



August 13, 2024

April 1, 2025 (Addendum)

Via Email (jvite@westorange.org)

Township of West Orange Planning Board
66 Main Street
West Orange, NJ 07052

Attn.: Jamilet Baquerizo Vite – Board Secretary

**RE: ENGINEERING REVIEW FOR 172-174 MAIN STREET, LLC
172-174 MAIN STREET - BLOCK 89, LOT 6
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
WEST ORANGE PLANNING BOARD APPLICATION NO. PB 24-14
MATRIX NO. 23-1345-001**

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 Diana P. McGovern, Esq., Board Attorney, Matrix has received and reviewed the following document for this project:

- Township of West Orange Site Plan/Subdivision Checklist, sent via email April 1, 2025, from attorney for the Applicant

PROJECT DESCRIPTION

Matrix understands that the Owner and Applicant for this application is 172-174 Main Street, LLC., mailing address: c/o Cox RE Holdings, 105 Main Street, Unit 1B, West Orange, New Jersey. As per the Township's Zoning Map (last revised 2020), the subject parcel (Block 89, Lot 6) is located in the B-1 (Retail Business) zone along Main Street, across the street from the Downtown Redevelopment Area. The subject property is approximately 0.35 acres and is presently developed with a two-story masonry building and a steeply sloped asphalt parking lot, with ingress and egress onto Main Street.

Matrix further understands that the Applicant intends to construct a one-floor addition atop the existing two-story office building. The existing two-story office building will be converted into a mixed-use building with a medical office and event space on the ground floor; two 2-bedroom apartments and an efficiency apartment unit on the second floor; and two 1-bedroom apartments and two efficiency apartments on the third floor.

Below are our comments regarding the checklist:

1. General

- 1.1. The checklist provided was not part of the original or the subsequent submission for this application.

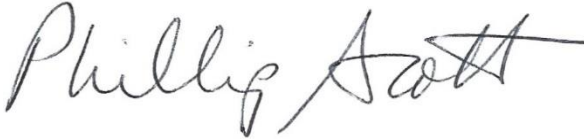
2. Item Number Description

- 2.1. Items 1 through 8 have been provided, therefore we have no comment.
- 2.2. Items 9 through 11 are not applicable, being there is no subdivision as part of this application.
- 2.3. Item 12 has been provided. No comment.
- 2.4. Items 13 and 14 are not applicable, being there is no subdivision as part of this application.
- 2.5. Items 15 through 17 have been provided, therefore we have no comment.
- 2.6. Item 18, the Applicant has requested a waiver. We have no issue with the granting of this waiver.
- 2.7. Item 19 has been provided. No comment.
- 2.8. Items 20 through 22, the Applicant indicates are not applicable. We have no issue with this determination.
- 2.9. Item 23, the Applicant has requested a waiver. Being this is a redevelopment of an existing site by reuse of an existing building, we have no issue with the granting of this waiver.
- 2.10. Items 24 through 29 have been provided, therefore we have no comment.
- 2.11. Item 30, the Applicant has requested a waiver. Being the Applicant has provided a full set of site plan drawings that provides the information required in this item, we have no issue with the granting of this waiver.
- 2.12. Item 31, the Applicant has requested a waiver. Being this project proposes to limit the changes of the existing site to the building, we have no issue with the granting of this waiver.
- 2.13. Item 32, the Applicant indicates is not applicable. We have no issue with this determination.
- 2.14. Item 33 has been provided. No comment.
- 2.15. Item 34, the Applicant indicates is not applicable. We have no issue with this determination.
- 2.16. Item 35 has been provided. No comment.
- 2.17. Items 36 and 37, the Applicant indicates are not applicable. The Applicant's engineer has provided a Grading and Utilities Plan, but it does not show the location of the sanitary sewer lateral or connection to the Township's system in Main Street. The engineer also provides calculation of the existing and proposed sanitary sewer flows which shows that there will be an increase due to the proposed use. We do not recommend granting a waiver and suggest the Applicant show the connection point of the existing sanitary sewer and also provide confirmation that the lateral can handle the proposed increase in flow.
- 2.18. Item 38 has been provided. No comment.
- 2.19. Item 39, the Applicant indicates is not applicable. We have no issue with this determination.

- 2.20 Item 40, the Applicant has requested a waiver. The Applicant's engineer has provided construction details on sheet 4 of 4 on the site plan drawings. This item should be changed and marked as Complete.
- 2.21 Items 41 through 43, the Applicant indicates are not applicable. We have no issue with this determination
- 2.22 Item 44 has been provided. No comment.
- 2.23 Item 45 has been marked as provided. There has been no Landscape plan and details provided to our office in reference to this application. The Applicant shall either provide for review of request a waiver.
- 2.24 Items 46 through 48 have been provided. No comment.
- 2.25 Item 49, the Applicant has requested a waiver. The Applicant's engineer has provided a Vehicular Circulation Plan on sheet 4 of 4 on the site plan drawings. This item should be changed and marked as Complete.
- 2.26 Items 50 and 51 have been provided. No comment.
- 2.27 Item 52, the Applicant has requested a waiver. We have no issue with the granting of this waiver.

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 email to pscott@mnwe.com.

Sincerely,



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

EJ:PS:lb

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