

Wonder

West Orange, NJ

Zoning Board of Adjustment
11.14.2024



Wonder is creating the next generation of restaurants on a single platform to elevate the at-home dining experience.



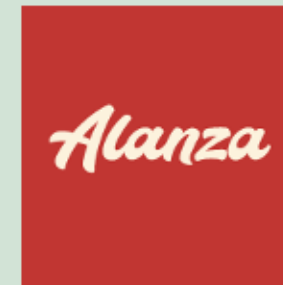
Current Locations Include:

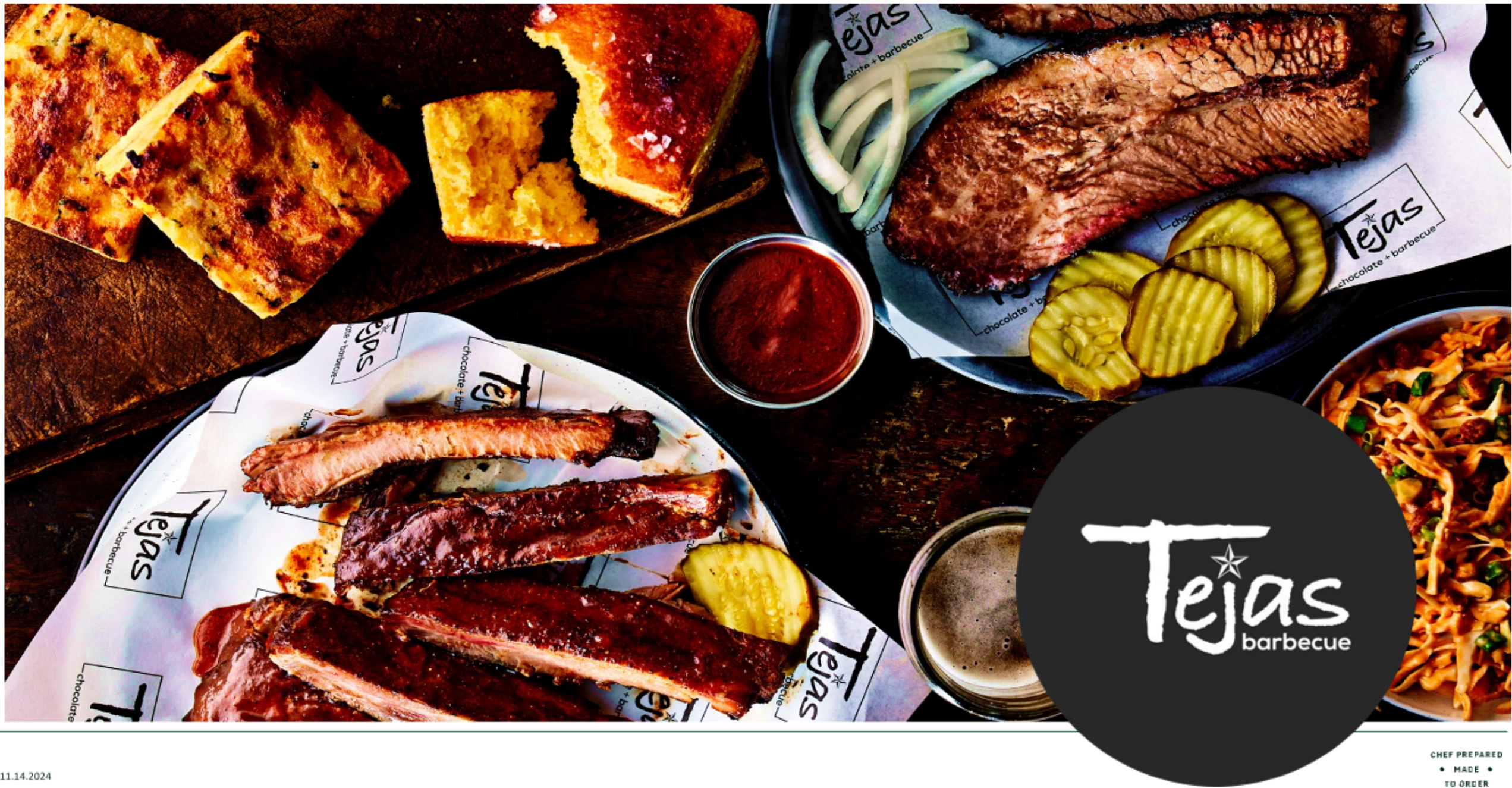
- Upper West Side, NYC
- Upper East Side, NYC
- Chelsea, NYC
- Downtown Brooklyn
- Park Slope, Brooklyn
- Westfield, NJ
- Springfield, NJ
- Cresskill, NJ
- Midland Park, NJ
- Hoboken, NJ
- Livingston, NJ

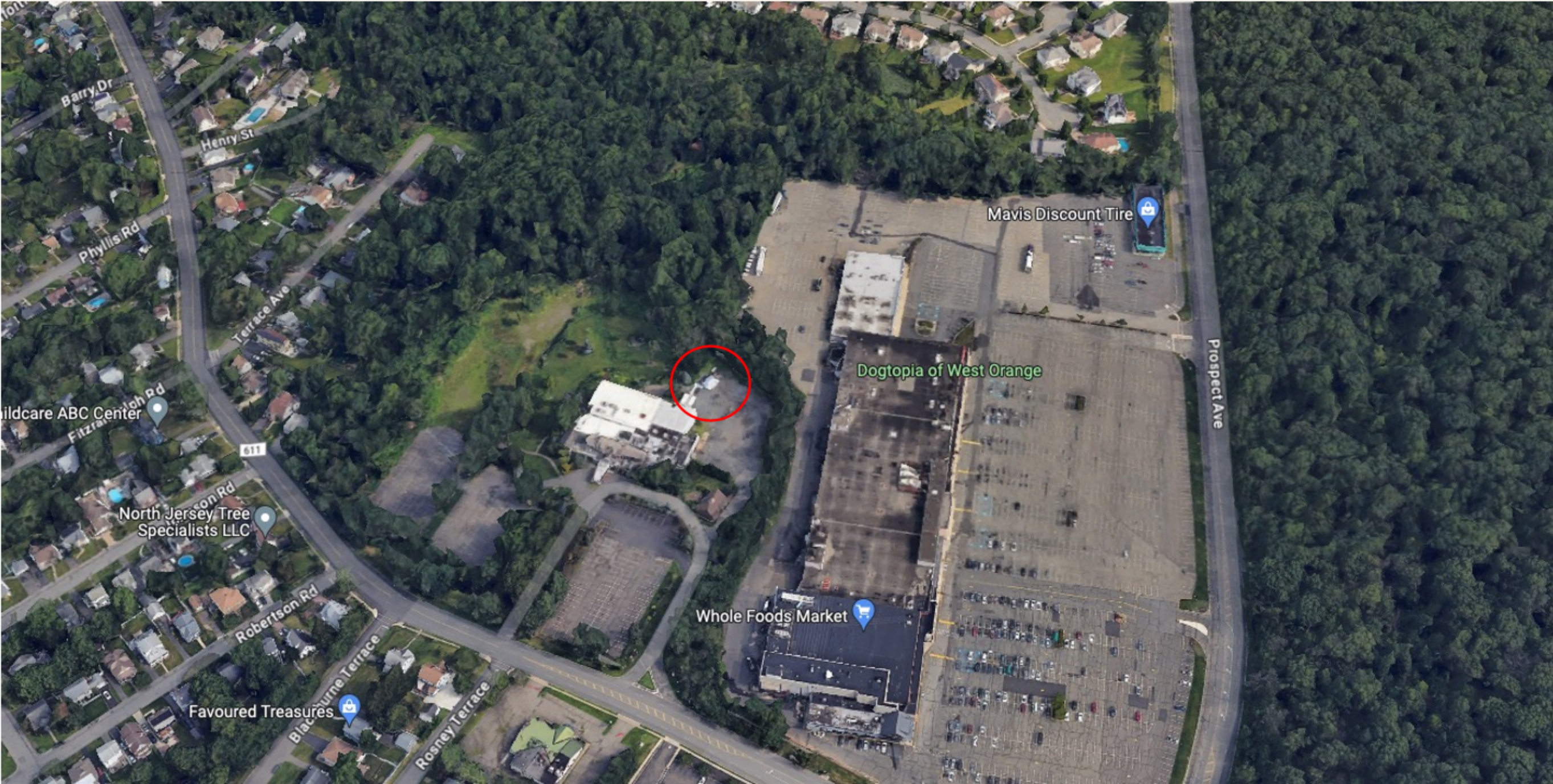
New locations throughout the Tri-State Area in 2024-25.

How *Wonder* Works

Wonder partners with some of the nation's top chefs and iconic restaurants from across the country and across cuisines









Existing Conditions

- Concrete pad w/ carport cover
- Four (4) rotisserie style smokers
- Three (3) 20' refrigerated boxes
- Employee accessibility improvements
- Prefabricated shed for storage
- Kitchen improvements on the ground floor of the existing structure













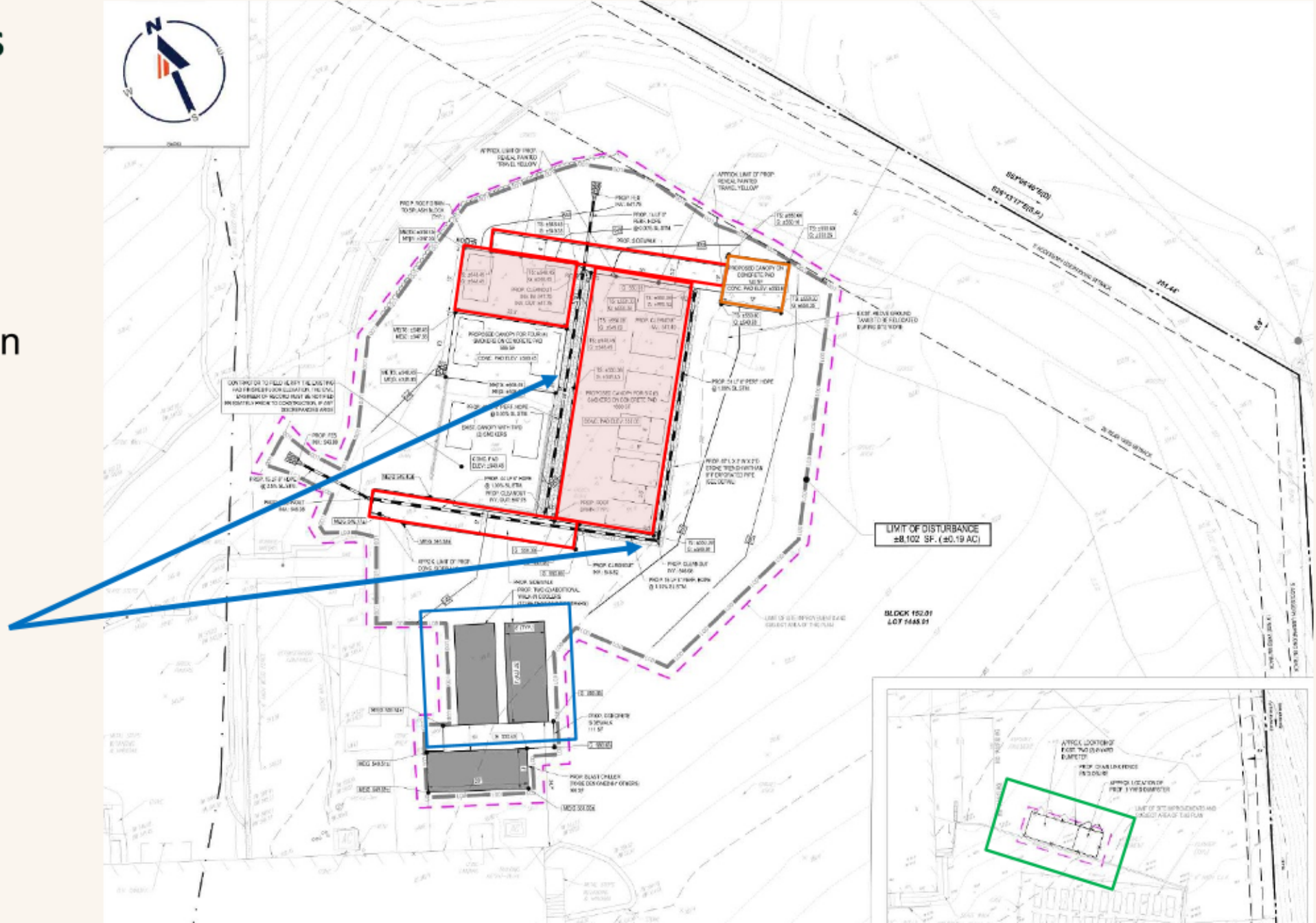






Proposed Conditions

- Expansion of existing concrete pad
- Second concrete pad
- New walkways
- Storage shed relocation
- Two (2) new 20' refrigerated boxes w/ access walkway
- Enclosed refuse
- Stormwater mitigation



Operational Details

Employees

- 25 total employees

Refuse Collection

- Daily - Three (3) existing 8-yard dumpsters + two (2) waste oil tanks pumped bi-weekly

Deliveries

- ~7-10 deliveries weekly – Raw and dry goods
- 1 delivery of finished product / day
- 1 wood delivery every 2 weeks

Food Preparation and Production

- On-site trimming of raw product
- Meats smoked on-site (Up to 14 hours)
- Cooled and Kitted

Volume

- ~8,000 lbs of raw product / weekly
- ~5,000 lbs of finished product / weekly



RAIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

[illegible][illegible]

FOR EXHIBIT
PURPOSES ONLY

THIS DRAWING IS PREPARED FOR THE ARCHITECT, ARCHITECTS FIRM AND ADDRESS, IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES UNLESS NOTED OTHERWISE.

PROJECT NO.:	ACC000000-00-00
DRAWN BY:	CM
CHECKED BY:	JHBC
DATE:	11/10/2004
CNO I.D.:	P-0001-010

PROJECT:

AERIAL EXHIBIT

—FO—

WONDER
GROUP, INC.

PROPOSED BIT IMPROVEMENT

MAP: 79 | BLK: 152.01 | LOT: 1445.01
481 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

DE GRUYTER SOURCE

36 GARDEN SQUARE
REDWOOD, N.J. 07469
Phone: (908) 307-1800
Fax: (908) 307-1800

www.bonhams.com

B.S. CROWDE

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NEW YORK LICENSE No. 10000

BOOK TITLE:

**AERIAL
EXHIBIT**

资料来源: 作者根据《中国统计年鉴》整理。

C-01

ORG. DATE - 11/54/2014

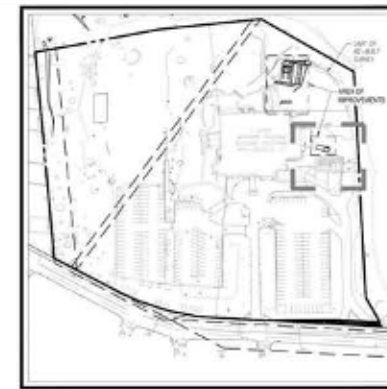
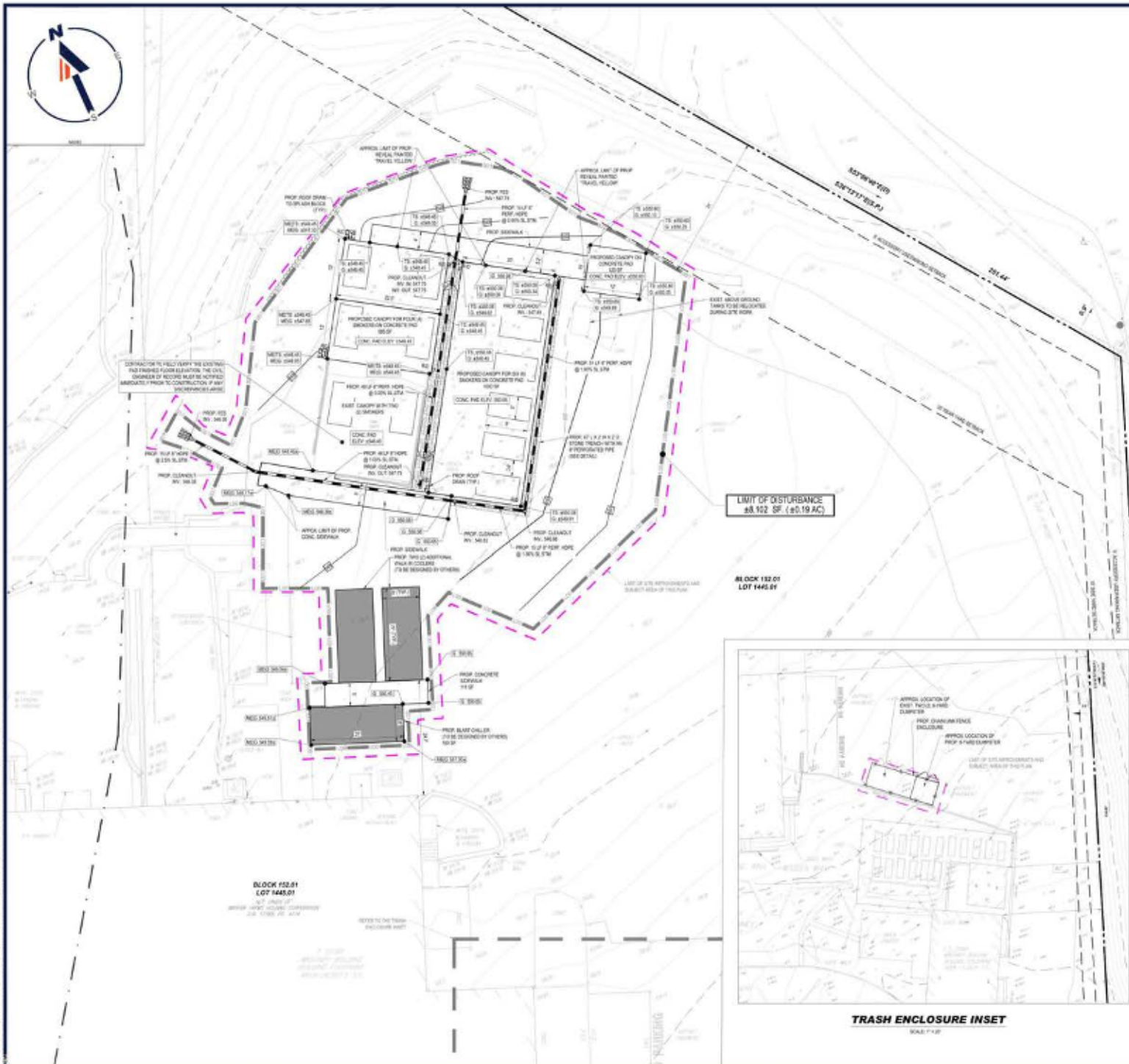
REFERENCES AND CONTACTS

REFERENCES

■ **ADULT SURVEY:**
CONTROL POINT ASSOCIATES, INC.
20 INDEPENDENCE BLVD., SUITE 100
HARRISBURG, PA 17109
DATED: 12/12/12, LAST PROVIDED: 08/22/12
JOB# 049071 JOB# 04-0000340
ELIJA THOMAS, SALES 1988

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KEY MAP
SCALE = 1" = 100'

ZONING TABLE				
ZONE: R-2 (RESIDENTIAL) DIST: 1 (LOCAL) HOLDING: UNLIM. LT. USE: RESIDENTIAL DISTRICT: 1 (LOCAL) COUNTY: 1 (LOCAL)				
APPLICANT/ OWNER INFORMATION				
APPLICANT: PROPERTY OWNER:	ADDRESS AND LOT NO.: 111 CHANDLER AVE. CHANDLER, MI 48815			
MASTER FUND HOLDING CORPORATION 801 EIGHTH AVENUE, SUITE 1000 NEW YORK, NY 10012				
BULK REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1	10,000 SF	675,210 SF	NO CHANGE
MIN. LOT WIDTH	1	25 FEET	80 FT	NO CHANGE
MIN. STREET SETBACK	1	NO MINIMUM	80 FT	NO CHANGE
FRONT YARD	1 (S) ATTACHMENT 2	30'	300 FT	NO CHANGE
SIDE YARD	1 ATTACHMENT 3	10' to 10'	13.2'	NO CHANGE
REAR YARD	1 (S) ATTACHMENT 3	30'	100.0'	30'
MAX. PERMITTED HEIGHT	1 (S) ATTACHMENT 3	F.T.O. OVERAGE: 30 FT EXCEEDED: 30 FT	24.000000'	NO CHANGE
MAX. LOT COVERAGE	1 (S) ATTACHMENT 3	60%	38.3% (268,106 SF)	38.3% (268,106 SF)
MAX. BUILDING COVERAGE	1 (S) ATTACHMENT 3	60%	6.3% (4,298 SF)	6.3% (4,298 SF)
MAX. ACCESSORY STRUCTURE SETBACK	5.0 (S) 1	5 FEET OR 50% OF FRONT LOT LINE*	50 FT	50 FT

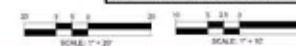
REF: 1 CHANDLER ZONING

PARTIAL SITE PLAN NOTE

THE SITE DESIGN INFORMATION PROVIDED, BUT NOT LIMITED TO, DRAWINGS, MEASUREMENTS, AND/OR CALCULATIONS FROM THE PROFESSIONAL OF RECORD AND SOILS ENGINEERING, IS LIMITED HEREIN TO THE PROJECT AND SITE INFORMATION PROVIDED TO THE DESIGN TEAM. THE AREA OF THE SITE WHICH IS DESCRIBED AS THE "SUBJECT AREA OF THE STUDY" AND INFORMATION WHICH IS ILLUSTRATED ON THE PLANS, BUT IS NOT INCLUDED IN THE AREA DESCRIBED AS THE "SUBJECT AREA OF THE STUDY" (CONTOUR, TOPOGRAPHY, GEOMORPHIC REPRESENTATIONS OF EXISTING CONDITIONS ONLY), TAKEN FROM THE INFORMATION PROVIDED AND NOT FROM THE PLANS. THIS INFORMATION IS SOLELY FOR THE INFORMATION OF THE PROFESSIONAL OF RECORD AND SOILS ENGINEERING. THIS INFORMATION IS NOT PART OF THE PROJECT DESIGN. GEOMORPHIC REPRESENTATIONS OF THE EXISTING CONDITIONS ARE NOT PART OF THE PROJECT DESIGN. THE PROFESSIONAL OF RECORD AND SOILS ENGINEERING, CONSEQUENTLY, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE GEOMORPHIC REPRESENTATIONS.

LEGEND	
LIST OF SITE IMPROVEMENTS	
	
	

THIS PLAN TO BE UTILIZED FOR SITE
AND GRADING LAYOUT PURPOSES ONLY

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ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

PROJECT NO.:	NO. 00000000000000000000
DRAWN BY:	200
CHECKED BY:	200
DATE:	20000000000000000000
CAD LCL:	P-CAD LCL

PROJECT:

**PRELIMINARY &
FINAL MAJOR SITE
PLAN**

FOR
WONDER
GROUP, INC.

PROPOSED SITE IMPROVEMENTS

MAP: 79 | BLK: 132.01 | LOT: 1465.8
481 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

BOHLER //

BOHLER ENGINEERING, INC.

30 CLARKE ROAD
RIDGEWOOD, NJ 07093
Phone: (201) 367-1400

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B.S. CROWDER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 32963
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BOOK TITLE:

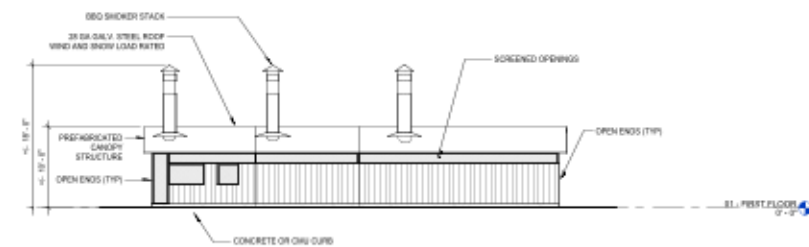
SITE AND GRADING PLAN

SHEET NUMBER:
C-301

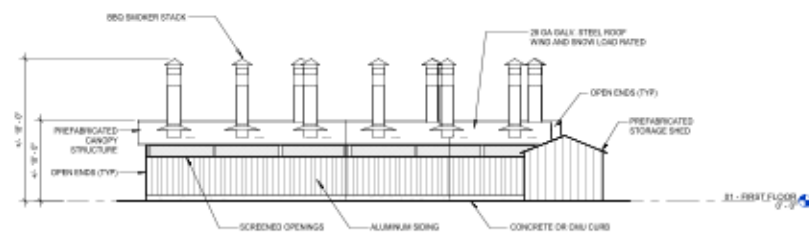
ENTRADA 5 - 14 DE AGOSTO



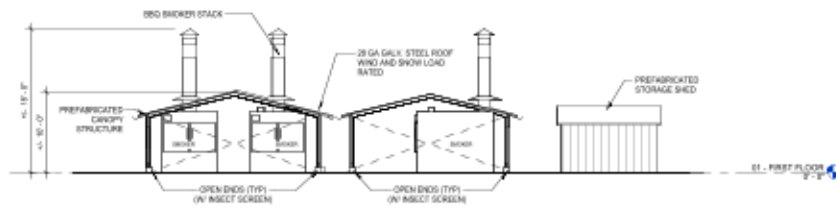
1 01 - FIRST FLOOR
SCALE: 1/8" = 1'-0"



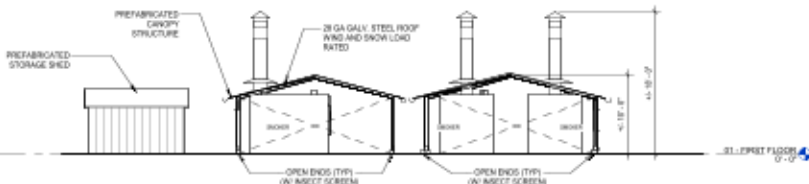
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Wonder

481 EAGLE ROCK AVE.

WONDER GROUP, INC.

481 EAGLE ROCK AVE, WEST ORANGE, NJ 07052

MANCINI:
DUFFY

MANCINI DUFFY ARCHITECTS LLC

27 WILLOW AVE, SUITE 100

WILLOWHURST, NY

75088-1500

COA: 214009 2000

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OWNER

KEY PLAN



NOT FOR CONSTRUCTION	
DATE	ISSUE / REVISION
03/04	ISSUE FOR PLANNING

DRAWING TITLE:
FLOOR PLAN AND
ELEVATIONS

DRAWING NUMBER:

G-004

ARCHITECT BY RECORD:

WILLIAM S. MANCINI

LIC # 214009

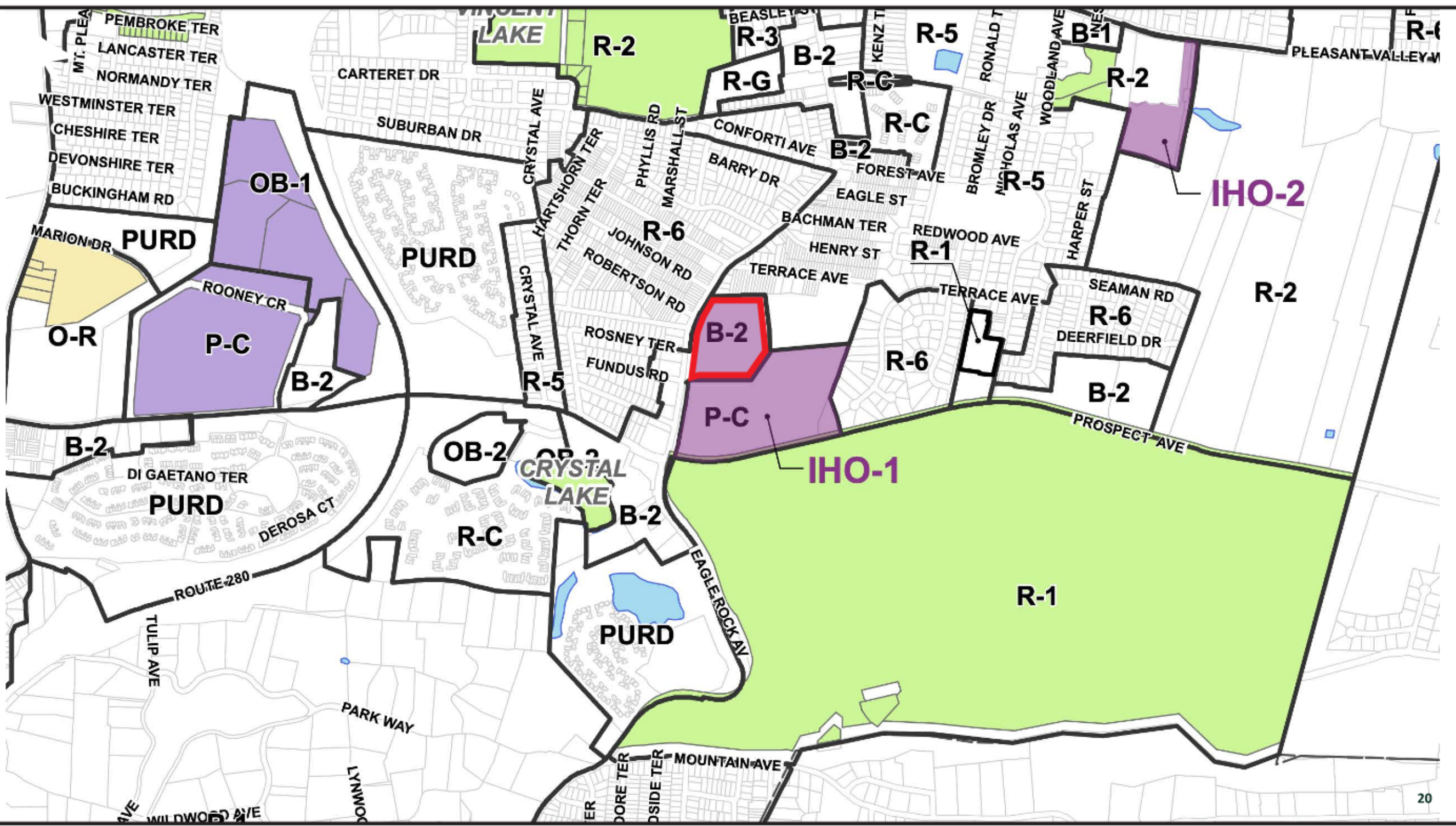
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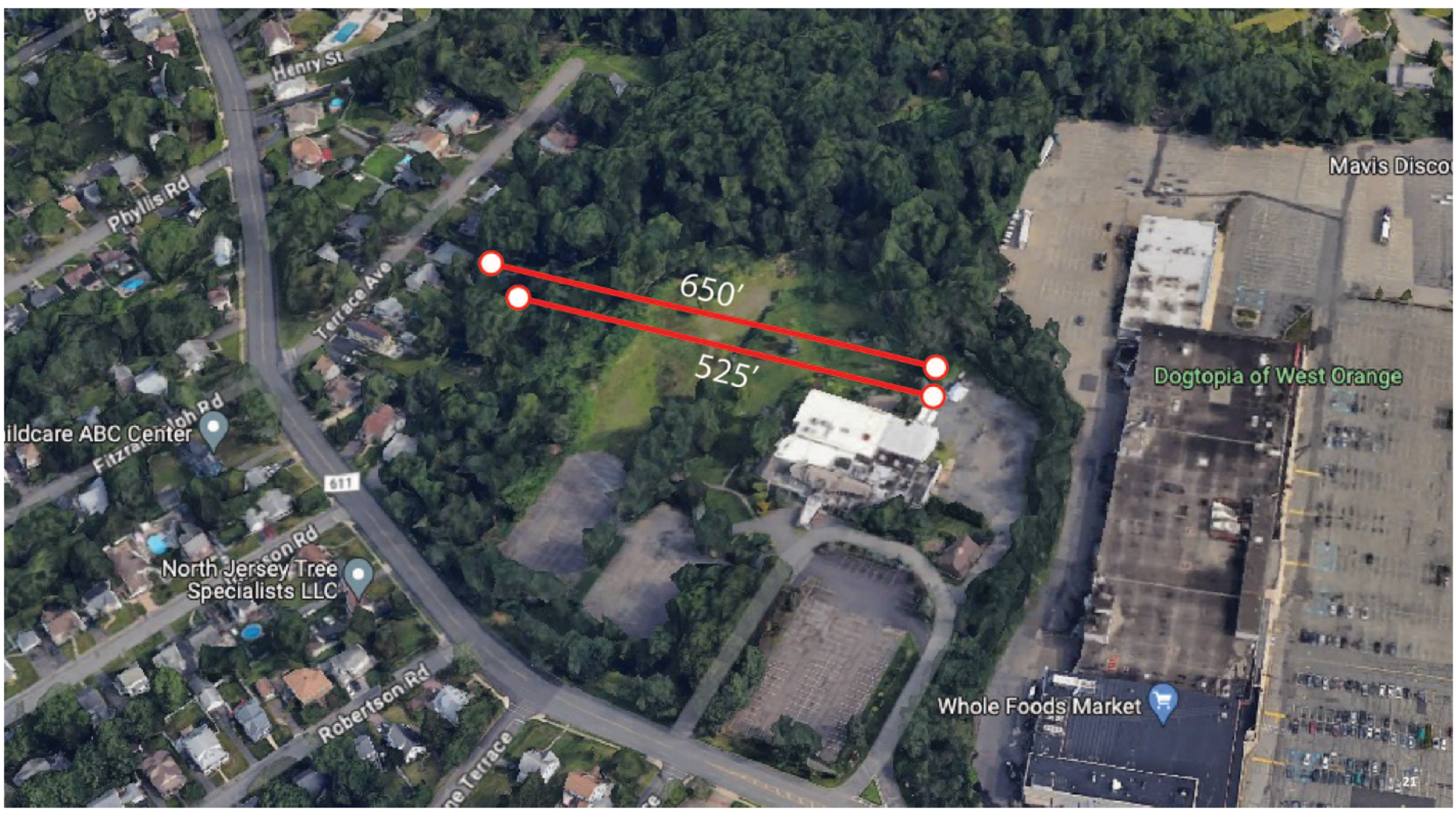
DRAWING SCALE:

AS NOTED

NO PROJECT NUMBER

NA





Henry St

Phyllis Rd

Terrace Ave

Mavis Disco

650'

525'

Dogtopia of West Orange

Wildcare ABC Center

Fitzgerald Rd

611

North Jersey Tree
Specialists LLC

Robertson Rd

Whole Foods Market



Wonder West Orange

KEY POINTS

EMPLOYEES

- 25 total employees over three (3) shifts

DELIVERIES

- Raw Product – 1 / day
- Dry Product – 2-3 / week
- Finished Product – 1/ day
- Wood – 2 / month

REFUSE

- Picked up daily

ENVIRONMENTAL REPORT

- Airflow was induced to gather air samples
- Results indicate that the risk posed is negligible and does not negatively impact ambient air quality

EXISTING CONDITIONS

- Concrete pad w/ four (4) smokers
- Carport / shelter
- Three (3) cold trailers
- Pre-fabricated storage shed
- Walkways

PROPOSED IMPROVEMENTS

- Up to twelve (12) total smokers
- Expansion of existing concrete pad
- Expansion of existing carport / BBQ shelter
- New concrete pad
- New carport / BBQ shelter
- Refuse improvements
- Ancillary improvements for accessibility and storage





Wonder

Thank you!

from the entire Wonder team!