

November 21, 2025

Jamilet Baquerizo Vite
Planning Board Secretary
Township of West Orange
66 Main Street, West Orange
New Jersey 07052

**Re: Engineering/Planning Review
Conditional Use Approval
76 Ashland Avenue
Block 62, Lot 22.01
WOPB# No. PB 25-04**

Dear Ms. Vite:

We are in receipt of the Engineering Review Letter prepared by Matrix New World Engineering dated August 22, 2025 and the Township's Planner Review letter prepared by Heyer, Gruel Associates dated November 10, 2025. Please consider the following responses to items relating to the revised engineering plans revised through November 21, 2025:

- 1.1 – The application is amended to include lots along Park Avenue known as Block 62, Lots 32 and 34.
- 1.2 – Incorporate conditions of approval remaining from the previous “Yerr Canna” application.
 - 1) Items 1 through 8 for information purposes and do not require plan modifications.
 - 9) Generators are shown for Blue Violet's and Yerr Canna's building. Both generators will meet current code requirements and will make application for an NJDEP Air Quality permit as may be required.
 - 10) For information purposes and do not require plan modifications.
 - 11) One electric charging station is shown, The specific design specifications to be provided by the manufacturer in accordance with ordinance/State code requirements. The EV charging station shall be active prior to receiving a Certificate of Occupation for the Blue Violet facility.
 - 12) Additional lighting standards provided throughout the facility. The majority of the site meets the required 1.0 fc requirement. However certain isolated locations maintain a minimum 0.5 fc intensity. These isolated areas do not present a health or safety concern since these areas are not typically accessed after hours. The applicant's intent is to provide adequate lighting without contributing to any perceived excessive light pollution.
 - 13) The entire parking lot, originally identified as “asphalt” in the Arna Engineering Review letter, shall be milled and or reconstructed to meet original grade. The entire parking lot will be constructed with a full depth parking lot pavement section.

- 14) The entire parking lot shall be striped and labeled as presented. The ADA spaces and Fire Lane shall also be striped.
 - 15) Access striping and signage provided for emergency vehicle access from Ashland Avenue.
 - 16) The seven (7) parking spaces for Yerr Canna and the EV space are striped and labeled with appropriate signage.
 - 17) All employee and delivery access shall be via Park Avenue. An easement is identified with appropriate arrows directing the flow of traffic.
 - 18) All employee and delivery access shall be via Park Avenue. An easement is identified with appropriate arrows directing the flow of traffic.
 - 19) All employee and delivery access shall be via Park Avenue. An easement is identified with appropriate arrows directing the flow of traffic.
 - 20) Required modifications located on Architect's Drawings.
 - 21) Acknowledged and shall conform.
 - 22) Acknowledged and provided.
- 2.0** - The entire parking lot, originally identified as "asphalt" in the Arna Engineering Review letter, shall be milled and or reconstructed to meet original grade. The entire parking lot will be constructed with a full depth parking lot pavement section.
- 3.0** – Testimony to be provided regarding the existing site conditions, proposed improvements, and conformance with applicable ordinances and regulations.
- 4.1** – There is an overall reduction of impervious surface of 315 SF. No additional stormwater measures are required.
- 4.2** – The original drainage patterns shall be maintained in accordance with the Arna Engineering Review letter.
- 5.1** – The three (3) spaces located on Ashland Avenue increase to total from 38 to 41. While the Yerr Canna application counted the spaces in the road, the Blue Violet Plan does not. The revised total parking provided is 40 spaces whereas 38 are required in accordance with ordinance requirements. Two (2) ADA spaces are provided as required for facilities with less than 50 spaces.
- 5.2** – The ADA accessible route is added to the plans.
- 5.3** – The residential spaces will not access the Blue Violet facility. These vehicles will maintain the existing 2-way access onto Ashland Avenue. "Not Exit" and/or "Do Not Enter" signs are provided to preclude any egress from Blue Violet.
- 5.4** – The EV charging station shall be active prior to receiving a Certificate of Occupation for the Blue Violet facility.
- 6.1** - Additional lighting standards provided throughout the facility. Requesting engineers approval for proposed lighting as required by the Yerr Canna resolution.
- 6.2** – Testimony to be provided regarding lighting on Block 62, Lots 32 and 34.

7.1 – New water service is provided to the Blue Violet building. No additional utilities are proposed for the Yerr Canna building.

7.2 - Generators are shown for Blue Violet's and Yerr Canna's building. Both generators must meet current code requirements and will make application for an NJDEP Air Quality permit as may be required.

8.1 - Acknowledged and shall conform.

8.2 - Acknowledged and provided.

From HGA Report, variances and waivers (Item 11):

- **Insufficient Side Yard Setback (Chapter 25 Attachment 3)** – A minimum side yard setback of 10 feet is required when adjacent to residences, where less than 10 feet exists, and is proposed to remain. *Pre-existing non-conforming condition with no change.*
- **Prohibited Parking Space Location (§25-12.1)** – Where parking spaces are not permitted within 25 feet of the public right-of-way along Ashland Avenue, parking spaces exist within this setback and are proposed to remain. *Pre-existing non-conforming condition with no change.*
- **Prohibited Access Drive Location (§25-12.1)** – Where access driveways are not permitted within 5 feet of a side lot line, a driveway exists within this setback and is proposed to remain. *Pre-existing non-conforming condition with no change.*
- **Insufficient Sidewalks (§25-12.1)** – Where 5-foot-wide sidewalks between any building and a parking area or drive used by the public are required, no sidewalks are proposed. *Asphalt walking areas are provided in lieu of sidewalks.*
- **Insufficient Number of Parking Spaces (§25-12.2)** – Where a total of 39 off-street parking spaces is required, 38 off-street parking spaces are proposed. *Verify calculations whereas the applicant identifies 38 required spaces. An additional tandem space is provided for the residential units, if required.*
- **Insufficient Number of Loading Spaces (§25-12.3)** – Where a total of 3 loading spaces is required, 0 loading spaces are proposed. *Loading, deliveries and trash removal are by "SU" size trucks. Adequate space is provided for SU type vehicles.*
- **d. Insufficient Parking Area Illumination for I District (§25-14.3)** – Where a minimum illumination throughout the parking area is 1.0 footcandles (fc), less than 1.0 fc is proposed periodically. *Additional lighting standards provided throughout the facility. The majority of the site meets the required 1.0 fc requirement. However certain isolated locations maintain a minimum 0.5 fc intensity. These isolated areas do not present a health or safety concern since these areas are not typically accessed after hours. The applicant's intent is to provide adequate lighting without contributing to any perceived excessive light pollution. The applicant requests a design waiver approved by the Board Engineer.*

This letter is provided in response to the engineering comments. Information signed and sealed by anyone other than the Engineer is provided on separate plans and referenced within the engineering plan.

Please feel free to contact me if you have any questions or require additional information.

Very truly yours,

Joseph R. Golden

Joseph R. Golden, PE, PP, CME
Golden & Moran Engineering