

September 6, 2024

Via E-mail (JVite@westorange.org)

Planning Board
Township of West Orange
66 Main Street
West Orange, New Jersey 07052
Attn.: Jamilet Baquerizo Vite – Board Secretary

**RE: ENGINEERING REVIEW FOR 3135WO, LLC.
WEST ORANGE PLANNING BOARD APPLICATION No. PB 24-15
31-35 HARRISON AVENUE (BLOCK 141, LOT 1)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATRIX No. 23-1345-004**

Ms. Vite,

As requested, Matrix New World Engineering, Land Surveying and Landscape Architecture, PC (Matrix) has reviewed the Planning Board application and supporting documentation for the above-referenced site. Matrix has prepared a technical engineering review of the proposed improvements at the subject. 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 July 17, 2024;
- Verification of Taxes and Sewer Charges Paid, Block 141 Lot 1, 3135WO, LLC., prepared by the Office of the Tax Collector, dated August 7, 2024;
- Combined Site Plan, Architectural Plans & Elevations, prepared Joseph L. Haines, AIA, PP for Dassa Haines Architectural Group, LLC., dated April 1, 2024
- Signed but unsealed property survey drawing, prepared by George J. Anderson of George J. Anderson, LLC., dated March 21, 2023;
- Photo Array

PROJECT DESCRIPTION

Matrix understands that the Owner and Applicant for this application is 3135WO, LLC. mailing address: 31-35 Harrison Avenue, West Orange, NJ. 07052.

Per the Township's Zoning Map (last revised 2020), the subject parcel (Block 141, Lot 1) is located in the 'B-1' (Retail Business) zone along Harrison Avenue. The subject property is approximately 0.17 acres and is presently developed with a one-story masonry building and a stone driveway to the rear of the building, with an adjacent crushed stone driveway allowing ingress and egress onto Harrison Avenue. The remainder of the lot is wooded.

Matrix further understands that the Applicant intends to construct a one-story, 2,130 square-foot addition behind the existing one-story retail building in the location of the existing stone driveway. The Applicant also intends to install an overhead door entrance on the left side of the expansion for receiving deliveries. The existing one-story retail and office building will continue to serve its current use housing Uptown Printing, LLC. As described in the Application form for the Planning Board or Zoning Board of Adjustment, the Applicant is seeking several variances for this action, which are listed below. Matrix defers to the Board Planner for further planning review.

- Permit a side-yard of 3'4" on the left side of the rear of the building where 6' is required by Ordinance 25-7.1
- Permit existing side-yards of 13.65' on the left side of the front of the building and 2.61' on the right front of the building where 6' is required for both
- Permit the one (1) existing parking space to remain where eighteen (18) are required by Ordinance 25-12.2b.1.
- Permit an existing driveway width of 13'8" where 14' is required by Ordinance 25-12.11h.6.

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

1. General

- 1.1 The survey provided on the architect's site plan represents existing conditions as of March 21, 2023. This site survey does not include building cellar door, drainage structures and piping, roof drainage discharges, existing overhead and/or underground utility services (sanitary, water, electric, gas, telecom, etc.), nor utility pole and wires which may or may not service other properties. An updated survey should be provided and used as the base map for the site plan.

2. Demolition

- 2.1 Architectural designs indicate the demolition or removal of minor exterior features such as a small section of exterior wall adjacent to the existing driveway, as well as

the driveway itself and an area of asphalt. The Applicant shall provide testimony as to the intention to remove, demolish, or otherwise modify any existing exterior site elements for the proposed addition.

3. Site Plan

- 3.1 The Applicant shall provide testimony regarding the existing site conditions, proposed improvements, and conformance with applicable ordinances and regulations.
- 3.2 The existing site is described as including one (1) parking space. The exact location of this parking space is not indicated in the survey or Proposed Site Plan. The Applicant shall clarify the location of this parking space.
- 3.3 The plans show a proposed overhead door entrance on the left side for deliveries. However, the side yard does not provide enough space for turning/maneuvering especially for delivery trucks which would likely only be able to back in and out. Ordinance section § 25-12.1 f states “All parking areas shall be so designed that vehicles are not compelled to back directly onto a public right-of-way.” The Applicant shall provide testimony on the functionality of the driveway/parking area.
- 3.4 The Applicant shall confirm compliance with all applicable ADA Standards for Accessible Design, and with ADA Title II and Title III regulations.
- 3.5 Any proposed parking spaces would appear to be less than five (5) feet from the adjacent property line. As per Ordinance §25-8.1 (Setbacks of Accessory Uses), “In any district no accessory structure, building, storage area, off-street parking area or truck loading space shall be permitted within five feet of a property line.” Accordingly, the plan shall be revised to demonstrate compliance therewith or request a variance for the same. Matrix defers to the Board Planner for further planning review.
- 3.6 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.
- 3.7 The southwest, northwest, and northeast property lines do not appear to be fenced, although a wire fence appears in the site survey along the southwest property line. The Applicant shall and indicate whether any fencing will be installed and conformance with the applicable fencing standards.
- 3.8 The topographic survey depicts two window walls on the rear of the building, but no cellar egress. The architectural plans indicate that one of these window walls will be

filled in where it abuts the expansion. Additionally, the architectural plan indicates one stair exiting from the basement to the rear yard. The Applicant shall provide testimony regarding the need for any external exits, steps, or fire escapes.

4. Grading and Drainage

4.1 Drainage plans were not provided. Based on the existing survey, it is unclear if existing drainage structures will need to be moved to accommodate the addition. Applicant shall provide any existing drainage plans and any plans for new runoff conveyance or stormwater management on site.

5. Soil Erosion & Sediment Control

5.1 The Applicant has provided details for the removal of the existing stone driveway and the intended installation of a slab foundation on grade, but no soil disturbances are depicted on the plans. The Applicant shall confirm the extent of soil disturbances for the proposed addition.

5.2 Although this action does not require a Soil Erosion and Sediment Control Permit, the Applicant shall provide a soil erosion and sediment control plan documenting measures to protect the site.

6. Site Lighting

6.1 According to the proposed site plan, existing exterior lighting will not be disturbed by the intended expansion. No additional exterior lighting is indicated on the expansion. The Applicant shall provide testimony regarding the site's compliance with Township Ordinance §25-14.1, related to general lighting standards.

7. Landscaping

7.1 The proposed Site Plan indicates the intended removal of three trees on the property. The Applicant shall provide testimony regarding existing vegetation, and any related removals, replacements, or new planting areas.

7.2 Additionally, The Applicant shall provide testimony regarding the intention to obtain a Tree Removal Permit pursuant to Ordinance §25-27.

8. Utilities

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

Applicant shall clean and televise the existing sanitary lateral and any roof drainage laterals intended to be reused prior to construction.

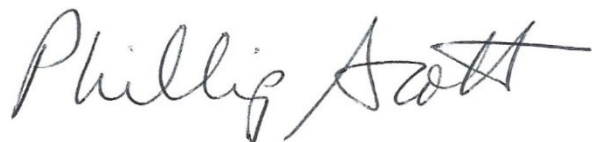
8.2 The Applicant shall provide testimony regarding the need for approval from the receiving sewerage authority or plant for the additional sanitary flow to be generated by the new addition.

8.3 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 Planning Board. Please feel free to contact me directly with any questions or comments as indicated at (973) 295-3279 or via e-mail at pscott@mnwe.com.

Sincerely,

MATRIX NEW WORLD ENGINEERING



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

EJ:PS
Enclosures

Cc: Dennis Petrocelli, PG – Vice President, Matrix