



**Consulting & Municipal
ENGINEERS**

849 W. Bay Avenue, Suite 16
Barnegat, NJ 08005
732.410.2650 ☎
www.cmeusa1.com 🌐

MEMORANDUM

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

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

Date: *June 16, 2025*

Re: *Application No. ZB-25-04
Panorama LLC
Amended Preliminary and Final Site Plan, Bulk Variance
& Tree Removal and Replacement Permit - Review #1
410 Eagle Rock Avenue
Block 109, Lot 1.01
Block 111, Lot 1.05
Our File: 115.WRZ0109.V01*

CC: *Geniece Gary-Adams – Zoning Official
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Municipal Engineer
Steven Warner, Esq. – Zoning Board Attorney
George Wheatle Williams, PP - Zoning Board Planner
Panorama LLC – Applicant
Robert A. Gaccione, Esq. – Applicant's Attorney
J. Michael Petry, PE, PP, RA – Applicant's Engineer and Planner
Jeffrey S. Grunn, PLS – Applicant's Surveyor*

Our office has received for review the following documents which were submitted in support of the above referenced application for Amended Preliminary and Final Site Plan, Bulk Variance & Tree Removal and Replacement Permit approval:

- A set of Preliminary & Final Amended Site Plan drawings (10 sheets) prepared by J. Michael Petry, PE, PP, RA with Petry Engineering, LLC of Fairfield, New Jersey dated January 24, 2025.
- A print of a Topographic Survey of Property (1 sheet) prepared by Jeffrey S. Grunn, PLS with Lakeland Surveying of Rockaway, New Jersey dated August 2, 2024.
- A Drainage Statement prepared by J. Michael Petry, PE, PP, RA dated January 24, 2025.
- A completed Application Form.
- A completed application for Tree Removal and Replacement Permit dated April 21, 2025.
- A completed Sustainability Checklist Form.

CONSULTING AND MUNICIPAL ENGINEERS LLC
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000
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Page 2

- An undated Business Entity Disclosure Statement.
- An Affidavit of Ownership dated April 24, 2025.
- An undated Fee Explanation for Land Use Application prepared by the law office of Gaccione Pomaco of West Orange, New Jersey.
- An April 21, 2025 Proposal prepared by the law office of Gaccione Pomaco which describes the proposed development.
- An April 29, 2025 Buffer Report from the Office of the West Orange Assessor which lists the properties located within 200 feet of Block 109, Lot 1.01 and Block 111, Lot 1.05.
- A May 5, 2025 Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector which states that the taxes on Block 111, Lot 1.05 have been paid until July 31, 2025, the 2024 sewer charges have been paid and the 2025 sewer charges have not yet been billed.
- Copies of the following Zoning Board of Adjustment Resolutions of Approval for the property in question:
 - Zoning Board Application No. ZB-15-11 which was memorialized on December 17, 2015.
 - Zoning Board Application No. ZB-16-18 which was memorialized on February 16, 2017.
 - Zoning Board Application No. ZB-21-13 which was memorialized on January 20, 2022.

We have reviewed the information submitted in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract located on the southerly side of Eagle Rock Avenue. The majority of property is located in the B-2 General Business District while a portion of the property is located within the PURD Planned Unit Residential Development District. The property in question has an area of 192,631 square feet or approximately 4.42 acres and is occupied by the Chit Chat Diner and associated off-street parking spaces, drive aisles, landscaping, lighting and various other site improvements.

On December 17, 2015, the Zoning Board of Adjustment memorialized Resolution ZB-15-11 which granted the Applicant approval to demolish the existing diner and to construct a new diner. On February 16, 2017, the Zoning Board of Adjustment memorialized Resolution ZB-16-18 which granted the Applicant approval to make various changes to the design of the diner. Finally, on January 20, 2022, the Zoning Board of Adjustment memorialized Resolution ZB-21-13 which granted the Applicant approval to reduce the number of parking spaces and to construct a deck.



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Our File No. 115.WRZ0109.V01

Amended Preliminary and Final Site Plan, Bulk Variance
& Tree Removal and Replacement Permit– Review #1

Page 3

The Applicant is now seeking Amended Preliminary and Final Site Plan, Bulk Variance & Tree Removal and Replacement Permit approval to re-configure the parking area to construct 15 additional parking spaces, including 4 electric vehicle charging spaces, resulting in a total of 100 parking spaces at the property. Additional improvements include tree removal and the installation of asphalt pavement, inlets, stormwater conveyance pipes, landscaping and lighting.

B. DESIGN COMMENTS

1. The Applicant must submit a completed Site Plan/Subdivision Submission Checklist to the Board.
2. Based on our review of the submitted documents, we request that the following additional information be submitted as stipulated on the Site Plan/Subdivision Checklist:
 - a) Item #7 – *Proof that taxes are current for block 109, lot 1.01.*
 - b) Item #20 – *Copy and/or delineation of any existing or proposed deed restrictions or covenants.*
 - c) Item #24 – *List of variances required or requested.*
 - d) Item #25 – *List of design waivers required or requested.*
 - e) Item #31 – *Contours to extend at least 200' beyond subject property.*
3. The Site Data Chart on SP-1 indicates that the Owner and Applicant is Panorama LLC whereas the application form shows that the Applicant is Panorama, LLC and the Owner is Thea LLC. This discrepancy must be resolved.
4. SP-4 includes a callout which states that pervious asphalt pavement is proposed for the drive aisle and parking spaces. However, sheet SP-10 includes a Granite Block Curb & Pavement Detail which shows that standard (non-pervious) pavement is proposed. This discrepancy must be resolved.
5. If a pervious pavement system is proposed, then a pervious pavement detail must be added to the plans. The detail must indicate the seasonal high-water table elevation and the bottom of the stone storage bed elevation to ensure sufficient separation is provided. The detail should also indicate the locations of filter fabric. In addition, the detail must clarify if the pervious pavement system will be an infiltration system or an underdrained system and the appropriate details must be added to the plans.
6. The Test Pit Locations and Soil Permeability Map included in the Drainage Statement includes soil testing information that was completed on January 8, 2025 by Johnson Soils Company. Therefore, a copy of the soil investigation report should be provided to the Board and to our office.
7. The plans should be revised to include construction details for the following site improvements:



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Page 4

- a) Do Not Enter Sign;
 - b) No Right-Turn Sign;
 - c) Right Turn Only Sign;
 - d) Electric Vehicle Parking Sign;
 - e) 4" White Striping;
 - f) Yellow "No Parking" Striping.
8. Provide a vehicle circulation plan that shows the circulation of the largest vehicle that is anticipated to visit the site. Additionally, the circulation plan should address fire and emergency vehicles.
 9. Revise the Light Base Detail on sheet SP-6 to indicate a concrete strength of 4,500 PSI.
 10. It shows on sheet SP-7 that 9 trees are proposed to be removed. As stipulated in §25-27.5.c of the Land Use Regulations, the Applicant must submit a qualified tree expert's report which addresses the standards in §25-27.7.
 11. Sheet SP-7 should be revised to note the species and sizes of the trees that are proposed to be removed.
 12. The replacement trees provided should be NJ native species. Therefore, sheet SP-7 should be revised to comply.
 13. Revise SP-7 to include a note indicating that no one shall cut or remove trees without first obtaining a tree removal and replacement permit from the Township.
 14. Revise SP-7 to include a note indicating if any replacement tree planted fails to thrive or dies within two years, it shall be replaced within six months and the same shall be viable for an additional two (2) years.

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 memorandum and also details any other changes that have been made to the plans as these may not be readily apparent.