



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME
KEITH CHIARAVALLI, PE, CME

MEMORANDUM

To: *Chairman and Members of the
West Orange Zoning Board*

From: *John J. Hess, PE, PP, CME
Zoning Board Engineer*

Date: *May 3, 2023*

Re: *Application No. ZB-22-09
89 Ashland Avenue, LLC.
Preliminary & Final Site Plan with
'C' and 'D' Variances – Resolution Compliance #1
87 & 89 Ashland Avenue
Block 61, Lots 44 & 45
Our File: VWRZ0061.01*

CC: *Paul Grygiel, PP, AICP - Township Planning Director
Leonard Lepore, PE – Township Engineer
Alice Beirne, Esq. – Zoning Board Attorney
89 Ashland Avenue, LLC - Applicant
Richard Schkolnick, Esq. – Applicant's Attorney
Anthony Marucci, PE, PLS, PP – Applicant's Engineer, Surveyor & Planner
Joaquin Bouzas, RA – Applicant's Architect*

Our office has received for review the following documents which were submitted by the Applicant to demonstrate compliance with the conditions in the Resolution of Approval granting Preliminary & Final Site Plan approval with 'C' and 'D' Variances for the above referenced property:

- A set of Preliminary & Final Site Plan drawings (8 sheets) prepared by Anthony Marucci, PE, PLS, PP with Marucci Engineering Associates, LLC of Cedar Knolls, New Jersey and bearing a latest revision date of March 30, 2023.
- A set of architectural plans (2 sheets) prepared by Joaquin Bouzas, RA with Inglese Architecture + Engineering of Cedar Grove, New Jersey dated November 14, 2022.

We have reviewed the submitted information, as well as the Resolution of Approval and our November 28, 2022 review memorandum, and find that the following items must be addressed prior to the plans being approved by our office:

1. As stipulated in Condition #2 in the Resolution of Approval, the two lots will be consolidated in a deed to be approved by the Zoning Board counsel. The Applicant must demonstrate that this condition has been addressed.
2. It states on sheet 1 of the site plan drawings that the Owner/Applicant is Frank S. Ench Jr. & 89 Ashland Avenue, LLC whereas it states on the Application form that the Applicant is



Chairman and Members of the West Orange Township Zoning Board
Re: 89 Ashland Avenue, LLC (ZB-22-09)
Preliminary & Final Site Plan with
'C' & 'D' Variances – Resolution Compliance #1

May 3, 2023
Our File No. VWRZ0061.01
Page 2

89 Ashland Avenue, LLC and the Owners are Frank S. Ench (lot 44) and 89 Ashland Avenue, LLC (lot 45). It remains for these discrepancies to be resolved.

3. It remains for sheet 4 to be revised to dimension the width of the sidewalk that is proposed adjacent to the driveway.
4. Grading, Drainage Utility Note #4 on sheet 5 states that a soils test pit was excavated to a depth of 96" and no groundwater was encountered. Therefore, it remains for a copy of the soils test pit log to be added to the plans. In addition, the depth at which the Soil Permeability Class analysis was performed must be noted on the soils test pit log.
5. The Applicant has indicated that wall mounted fixtures are to be installed at door locations; however, details have not been provided. It remains for the plans to be revised to provide details and locations for all proposed light fixtures.
6. It remains for the plans to be revised to indicate the full ordering number and manufacturer's catalog cut for the proposed light poles.
7. The Applicant must submit separate engineer's estimates of the cost of the required on-site and off-site improvements to the Board.
8. The Applicant must demonstrate that they have obtained the required outside agency approvals for this project. Based on our review, it appears that the Applicant requires soil erosion and sediment control plan certification from the Hudson Essex Passaic Soil Conservation District.

The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter which addresses each of the comments in this review letter and also details any other changes that have been made to the plans as these may not be readily apparent.