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MEMORANDUM

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

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

Date: *January 23, 2024*

Re: *Application No. PB 24-02
Wonder Group, Inc.
Review #1
Minor Site Plan
481 Eagle Rock Avenue
Block 152.01, Lots 1445.01
Our File: VWRP0152.02*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Ass't. Township Engineer
Diana McGovern, Esq. – Planning Board Attorney
Wonder Group, Inc. - Applicant
John F. McKeon, Esq. – Applicant's Attorney
Benjamin S. Crowder, PE – Applicant's Engineer*

Our office has received for review the following documents which were submitted in support of the above referenced application for Minor Site Plan approval:

- A set of Minor Site Plan drawings (4 sheets) prepared by Benjamin S. Crowder, PE with Bohler Engineering NJ, LLC of Ridgewood, New Jersey dated January 3, 2024.
- A print of an A-Built Survey (1 sheet) prepared by James D. Sens, PLS with Control Point Associates, Inc. of Warren, New Jersey dated December 12, 2023.
- A completed Application Form dated January 4, 2024.
- An undated Ownership Disclosure Statement from Remarkable Foods, LLC.
- A completed Site Plan/Subdivision Checklist.
- A Buffer Report dated December 29, 2023 which lists the owners of property within 200 ft of block 152.01, lot 1445.01 from the Office of the West Orange Assessor.
- A Verification of Taxes and Sewer Charges Paid from the Office of the Tax Collector dated December 27, 2023 which states that the taxes on Block 152.01, Lot 1445.01 are paid until January 31, 2024 and the 2023 sewer charges are paid in full.

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

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CONSULTING AND MUNICIPAL ENGINEERS

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A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract located on the northerly side of Eagle Rock Avenue approximately 643 feet west of the intersection with Prospect Avenue. It is located in the B-2 Zoning District and has an area of 476,210 sf or approximately 10.93 acres. The site is presently occupied by the existing Mayfair Farms wedding and banquet facility which has on-site parking for 236 vehicles. In addition, two (2) refrigerator containers, a 22.2 ft x 24.7 ft frame canopy and a frame shed exist in the rear yard behind the building. Two (2) smoker units are currently located under the frame canopy. In addition, fire wood for the smoker units is stored in the existing frame shed.

The Applicant is seeking Minor Major Site Plan approval to permit the remove the existing frame canopy and frame shed and to construct a new 40 ft x 60 ft canopy for 12 smoker units. The new canopy will be installed on a concrete pad. The Applicant also proposes to add two walk-in coolers and a blast chiller at the rear of the existing building. A concrete walkway extension will be installed to connect the new canopy to the existing building. In addition, a concrete walkway is proposed between the walk-in coolers and the blast chiller. A 6" HDPE perforated pipe in a stone trench is proposed along the easterly and southerly sides of the new canopy which will daylight on the westerly side of the new canopy.

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 #17 – Size and location of any existing or proposed structures with all setbacks dimensioned.*
 - b) *Item #29 – Existing right-of-way and/or easements on and within 200 ft of tract.*
 - c) *Item #38 – Soil Erosion and Sediment Control Plan.*
 - d) *Item #52 – Plans and legal documents for compliance with West Orange COAH Ordinances.*
2. The Applicant has requested the following waivers:
 - a) *Item #20 – Copy and/or delineation of any existing or proposed deed restrictions or covenants.*
 - b) *Item #23 – List of required regulatory approvals or permits.*
 - c) *Item #35 – Drainage Calculations.*
 - a) *Item #44 – Lighting plan & details.*
 - b) *Item #45 – Landscape plan & details prepared by a professional landscape architect.*
 - e) *Item #46 – Solid waste management plan.*



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- c) Item #47 – *Site Identification signs, traffic control signs, and directional signs.*
 - d) Item #48 – *Sight triangles.*
 - e) Item #49 – *Vehicular and pedestrian circulation patterns.*
 - f) Item #50 – *Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.*
3. The Applicant has applied to the Planning Board for Minor Site Plan approval. We note that a Minor Site Plan is defined in Section 25-4 of the Ordinance as one that proposes development of not more than 1,000 sf of new building floor area. In addition, a building is defined as a combination of materials to form a construction adapted to permanent, temporary, or continuous occupancy and having a roof. The Ordinance further defines a Major Site Plan as any development plan which does not meet the definition of a minor site plan. Since the new canopy is classified as a building and will have a floor area of 2,400 sf, this application is classified as a Major Site Plan. Therefore, the plans and the application must be revised accordingly.
 4. It states on the Application form that the Applicant is Wonder Group, Inc. However, it states on the plans that they were prepared for Remarkable Foods, Inc. In addition, the Applicant has submitted an Ownership Disclosure Statement for Remarkable Foods, Inc. Therefore, the Applicant must clarify if the Applicant is Wonder Group, Inc. or Remarkable Foods, Inc.
 5. It shows on the As-Built Survey that the property in question is Block 1445.01, Lot 152.01 which is incorrect. The As-Built Survey should be revised to show that the property in question is Block 152.01, Lot 1445.01.
 6. As required by NJAC 13:40-7.2(a)1, a signed and sealed copy of a survey of the property being developed must be submitted to the Board. We note that the survey submitted by the Applicant only covers a small portion of the property in question. Therefore, the Applicant should submit to the Board a signed and sealed copy of a survey of the entire parcel.
 7. The Applicant should submit to the Board an architectural plan of the proposed canopy.
 8. The Applicant should submit to the Board manufacturer's literature for the proposed walk-in coolers and the blast chiller.
 9. The Applicant should address the Board regarding the anticipated hours of operation of the proposed smoker units, the number of employees that are anticipated and the need to provide site lighting for the safety of the employees operating the smoker units.
 10. The Applicant should address the Board regarding the odors that may be associated with the smoker units and their plans to mitigate any odors.



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11. The Applicant should address the Board regarding where the firewood for the smoker units will be stored.
12. The Applicant should address the Board regarding how the firewood for the smoker units will be delivered to the site and how the smoked foods will be delivered from the site to the final destination. If trucks are proposed to access the smoker units, then a truck turning movement plan must be submitted to the Board.
13. The Applicant should address the Board regarding how the refuse from the site will be collected and disposed of.
14. The names and addresses of the Applicant and the owner must be added to sheet C-101 of the site plan drawings.
15. It shows on sheet C-201 that the area of disturbance will be 11,508 sf. Therefore, the Applicant must obtain Soil Erosion and Sediment Control Plan certification from the Essex Passaic Hudson Soil Conservation District. In addition, soil erosion and sediment control plans must be submitted to the Planning Board.
16. The As-Built Survey and sheet C-301 show two (2) existing tanks on the easterly side of the new canopy. The existing use of these tanks must be clarified. In addition, the Applicant should clarify if the tanks are above ground or below ground. The Applicant should also address how these tanks will be impacted by the proposed grading in this area.
17. It shows on sheet C-301 of the site plan drawings that a 250 sf concrete pad is proposed on the easterly side of the new canopy. The Applicant should clarify the purpose of this concrete pad.
18. Sheet C-301 should be revised to specify the surface treatment for the area that is proposed to be regraded on the easterly side of the new canopy.
19. It shows on sheet C-301 that a 6" HDPE perforated pipe in a stone trench is proposed along the easterly and southerly sides of the new canopy which will daylight on the westerly side of the new canopy. The Applicant should provide calculations to demonstrate how this drainage system was designed and to address the potential downstream impacts from the proposed discharge.
20. Sheet C-301 must be revised to dimension the width of the proposed sidewalk between the walk-in coolers and the blast chiller.

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.