

February 12, 2025

Via E-mail (jvite@westorange.org)

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

Attn.: Jamilet Baquerizo Vite – Planning Board Secretary

**RE: ENGINEERING REVIEW FOR THE WEST ORANGE COMMUNITY HOUSE, STAIRWELL ADDITION
WEST ORANGE PLANNING BOARD APPLICATION No. PB 25-01
250-252 MAIN STREET (BLOCK 114, LOT 78)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATRIX No. 23-1345-12**

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. to the board planner.

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

- Township of West Orange Application Form for Planning Board or Zoning Board of Adjustment, dated January 17, 2025;
- Site Plan Checklist;
- Verification of Taxes and Sewer Charges Paid, Block 114, Lot 78, 250-252 Main Street, prepared by the Office of the Tax Collector, dated January 17, 2025;
- Signed but unsealed property survey drawing for Block 114, Lot 78, entitled "Map of Property Situated in West Orange, Essex County, New Jersey", prepared by Richard J. Hingos, Inc., dated December 8, 2017; and
- Signed but unsealed set of architectural drawings, prepared by Dicara/Rubino Architects, revised January 14, 2025, including the following sheets:
 - Site Plan (Sheet 1)
 - Details and Sections (Sheet 2)

PROJECT DESCRIPTION

Matrix understands that the Owner and Applicant for this application is The West Orange Community House mailing address 242 Main Street, West Orange, New Jersey. The parcel that is the subject of this application is Block 114, Lot 78, commonly known at 250-252 Main Street. As per the Township's Zoning Map (last revised 2020), the subject parcel (Block 114, Lot 78) is located in the 'Main Street Subzone' zoning district along Main Street at its intersection with Erwin Place. The subject property is approximately 12,000 square feet, and it is presently developed with a recreational use building. The site is nearly fully impervious. Below is a summary of the proposed property improvements:

The architectural site plan proposes a four-foot wide stair well along a portion of the southerly wall of the existing commercial building. The ground disturbance will be small as only support columns for and a new landing pad will be constructed. The impervious coverage of the site does not appear to change.

1. General

- 1.1. Architectural drawings, which includes an architectural site plan, were submitted. However, the site plan does not comply with the provisions of Ordinance 25-5.1, Application procedures. The applicant shall either have his professionals prepare a site plan in compliance with the Ordinance or request a waiver of this requirement.
- 1.2. Architectural drawings were not submitted that depict any changes to the interior of the building which would warrant the need for the additional exit and exterior staircase.
- 1.3. We defer to the report of the Board's planning consultant on the proposed use of the building.

2. Demolition

- 2.1. The Applicant shall provide testimony regarding any demolition that will occur on site to construct the stairs along a portion of the southerly side of the building.

3. Layout

- 3.1. The Applicant shall provide testimony regarding the existing site conditions, proposed improvements, and conformance with applicable ordinances and regulations.

4. Grading & Drainage

- 4.1. While it appears there will not be any increase in impervious coverage, the Applicant's experts shall provide testimony on the same.
- 4.2. The proposed stairwell may impact the elevation of the existing concrete walkway along the southerly side of the building. This walkway directs stormwater runoff away from the existing building. The Applicant's experts shall indicate how runoff patterns will be maintained so as not to adversely impact the existing.

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 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

LL:PS
Enclosures

Cc: Dennis Petrocelli, PG – Vice President, Matrix

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