

October 4, 2024

Via E-mail (JVite@westorange.org)

Zoning Board of Adjustment
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

Attn.: Jamilet Baquerizo Vite – Board Secretary

**RE: ENGINEERING REVIEW FOR WONDER GROUP, INC.
WEST ORANGE PLANNING BOARD APPLICATION No. ZB 24-11
481 EAGLE ROCK AVENUE (BLOCK 152.01, LOT 1445.01)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATRIX No. 23-1345-006**

Ms. Vite,

As requested, Matrix New World Engineering, Land Surveying and Landscape Architecture, PC (Matrix) has reviewed the Zoning Board application and supporting documentation for the above-referenced site. Matrix has prepared a technical engineering review of the proposed improvements at the subject site. It shall be noted that our review of the project is limited to site/civil engineering only. Matrix defers all planning matters, including but not limited to, bulk and/or use variances, conformance with the master plan and ordinances, etc.

As provided by your office, Matrix has received and reviewed the following documents for this project:

- Township of West Orange Application form for the Planning Board or Zoning Board of Adjustment, dated August 29, 2024
- As-built Survey of Block 1445.01, Lot 152.01 prepared by James D. Sens for Control Point Associates, Inc., dated January 5, 2024
- Property buffer report (200-foot owner list) for Block 1445.01, Lot 152.01, prepared by the Office of the Tax Assessor, Township of West Orange, dated December 29, 2023
- Verification of Taxes and Sewer Charges Paid, Block 1445.01, Lot 152.01, Mayfair Farms Holding Corp, prepared by the Office of the Tax Collector, dated December 27, 2023
- Aerial imagery of the project site, dated August 7, 2024
- Preliminary and Final Major Site Plan, prepared by Bohler Engineering NJ, LLC., dated January 3, 2024
- Variance Justification Memo prepared by Stonefield Engineering & Design, LLC, dated September 10, 2024

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- An undated Statement of Principal Points, prepared by the law offices of Hardin, Kundla, McKeon & Poletto on behalf of the Applicant.
- Specification Sheet for Arrow Storage Products Carport
- Specification Sheet for walk-in coolers
- List of public utilities in West Orange, NJ

PROJECT DESCRIPTION

Matrix understands that the Owner and Applicant for this application is Wonder Group Inc., mailing address: 399 Jefferson Road, Parsippany, New Jersey. As per the Township's Zoning Map (last revised 2020), the subject parcel (Block 1445.01, Lot 152.01) is located in the 'B-2' (General Business) zone along Eagle Rock Ave, within the Fair Share Plan Overlay (IHO-1 zone). The subject property is approximately 10.9 acres and is presently developed with a 26,375 SF commercial structure as well as three (3) asphalt parking lots, with ingress and egress onto Eagle Rock Ave, and one (1). Matrix further understands that the Applicant intends to improve the site through the placement of up to two (2) new exterior cold storage containers, an expansion of an existing concrete pad to provide space for four (4) smokers, as well as a second concrete pad to hold an additional six (6) smokers. The existing pad would be covered by an expansion of an existing carport and the proposed new concrete pad would be covered by a new open carport. The Applicant is seeking a "d(1)" use variance for the proposed development and is seeking to continue operating as a catering facility under a previous approval from the Zoning Officer .

Below is a summary of the proposed building fit-out:

1. General

- 1.1 The Statement of Principal Points indicated the "expansion of an existing concrete pad to provide space for up to six (6) smokers, as well as a second concrete pad to hold an additional six (6) smokers." The Variance Justification Memo indicates "the project proposes to expand the outdoor barbeque area to provide an additional ten (10) wood-fired meat smokers on-site beneath two (2) additional frame canopies." Applicant shall confirm the accurate number of smokers to be installed.

2. Demolition

- 2.1 The Applicant shall provide testimony as to the intention to remove, demolish, or otherwise modify any existing exterior site elements for the proposed development.

3. Site Plan

- 3.1 The Applicant shall provide testimony regarding the intention to install any ground signage, including but not limited to, monument signage, exterior building signage, sign boards, etc.

3.2 Specification sheets have been reviewed for the carport canopy and walk-in refrigeration units, however these were not included in the Construction Details plan sheet. Details of both shall be added to the Construction Details plan sheet.

4. Grading and Drainage

4.1 As part of the drainage design, the Applicant is proposing trench drains along the perimeter of the new concrete pad. Applicant shall clarify the details of the drainage system between the proposed concrete pads, including direction of flow, connection to other drainage, and discharge. Roof drain connection to perforated pipe and discharge to riprap end shall be included as details in the Construction Details plan sheet.

4.2 The site plans show no proposed drainage of the concrete sidewalk and walk-in coolers to be installed in the southwest portion of the project site. Applicant shall confirm that no drainage is needed at this area of the site.

5. Soil Erosion and Sediment Control

5.1 The Applicant shall obtain a permit from the Hudson-Essex-Passaic Soil Conservation District as it appears there will be more than 5,000 square feet of soil disturbance as a result of this project (+/- 8,082 SF). The permit shall be in possession and remain on site prior to commencement of any work on the site.

6. Site Lighting

6.1 The applicant shall provide testimony as to whether the facility will be operating after dusk, and whether necessary lighting will be installed.

6.2 If yes, The Applicant shall provide testimony regarding the existing site's compliance with Township Ordinance §25-14, related to lighting levels.

7. Landscaping

7.1 The Applicant shall provide testimony regarding existing vegetation, and any related removals, replacements, or new planting areas (as none are currently shown).

8. Utilities

8.1 The Applicant shall confirm if new utility service lines, laterals, connections, or associated appurtenances are needed for the proposed improvements.

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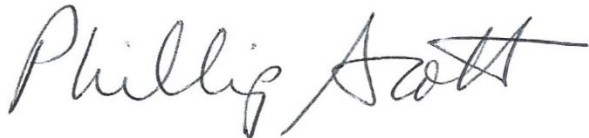
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8.2 The Applicant shall provide testimony regarding the need to construct any above- or below-grade improvements for utility services.

We thank you for the opportunity to be of service to the Township of West Orange Zoning Board of Adjustment. Please feel free to contact me directly with any questions or comments regarding the scope or fees as indicated at (973) 295-3279 or via e-mail at pscott@mnwe.com.

Sincerely,

MATRIX NEW WORLD ENGINEERING

A handwritten signature in black ink, reading "Phillip Scott". The signature is fluid and cursive, with a stylized "P" and "S".

Phillip Scott, P.E., C.M.E.
Director of Urban Engineering and Development

NW:PS
Enclosures

Cc: Dennis Petrocelli, PG – Vice President, Matrix
Michael Soltys, PE – Vice President, Matrix