



The Pease Building
30 Garber Square
Ridgewood, NJ 07450
551.307.1400

June 12, 2024
Via FedEx

Mr. John J. Hess, PE, PP, CME
CME Associates
849 W. Bay Avenue – Suite 7
Barnegat, NJ 08005

RE: Remarkable Foods, Inc.
481 Eagle Rock Avenue
Block 152.01, Lot 1445.01
Township of West Orange
Essex County, New Jersey
BENJ File No. NJD230089.00
Application No. PB 24-02

Dear Mr. Hess,

We are in receipt of Review letter #1, dated January 23, 2024. Enclosed please find the following items for your use constituting our formal resubmission to the Township of West Orange for site plan approval with regard to the above-referenced project:

- Five (5) signed and sealed sets of *Minor Site Plan*, prepared by our office, dated January 3, 2024, last revised June 12, 2024;
- Five (5) signed and sealed copies of *As-Built Survey*, prepared by Control Point Associates, Inc., dated December 12, 2023, last revised June 12, 2024;
- Five (5) copies of an aerial exhibit, prepared by our office, dated June 11, 2024
- Five (5) copies of the Polar Leasing Model: A820 proposed walk-in coolers and blast chiller specifications
- Five (5) copies of the Arrow Storage Products Specification sheet.
- One (1) CD with PDF's of all enclosures.

Accordingly, we offer the following responses which correspond numerically to the aforementioned letter:

B. Design Comments

1. Site Plan/Subdivision Checklist Items:
 - a. A property survey representing the limited area for the scope of work for this project is included with this submission. Additionally, an exhibit titled *Aerial Exhibit* showing the full parcel with all existing structures and dimensioned setbacks has been generated and is also attached herewith.
 - b. The applicant requests a waiver for the checklist item of depicting existing right-of-way and/or easements within 200ft of tract.
 - c. The applicant requests a waiver for a submission to Soil Erosion and Sediment Control Plan. Should the board look favorably upon this application a plan and associated certification from the Soil Conservation District will be provided, under a separate cover to the Board Professionals.
 - d. This being a minor site plan application with no proposed permanent structures or impact on affordable housing, it is our understanding that there are no COHA implications, and this checklist item is not applicable.

2. Waivers
 - a. All noted waivers still remain requested.
 - b. The noted waivers remain requested. The application anticipates requiring approvals from the Township of West Orange and the Hudson Essex Passaic Soil Conservation District.
3. Given the nature of the proposed site improvements and proposed structures, it is our interpretation of the ordinance that this application qualifies as a Minor Site Plan. The proposed structure is not a building within the meaning of the local ordinance and the proposed canopy structures are akin to similar covered structures which are excluded from the definition of floor area. Additional testimony on this matter will be provided.
4. All applicable forms, applications and site plans have been revised and are now in conformity denoting Wonder Group Inc. as the proper entity for this submission
5. The as-built survey has been revised and is included with this submission.
6. The property survey was performed to only encompass the limited area that includes the scope of work for this project. Therefore, a waiver for the check list item requesting a survey for the entire parcel is being requested.
7. The manufacturer's specification sheet depicting the proposed Canopy is included with this submission.
8. The manufacturer's specification and literature for the proposed walk-in coolers and blast chiller are included with this submission.
9. Proposed operations such as number of employees and hours of operation will be addressed during testimony by the applicant.
10. Testimony will be provided by the applicant, regarding odors that may be associated with the smoker units, and any proposed mitigation measures, if required.
11. Testimony will be provided regarding the storage of firewood by the applicant.
12. Testimony will be provided regarding the delivery of firewood and the types of vehicles being utilized for delivery. Any loading operations are intended to continue as previously existing.
13. Refuse will be handled on-site using the existing paved refuse areas. Further testimony to be provided.
14. The Cover Sheet, Sheet C-101, has been updated with the applicant and owner names and addresses
15. The applicant requests a temporary waiver for a submission to Soil Erosion and Sediment Control Plan. Should the board look favorably upon this application a plan and associated certification from the Soil Conservation District will be provided, under separate cover, to the Board professionals.
16. The existing tanks currently house waste oil from the cooking operations. The tanks are located above ground, are movable and will be relocated during site work for future operations, as necessary.
17. The 250 sf concrete pad originally depicted on C-301 is no longer being proposed.

18. The current site is comprised mostly of hard compacted gravel. All proposed site grading is minimal and only meant to aid in directing surface run off; no surface treatment or change to the overall quality or type of material is proposed.
19. The proposed drainage is designed to help mitigate surface runoff from the existing parking area. With the existing slopes of the parking lot, surface runoff is directed towards the existing and proposed pads/smoker units; therefore, the proposed perforated pipe is merely meant to mitigate the runoff, as much as possible. Should heavier storms occur, the runoff will continue to discharge to the northwest corner of the improved area via surface runoff.
20. Dimensions to the sidewalks have been added to sheet C-301.

It is our understanding that all the items noted withing the aforementioned review letter have been addressed at this time. Should you have any questions concerning this or any other matter, please do not hesitate to contact the undersigned.

Sincerely,

BOHLER ENGINEERING NJ, LLC



Joseph Holzapfel, P.E.



Benjamin S. Crowder, P.E., LEED AP BD+C

Enclosure(s):
cc (cover letter only): Jason Bottcher - jbottcher@wonder.com

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