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November 7, 2024

Ms. Diana Chandler-Zimmerman
Board Secretary
Township of West Orange Zoning Board of Adjustment
66 Main Street
West Orange, NJ 07052

Re: **Site Plan Review Advisory Board Report**
481 Eagle Rock Avenue
Block #152.01, Lot 1445.01
ZB-24-11

Dear Ms. Chandler-Zimmerman,

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting October 29, 2024. At this meeting, the SPRAB reviewed the above application with the applicant's attorney, engineer and representatives from the Wonder Group Inc. The Applicant filed an application with the West Orange Board of Adjustment for Major Site Plan Approval approvals with a D-2 in connection with the expansion of an existing barbeque facility.

At the meeting, the applicant discussed the nature of the improvement adding 8 smokers and an additional walk-in freezer.

The following site plan and design issues were discussed at this meeting:

Parking: Parking available along the eastern side of the lot near the tree line. Stalls are not striped but it is a relatively large gravel lot. If necessary, employees are able to park in the front of the site and walk through the former Mayflower Farms banquet hall.

Lighting: Lighting is provided along the exterior of the building. It was recommended a lighting plan be prepared.



Pedestrian Walkways: There are existing walkways, and additional proposed walkways were identified.

Fire protection: Since the smoker units are outside, there is no fire protection. Wood is typically delivered via box trucks and will be stored under a carport.

Operations: Maximum of 25 employees and do not anticipate an increase.

Drainage: the applicant was about drainage calculations and maintenance for the trench drain. It was recommended a Maintenance Plan be prepared.

Plan dates: It was recommended the most recent plans be reviewed and updated with the updated revision dates.

Trash and Recycling: Applicant should be prepared to provide testimony regarding trash and recycling, and trash receptacles be shown on the plans and fenced in.

Respectfully submitted,

George Wheatle Williams, PP, AICP
Principal, Nishuane Group, LLC.

Erik DeLine, PP, AICP, LEED AP
Associate, Nishuane Group, LLC.