



MEMORANDUM

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

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

Date: *July 3, 2024*

Re: *Application No. PB 24-02
Wonder Group, Inc.
Review #2
Minor Site Plan
481 Eagle Rock Avenue
Block 152.01, Lots 1445.01
Our File: VWRP0152.02*

CC: *Geniece Gary-Adams – Zoning Official
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Ass't. Township Engineer
George Wheatle Williams, PP - Planning Board Planner
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 and bearing a latest revision date of June 12, 2024.
- A print of an Aerial Exhibit (1 sheet) prepared by Benjamin S. Crowder, PE dated June 11, 2024.
- A print of an As-Built Survey (1 sheet) prepared by James D. Sens, PLS with Control Point Associates, Inc. of Warren, New Jersey and bearing a latest revision date of June 12, 2024.
- A June 12, 2024 letter from Joseph Holzapfel, PE and Benjamin S. Crowder, PE with Bowler Engineering NJ, LLC to our office which addresses the comments in our January 23, 2024 review letter.
- A manufacturer's data sheet for a proposed carport prepared by Arrow Storage Products, undated.



Chairman and Members of the West Orange Township Planning Board
Re: Wonder Group, Inc. (PB 24-02)
Minor Site Plan - Review #2

July 3, 2024
Our File No. VWRP0152.02
Page 2

- A manufacturer's data sheet for the proposed refrigeration unit prepared by Polar Leasing Company, Inc., undated.

In addition to the above, our office previously received the following information as part of the original submission for this application:

- 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:

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:



Chairman and Members of the West Orange Township Planning Board
Re: Wonder Group, Inc. (PB 24-02)
Minor Site Plan - Review #2

July 3, 2024
Our File No. VWRP0152.02
Page 3

- a) 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 #29 – *Existing right-of-way and/or easements on and within 200 ft of tract.*
- d) Item #35 – *Drainage Calculations.*
- e) Item #38 – *Soil Erosion and Sediment Control Plan. The Application has requested a temporary waiver and states that they will submit this information following approval by the Board.*
- f) Item #44 – *Lighting plan & details.*
- g) Item #45 – *Landscape plan & details prepared by a professional landscape architect.*
- h) Item #46 – *Solid waste management plan.*
- i) Item #47 – *Site Identification signs, traffic control signs, and directional signs.*
- j) Item #48 – *Sight triangles.*
- k) Item #49 – *Vehicular and pedestrian circulation patterns.*
- l) Item #50 – *Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.*
- m) 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 Applicant has requested a waiver to permit the submission of a survey which only covers the portion of the property being developed as part of this application..
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, it is our opinion that this application should be classified as a Major Site Plan. Therefore, Applicant disagrees with our position on this matter and states that they will provide testimony to the Board in support of their position.



Chairman and Members of the West Orange Township Planning Board
Re: Wonder Group, Inc. (PB 24-02)
Minor Site Plan - Review #2

July 3, 2024
Our File No. VWRP0152.02
Page 4

4. The Applicant has submitted a manufacturer's data sheet for a carport which will be used as a canopy for the smokers. The manufacturer's data sheet shows that the carports are available in sizes of 12 ft x 20 ft, 12 ft x 24 ft and 12 ft x 29 ft whereas sheet C-301 of the plans show that 2 of the canopies will be 13 ft x 22.5 ft. Therefore, the Applicant must clarify which size carport will be used.
5. It shows on sheet C-301 that a 20 ft x 50 ft canopy is also proposed. Therefore, it remains for the Applicant to submit an architectural plan for this canopy.
6. 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.
7. The Applicant should address the Board regarding the odors that may be associated with the smoker units and their plans to mitigate any odors.
8. The Applicant should address the Board regarding where the firewood for the smoker units will be stored.
9. 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.
10. The Applicant should address the Board regarding how the refuse from the site will be collected and disposed of.
11. 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.
12. 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. It remains for the Applicant to provide calculations to demonstrate how this drainage system was designed and to address the potential downstream impacts from the proposed discharge.

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.