19. It states on sheet 3 that the entire parking lot and driveway areas are to be resurfaced. In order to maintain the existing grades, the plans should note that the existing pavement is to be milled prior to resurfacing.
20. It shows on sheet 3 that sixteen (16) boxwoods are proposed along the Ashland Avenue site frontage. However, Site Plan Note #1 on sheet 3 states that "no landscaping is proposed at this time". This discrepancy must be resolved.



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21. A planting detail for the proposed boxwood should be added to the plans.
22. It shows on the plans that a Storm Sewer Right-of-Way traverses the site. A copy of the storm sewer right-of-way documentation should be submitted to the Board. The Applicant must demonstrate that there are no restrictions to the improvements that are proposed at the site.
23. It shows on sheet 4 that the Applicant proposes to install a drainage system with three (3) inlets in the parking lot to collect the runoff from the proposed development. In addition, the Applicant proposes to connect the roof runoff from Building A to the new drainage system. The new drainage system will connect to an existing inlet located on-site. The Applicant has not submitted any information regarding the design of the drainage system. At a minimum, the applicant should submit an existing and proposed stormwater analysis to the Board to verify that the existing peak flow rates are maintained or reduced.
24. The slopes of the proposed drainage pipes shown on sheet 4 do not agree with the slopes calculated by our office. The proposed slopes shown on the plans must be reviewed and corrected accordingly.

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.