

March 25, 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 – Board Secretary

**RE: ENGINEERING REVIEW FOR ORANGE PROSPECT, LLC.
WEST ORANGE PLANNING BOARD APPLICATION No. PB 25-02
111 PROSPECT AVENUE (BLOCK 151, LOT 17.01)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATRIX No. 23-1345-014**

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 Consultant Planner. We also defer tree removal and proposed landscaping to the Township Forester.

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

- Township of West Orange Application form for the Planning Board or Zoning Board of Adjustment, with Exhibits, dated February 13, 2025;
- Signed but unsealed set of engineering site plans, consisting of twenty three (23) drawings entitled "Preliminary and Final Site Plan prepared for The Estate, 111 Prospect Avenue, Lots 17.01, Block 151, Township of West Orange, Essex County, New Jersey" prepared by J. Michael Petry, P.E., P.P., R.A., of Petry Engineering, LLC, dated January 31, 2025;
- Signed but unsealed set of architectural plans, consisting of seven (7) sheets, floor plans, elevations and renderings, prepared for The Estate, 111 Prospect Avenue, Lots 17.01, Block 151, Township of West Orange, Essex County, New Jersey, prepared by J. Michael Petry, AIA of J. Michael Petry Design Services, dated December 23, 2024;
- Signed but unsealed property survey drawing entitled "Map of Property, Bow and Arrow Manor, Inc., Lots 15.03 and 17.01, Block 151, Lots 5 and 6, Block 151.03, Township of West Orange, Essex County, New Jersey" prepared by ZL Land Surveying, LLC, Zdravko Lucin, L.S., dated February 29, 2012;
- Stormwater Management Report, prepared for the Estate, Lots 17.01, Block 151, 111 Prospect Avenue, Township of West Orange, Essex County, New Jersey, prepared by J. Michael Petry, P.E., Petry Engineering LLC, dated December 27, 2004;
- Stormwater Maintenance Manual, prepared for the Estate, Lots 17.01, Block 151, 111 Prospect Avenue, Township of West Orange, Essex County, New Jersey, prepared by J. Michael Petry, P.E., Petry Engineering LLC, dated December 27, 2004;

- W-9 Form for Orange Prospect, LLC, dated February 13, 2025.

PROJECT DESCRIPTION

Matrix understands that the Owner and Applicant for this application is Orange Prospect, LLC, mailing address c/o Kenneth McPherson, Gibbons Law, One Gateway Center, Newark, New Jersey. As per the Township's Zoning Map (last revised 2020), the subject parcel (Block 151, Lot 17.01) known as 111 Prospect Avenue is located in the 'B-2' (General Business) zone along the west side of Prospect Avenue between Woodland Avenue and the Montclair Golf Club. The subject property is approximately 8.29 acres and is presently developed with a two-story brick masonry building, that traditionally has been used as a banquet and restaurant facility, along with accessory parking. Two driveways provide access and egress to Prospect Avenue. Matrix further understands that the Applicant intends to reconstruct the existing driveway, walking path and make renovations to the main building including raising the elevation of the front court yard. A Porte-Cochere and a Community Garden are also proposed. Below is a summary of the proposed building and site fit-out:

1. General

- 1.1. The boundary survey provided with the submission is dated February 29, 2012. The Existing Conditions Plan, Sheet SP-2 references that survey as well as an aerial survey of April 13, 2023. The applicant and their experts shall indicate if there are any discrepancies between the two as well as any changes to the site since April 13, 2023 such as tree removals and tree replanting.

2. Demolition

- 2.1. The Applicant and their experts shall in addition to providing testimony on those items to be demolished as per the Demo Plan, sheet SP-4.1, but shall also provide testimony as to any trees and other plantings which have already been removed.

3. Site Plan

- 3.1. The Applicant shall provide testimony regarding the existing site conditions, proposed improvements, and conformance with applicable ordinances and regulations.
- 3.2. The Applicant shall provide testimony pertaining to the condition of the pavement in all four parking areas, A, B, C. and D., and if repairs or resurfacing is required. They shall also provide testimony regarding the parking lot striping and whether such will be repainted.
- 3.3. The site plan proposes six (6) ADA compliant parking stalls of which two will have an EV charger. That number of ADA stalls is based on the total number of stalls in Lot B (valet) only. The Applicant shall state the reasons for not basing the number of ADA stalls on the total number of parking stalls. The same applies to the basis for the number of EV chargers.
- 3.4. The site plan shall depict the accessible route from the ADA parking stalls to the facility entrance.
- 3.5. Based upon the occupancy of 1404 persons established by Resolution PB-96-08, the number of parking stalls appears adequate. This is based on a requirement of one stall per three occupants as per Ordinance No. 25-12.2, Minimum Required Number of Parking Spaces. A total of 471 stalls are provided which is greater than the requirement of 435 stalls. The Applicant shall indicate whether they are seeking an increase in occupancy from the 1996 levels, if permitted.
- 3.6. The site plan and application indicate an area will be developed as a Community Garden. The Applicant shall indicate how these gardens will be used and by whom.
- 3.7. Since all the West Orange Fire Stations are located south of The Estate, the firetruck turning template shall analyze a route where firetrucks access the site from the south and egress in that direction.

4. Grading & Drainage

- 4.1. The Applicant and their experts shall provide testimony on the Stormwater Management Plan. Since the proposed improvements will disturb more than an acre of the site, the project is classified as a Major Development. Major Developments are required to provide groundwater recharge, stormwater runoff quantity control and stormwater runoff quality treatment. Based upon a reduction in impervious area, it appears that peak rates of stormwater runoff will be reduced for the 2 year, 10 year and 100 year events, without the need for stormwater detention or groundwater recharge. Furthermore, groundwater recharge is not required since the site is apparently located within the Metropolitan Planning Area. Finally, since there is less and $\frac{1}{4}$ acre net increase in impervious area (there is a reduction), water quality measures are not required.
- 4.2. It appears in the application that the quantities for Impervious Surface Coverage and Building Coverage on page 2, Section E., are transposed. This applies to both present and proposed quantities.
- 4.3. The southerly driveway is not just being reconstructed with new pavers, but the elevation of the driveway is also being raised. The Applicant shall provide testimony on the reason for this especially as it relates to the sight distance for motorists exiting onto Prospect Avenue from this driveway.
- 4.4. A new stormwater collection and conveyance system is proposed. The Applicant shall explain the rationale for the design particularly with respect to the placement of drainage inlets.
- 4.5. As required by the Township's Stormwater Management Ordinance, a Stormwater Maintenance Manual was submitted. It is not clear if this maintenance plan also pertains to the portion of the existing drainage system that exists in the northern section of this site as well as in portions of the adjoining hotel known as the Residence Inn. It is imperative for the new system to function so that the entire stormwater collection and conveyance system on this site be covered by the Maintenance Manual. This includes the drainage structures and swale located within the properties of The Estate and the Residence Inn and behind the homes on Deerfield Drive.
- 4.6. The Applicant and their experts shall analyze the existing drainage system downhill of the proposed connection point to determine if adequate capacity exists to accommodate the drainage flows from the new drainage collection and conveyance system. Even though it appears that site drainage patterns will not be changed, the addition of the collection and conveyance system changes the hydraulic analysis.

5. Soil Erosion & Sediment Control

- 5.1. The Soil Erosion and Sediment Control Plan shall be approved by the Hudson Essex Passaic Soil Conservation District.

6. Site Lighting

- 6.1. A Lighting Plan with lighting fixture details and iso-footcandle levels was submitted. The Applicant shall provide testimony regarding the proposed site's compliance with Township Ordinance §25-14, related to lighting levels. The Applicant shall also address any potential light spillover onto adjacent residential properties including the effects of glare.

7. Landscaping

- 7.1. The Applicant shall provide testimony regarding existing vegetation, vegetation previously removed, vegetation replanted and any other related removals, replacements, and new planting areas.

8. Utilities

- 8.1. The Applicant shall confirm if new utility service lines, laterals, connections, or associated appurtenances are needed for the proposed improvements. The Applicant shall clean and televise the existing sanitary lateral and any roof drainage laterals intended to be reused prior to construction.

8.2. The Applicant shall provide testimony regarding the need to construct any above- or below-grade improvements for utility services.

8.3. A water service and hose bibs shall be provided for the Community Gardens.

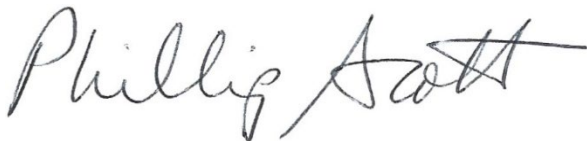
9. Solid Waste Management Plan

9.1 The Applicant shall provide an updated Solid Waste Management Plan. The Plan shall account for the Recycling of food waste.

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 regarding the scope or fees as indicated 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

EJ:PS
Enclosures

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

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