



MEMORANDUM

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

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

Date: *April 18, 2024*

Re: *Application No. PB 24-06
410 Main St. Holdings, LLC
Preliminary & Final Site Plan with "C" Variances - Review #1
410 Main Street
Block 113, Lots 262, 264 & 308
Our File: VWRP0113.01*

CC: *Zayibeth Carballo, PE, PLS, PP – Municipal Engineer
Diana McGovern, Esq. – Planning Board Attorney
George Wheatle Williams, PP – Planning Board Planner
410 Main St. Holdings, LLC - Applicant
Benjamin Wine, Esq. – Applicant's Attorney
Aliasgar Rangwala, PE – Applicant's Engineer
Harold K. Maltz, PE – Applicant's Engineer
Yogesh Mistry, RA – Applicant's Architect
Dresdner Robin – Applicant's Planner
Allstate Mapping and Layout – Applicant's Surveyor*

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:

- An unsigned set of Preliminary/Final Site drawings (13 sheets) prepared by Aliasgar Rangwala, PE with SMBT Consultants of East Brunswick, New Jersey dated January 16, 2024.
- A set of architectural plans and renderings (4 sheets) prepared by Yogesh Mistry, RA with Mistry Design of Budd Lake, New Jersey dated December 21, 2023.
- A print of an unsigned Topographic Survey (1 sheet) prepared by Allstate Mapping and Layout of Bloomfield, New Jersey dated June 3, 2023.
- An unsigned report entitled "Justifications of Variances" prepared by Dresdner Robin of Jersey City, New Jersey dated January 8, 2024.
- An unsigned Trip Generation and Parking Analysis report prepared by Harold K. Maltz, PE, PP with Hamal Associates, Inc. of West Orange, New Jersey dated January 12, 2024.
- A completed Application Form dated January 23, 2024.

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CONSULTING AND MUNICIPAL ENGINEERS

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

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Chairman and Members of the West Orange Township Planning Board
Re: 410 Main St. Holdings, LLC (PB 24-06)
Preliminary & Final Site Plan with "C" Variances - Review #1

April 18, 2024
Our File No. VWRP0113.01
Page 2

- A completed application for Tree Removal and Replacement Permit dated January 29, 2024.
- A completed Affidavit of Ownership and Consent.
- An unsigned Proposal which describes the proposed development.
- A completed Site Plan/Subdivision Checklist.
- A completed Checklist of Required Items for "C" and "D" Applications and Interpretations and Appeals.
- A completed Sustainability Checklist Form.
- A Solid Waste Management Plan.
- A List of Outside Agency Approvals.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated November 6, 2023 which states that the taxes for block 113, lots 262, 264 & 308 are paid until October 31, 2023 and the 2023 sewer charges are paid in full.
- A Buffer Report which lists the owners within 200 feet of Block 113, Lots 262, 264 and 308 from the Office of the West Orange Tax Assessor dated November 2, 2023.

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 located on the southwest corner of the intersection of Main Street (CR 659) and Park Drive North. It is located in the B-2 General Business District and has an area of 11,934 sf or approximately 0.274 acres. The property is presently occupied by an existing 2 story residential dwelling, a frame shed and a wood patio.

The Applicant is seeking Preliminary & Final Site Plan approval to demolish the existing structures and to construct a new 3 story mixed use building at the site. The building will include 12 rental apartment units and 900 sf of commercial space. The apartment units will consist of eight 2-bedroom units, two 2-bedroom units and two 1-bedroom+den units.

Parking for 13 vehicles is proposed on the ground floor of the building. The parking spaces will include 1 handicap accessible parking space and 2 electric vehicle parking spaces. In addition, an underground stormwater management system is proposed under the building to mitigate the increase in runoff from the site.

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:



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Re: 410 Main St. Holdings, LLC (PB 24-06)
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April 18, 2024
Our File No. VWRP0113.01
Page 3

- a) Item #2 – *Signed and seal construction plans are required.*
 - b) Item #13 – *The bearings and length of the inner parcel lines of the tract need to be provided.*
 - c) Item #33 – *Existing system of drainage of subject site and of any larger tract or basin of which is a part.*
 - d) Item #34 – *Drainage Area Map.*
 - e) Item #35 – *Drainage Calculations.*
2. The Applicant has requested the following waivers as part of this application for Preliminary & Final Site Plan approval:
- a) Item #20 – *Copy and/or delineation of any existing or proposed for or dedicated to public use.*
 - b) Item #21 – *Any existing or proposed easement or land reserved for or dedicated to public use*
 - c) Item #22 – *Development stages or staging plans*
 - d) Item #28 – *All existing street, water courses, flood points, wetlands or other environmentally sensitive areas on and within 200' of site.*
 - e) Item #29 – *Existing right-of-way and/or easements on and within 200' of tract.*
 - f) Item #42 – *Proposed Street names*
 - g) Item #49 – *Vehicular and pedestrian circulation patterns*
 - h) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*
3. The 200' Property Owners List on sheet 1 of the site plan drawings is incomplete and must be updated.
4. The direction of the north arrow on the Zoning Map on sheet 1 is incorrect and must be corrected.
5. The USGS Location Map on sheets 2-13 references Franklin Township, Somerset County, NJ which is incorrect and must be corrected.
6. The Applicant should address the Board regarding the type of commercial use that is proposed at the site.
7. The Applicant should address the Board regarding the anticipated hours of operation for the proposed commercial use at the site.



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Re: 410 Main St. Holdings, LLC (PB 24-06)
Preliminary & Final Site Plan with "C" Variances - Review #1

April 18, 2024
Our File No. VWRP0113.01
Page 4

8. The Applicant should address the Board regarding whether the proposed parking spaces will be assigned..
9. The Applicant should address the Board regarding how deliveries will be handled to the site.
10. It shows on Google Earth that the existing curbing along Park Drive North is Belgium block. Therefore, the plans should specify the installation of Belgium block curbing along Park Drive North.
11. It shows on Google Earth that there is a band of pavers between the curb and sidewalk along the Main Street frontage of the site. The Applicant should address the Board regarding their plans to maintain this band of pavers when the sidewalk is replaced.
12. It shows on Google Earth that Park Drive North is a one way street to the west. Therefore, it is our recommendation that a one-way sign and a left turn only sign be installed on the north side of Park Drive North opposite the proposed driveway.
13. It states in the Solid Waste Management Plan that the trash and recyclables will be collected in the trash room and picked up on Park Drive North. However, it shows on the plans that the trash room is accessed via a door from Main Street. The Applicant should address the Board to confirm that trash and recyclables pick up will not occur along the Main Street site frontage.
14. The Applicant should address the Board regarding the anticipated times for the trash and recyclables pickup.
15. Sheet 5 should be revised to show the dimensions of the proposed parking spaces and the drive aisle within the garage.
16. It shows on the architectural plan that the drive aisle in the garage will be 22.0 ft wide whereas a minimum drive aisle width of 24 ft is required. Therefore, the Applicant requires a waiver from the required drive aisle width.
17. Our office is concerned with access to the first parking space on the right when entering the garage. In our opinion, vehicles using this parking space will have a difficult time accessing the space due to its close proximity to the front wall of the building. Therefore, the Applicant should submit a turning movement plan to the Board for the vehicles utilizing the garage.
18. It shows on the plans that the exit from the garage will be located adjacent to the sidewalk along Park Drive North. As a result, vehicles exiting the garage will extend across the sidewalk before the driver will be able to see any pedestrians walking on the sidewalk. Therefore, plans must be revised to add a pedestrian warning device to notify pedestrians when a vehicle is exiting the garage.



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Re: 410 Main St. Holdings, LLC (PB 24-06)
Preliminary & Final Site Plan with "C" Variances - Review #1

April 18, 2024
Our File No. VWRP0113.01
Page 5

19. The plans should be revised to provide an ADA complaint curb ramp at the corner of Main Street and Park Drive North. In addition, the appropriate curb ramp details must be added to the plans.
20. Sheet 5 must include a callout for the handicap accessible parking space sign. In addition, the handicap accessible parking space must be van accessible.
21. The Applicant should provide testimony to the Board regarding how the underground stormtech chamber system is proposed to operate. In addition, the Applicant has not submitted stormwater calculations for the proposed drainage system. As a result, our office is unable to determine if the proposed stormwater management system will function as designed.
22. Sheet 6 must be revised to show the invert elevation of the 6" HDEP pipe entering the existing inlet from OCS-1.
23. Sheet 6 must be revised to show the location, pipe size, type of pipe, pipe slope and invert elevation for the stormwater pipe exiting the existing inlet at the southwest corner of Main Street and Park Drive North.
24. Sheet 6 must be revised to add Inspection ports to the underground stormtech chamber system for maintenance purposes.
25. Sheet 11 includes several callouts which state that the gas line demolition and the water system installation are to be per the City of Orange standards which is incorrect. The callouts must be revised to reference the Township of West Orange.
26. Sheet 11 must be revised to show the locations of the gas main, water main and sewer main to which the proposed building services will be connected. In addition, the rim and invert elevation of the sanitary sewer manhole and the proposed invert elevations of the sanitary sewer lateral must be shown.
27. It shows on sheet 12 that mulch beds are proposed in the area between the 3 sets of doors along Main Street. We note that the sidewalk along this area will only be approximately 5 ft wide. The Applicant should consider replacing the mulch beds with pavers or a wider sidewalk as there is significant pedestrian traffic in this area.
28. The architectural plans show that lawn area is proposed in the area between the 3 sets of doors along Main Street whereas sheet 12 shows mulch beds in this area. This discrepancy must be resolved.
29. It shows on sheet 13 that lighting levels as high as 0.5 footcandles are proposed along the westerly property line whereas §25-14.1.d of the Land Use Regulations stipulates that the level of illumination at ground level shall not exceed 0.3 footcandles at any property line abutting a property used by or zoned for residential use. Therefore, the plans must be revised to comply with the Ordinance.



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Re: 410 Main St. Holdings, LLC (PB 24-06)
Preliminary & Final Site Plan with "C" Variances - Review #1

April 18, 2024
Our File No. VWRP0113.01
Page 6

30. The following details should be added to the plans:

- a) Handicap accessible parking space sign.
- b) Retaining wall
- c) Outlet control structure
- d) Pavement repair detail.
- e) Belgian block curb
- f) Parking lot striping
- g) Signage
- h) Electric Vehicle charging station & sign
- i) Water service
- j) Fire service
- k) Sewer lateral
- l) Pipe bedding

31. The Applicant must submit calculations of the anticipated sanitary sewer flows to the Planning Board and the Municipal Engineer for a determination that the existing system has adequate capacity to accommodate the anticipated flows from the proposed development.

32. As a condition of any approval granted by the Board, it is our recommendation that the Applicant be required to consolidate the three (3) existing lots. Prior to recording, a copy of the proposed Deed of Consolidation must be submitted to the Board for review and approval by the Board Attorney and our office. In addition, the proposed lot number for the consolidated parcel must be approved in writing by the West Orange Tax Assessor.

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.