

September 16, 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 IMMC HEALTH/CACS
WEST ORANGE PLANNING BOARD APPLICATION No. PB 24-13
993 PLEASANT VALLEY WAY (BLOCK 172.02, LOT 6)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATRIX No. 23-1345-002**

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:

- 8.5.24 Project Proposal to W. Orange PB – Letter to Planning Board Secretary from Derek W. Orth, attorney for Applicant, dated August 5, 2024;
- Unsigned set of architectural plans, consisting of ten (10) drawings, entitled “Minor Site Plan Review – 993 Pleasant Valley Way, West Orange, Addition of Second Floor Mixed Use Space B-2 Zone,” prepared by William J. Gentile, A.I.A., dated June 26, 2024;
- Township of West Orange Application form for the Planning Board or Zoning Board of Adjustment, dated July 1, 2024;
- Property buffer report (200-foot owner list) for Block 172.02, Lot 6, prepared by the Office of the Tax Assessor, Township of West Orange, dated June 6, 2024;
- Verification of Taxes and Sewer Charges Paid, Block 172.02, Lot 6, IMMC993, LLC., prepared by the Office of the Tax Collector, dated June 5, 2024;
- PB-03-19T – Resolution West Orange Planning Board Technical Review granting approval to amend existing site plan to Starlite Restaurant & Pizzeria, Inc, dated April 7, 2004;
- PB-08-09T – Resolution of the Planning Board granting approval without variances to Starlite Restaurant & Pizzeria, Inc, dated May 7, 2008; and
- W-9 for IMMC Health, received by West Orange Planning Department on July 15, 2024.

PROJECT DESCRIPTION

Matrix understands that the Owner and Applicant for this application is IMMC Health/CACS, mailing address: c/o IMMC993 LLC, 737 Northfield Avenue, West Orange, New Jersey. As per the Township's Zoning Map (last revised 2020), the subject parcel (Block 172.02, Lot 6) is located in the 'B-2' (General Business) zone along Pleasant Valley Way, across from the Francis A. Byrne Golf Course. The subject property is approximately 0.43 acres and is presently developed with a one-story masonry building and an asphalt parking lot, with ingress and egress onto Pleasant Valley Way and Mt. Pleasant Avenue. Matrix further understands that the Applicant proposes a second story addition resulting in a mixed-use occupancy of an office and a single-family dwelling. The remaining area of the existing roof will be used as a deck for the inhabitants of the new residential unit. Below is a summary of the proposed building fit-out:

The Applicant does not appear to propose any site or ground disturbance for this work.

1. General

- 1.1. The survey provided on the architect's site plan represents existing conditions as of January 10, 2022. A number of existing features on the site are not depicted on the survey, including but not limited to, curbing within the site, landscape planting areas, parking lot striping and signage, EV charging equipment, parking space wheel stops, traffic signage, drainage structures and roof downspouts. It seems a number of site improvements were made, possibly as a result of the previous site plans that were approved for the previous use. An updated survey should be provided to reflect the current conditions.

2. Current Parking & Site Plan

- 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.
- 2.2. The plan is labeled "CURRENT PARKING & SITE (NO SOIL DISTURBANCE)" which differs from what is shown in the title block. The plan shall be revised for consistency. Additionally, there is a table which lists "REVISED AREA OF SOIL DISTURBANCE/ASPHALT CUT OUT" shown on the plan. The Applicant shall clarify whether there is actually going to be soil disturbance as a part of this project and clearly delineate it on the plans.
- 2.3. The space that is identified as number five (5) on the western side of the building is compact and should be labeled as such. Additionally, proper signage should be posted to identify the space.

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 plan shows a proposed 20-foot-wide striped Fire Lane traversing through the parking lot. The Applicant shall provide testimony as to the emergency vehicle that was used to demonstrate that it can adequately maneuver through the site.
- 3.3. The application proposes five (5) compact spaces for the site. The Applicant shall provide signage identifying each compact space that is not being reserved as staff parking
- 3.4. The Applicant shall provide testimony regarding the parking lot striping and whether such will be repainted.
- 3.5. The Applicant notes one ADA-accessible parking space in the parking lot and depicts a detail for the striping of the space. However, no detail of the mounting of the handicap sign has been provided. The detail of the sign is for a "van accessible" space but does the striping detail is for a standard ADA space. The plan shall be revised to propose a van accessible space with the appropriate signage. The Applicant shall provide testimony regarding the project's overall conformance with ADA regulations for interior and exterior site work.

- 3.6. The application proposes a new retaining wall at the northeast corner of the site bordering lot 5. The Applicant shall provide top and bottom of wall elevations (existing and proposed) as well as a details on the construction of the wall.
- 3.7. The plan shows a number of site construction details (sidewalk, concrete curb, Belgian block, etc.) but the areas in which these improvements are proposed are not clearly depicted. The Applicant shall revise the plan to identify the locations and limits of such improvements.
- 3.8. The application proposes to construct a “patio with low retaining wall” and stone pavers along the western edge of the existing building. The Applicant shall revise the plans to detail the construction of such patio and retaining wall as well as provide details for the stone pavers.
- 3.9. The plan shows Belgian block curb along the outside edge of the parking lot, adjacent to the block retaining wall. The Applicant shall clarify on the plans if they are indeed proposing to install new curb throughout the parking lot.
- 3.10. The proposed parking spaces appear to be less than five (5) feet from the Pleasant Valley Way and Mt. Pleasant Avenue right-of-way lines. 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.
- 3.11. Matrix has prepared the parking summary below in accordance with Ordinance §25-12.2 (Minimum Required Number of Parking Spaces):

Fl.	Exist. Use	Proposed Use	Required Parking Spaces	Provided
1 st	Office: 2,700 SF	Tenant 1: 2,538 SF (Medical Office)	Medical Office: 2,538 SF (1 space per 150 SF GFA): (2,538) / (150) = 16.9 ≈ 17 spaces required	21* parking spaces provided (incl. 1 ADA)
2 nd	N/A	Office: 864 SF	Medical Office: 864 SF (1 space per 150 SF GFA): (864) / (150) = 5.8 ≈ 6 spaces 23 TOTAL SPACES REQUIRED FOR OFFICE	
2 nd	N/A	Residential: 1,027 SF (1) 1-BR Apt. Unit	(1 unit) * (1.8 spcs/unit) = 1.8 spcs 1.8 ≈ 2 spaces required 2 TOTAL SPACES REQUIRED FOR RESIDENTIAL	
*Electric Vehicle charging space provides a credit for one (1) additional parking space.				

A bulk parking variance is required for the shortfall of four (4) spaces.

- 3.12. 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.
- 3.13. The asphalt pavement in the parking lot is in various states of disrepair, including but not limited to, potholes, pavement spalling, cracking, vegetation sprouting through the cracks and joints, etc. The plan shall be revised to, at a minimum, mill and pave the entire lot, and provide full-depth asphalt pavement repair where needed.

4. Current Landscape Plan

- 4.1. The plan is labeled “CURRENT LANDSCAPE PLAN” which differs from what is shown in the title block. The plan shall be revised for consistency.

- 1.1. The landscaping shown as proposed on this plan is existing. The Applicant shall provide testimony regarding existing vegetation, and any related removals, replacements, or new planting areas. Matrix defers to the Board Planner for further landscaping review and comments.
- 1.2. The existing planting areas appear to extend beyond the property line and are in the public right-of-way. The Applicant should be prepared to revise and relocate these landscape areas from the right-of-way onto the site if so desired by the board.

2. Site Lighting Photometric Grid

- 2.1. The Applicant shall provide testimony regarding the existing site's compliance with Township Ordinance §25-14, related to lighting levels. Considering the site is adding the residential use, the Applicant shall review the need for replacement or supplemental lighting to meet the minimum lighting level criteria in §25-14.3 while minimizing light spillover onto adjacent properties.
- 2.2. The Applicant shows on the site plan two existing wooden utility poles, one of which has an area light that was probably intended to illuminate the parking lot. The Applicant shall provide testimony regarding the type of fixture and the functional level of light that is cast by this light.
- 2.3. There is an existing fixture on a utility pole at the northeast corner of the property along Pleasant Valley Way that is directed to the parking area on the north side of the building. It appears the lighting analysis does not take this fixture into account. The Applicant shall incorporate this fixture into the calculation or provide additional fixtures to boost the levels of light in this area as it does not meet the minimum requirements of the ordinance.
- 2.4. The illumination levels at the driveway opening along Mt. Pleasant Avenue appears to be well below the required minimum of the ordinance as stated in the table in section §25-14.3. The Applicant shall provide additional fixtures as necessary to meet the ordinance minimum.

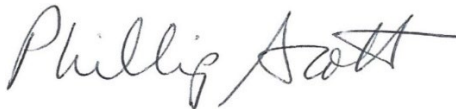
3. Utilities

- 3.1. 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.
- 3.2. 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 Planning Board. Please feel free to contact me directly with any questions or comments regarding this review 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

PS:
Enclosures

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