

November 26, 2025

Via Email (jvite@westorange.org)

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

Attn.: Jamilet Baquerizo Vite – Planning Board Secretary

**RE: ENGINEERING REVIEW NO. 2 FOR BLUE VIOLET GROW, LLC
WEST ORANGE PLANNING BOARD APPLICATION NO. PB 25-04
CANNABIS CULTIVATION AND MANUFACTURING FACILITY
CONDITIONAL USE APPROVAL AND MINOR SITE PLAN APPROVAL
76 ASHLAND AVENUE (BLOCK 62, LOT 22.01)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATRIX NO. R23-01620 (LEGACY NO. 23-1345-16)**

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 property. 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 Board's Planner.

Please note: This review is a revision to the one submitted to the Board dated August 22, 2025 and prepared by Philip Scott, PE. The format is the same. Comments are provided in **bold** after each prior comment. New comments are **bold** as well.

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

- Township of West Orange Application Form for Planning Board or Zoning Board of Adjustment, dated May 21, 2025 including Engineering Site Plan and Architectural Plans
- Site Plan Checklist
- Minor Site Plan, Landscape and Lighting Plan; prepared by Joseph Golden, P.E., dated April 30, 2025, **revised November 21, 2025**
- Lighting Plan, prepared by Joseph Golden, P.E., dated April 30, 2025
- Sustainability Checklist Form
- Yerrr Canna Resolution of Approval, PB-24-05
- Cannabis Cultivation and Manufacturing Facility Building Renovation, prepared by Gianfranco Sarrido, R.A., dated April 30, 2025, **revised November 21, 2025**

PROJECT DESCRIPTION

Matrix understands that the Owner for this application is Ashland Properties, LLC of Harrison, New Jersey, and the Applicant for this application is Blue Violet Grow, LLC whose address is 76 Ashland Avenue, West Orange, New Jersey. The property in question is an irregularly shaped tract which fronts on the easterly side of Ashland Avenue. It is designated as Block 62, Lots 22.01 and commonly known as 76-82 Ashland Avenue. It has an area of 38,843 square feet or 0.89 acres. The lot has access from Ashland Avenue, and it also has access and egress to Park Avenue through Block 62, Lots 32 and 34, commonly known as 10 and 26 Park Avenue. Those two lots are also owned by Ashland Properties, LLC. The property is currently located in an Industrial (I) zone, and it is currently occupied by four (4) separate buildings. Paved areas surround the existing buildings.

The Applicant is seeking Conditional Use and Minor Site Plan approval to permit one of the existing buildings, a three-story brick building, to be occupied by a Class 2 Cannabis Manufacturer and a Class 1 Cannabis Cultivator. The existing building has a floor area of approximately 18,800 square feet. All three floors will be used for manufacturing and cultivation.

The Applicant also proposes to remove and replace the existing pavement, stripe parking stalls, add site lighting, and install security gates. A total of **40** parking stalls will be striped including **2** handicapped stalls and one EV charging stall. Overall, the impervious coverage does not appear to change, and any land disturbance appears to be only for the repaving of the parking lot.

1. General

- A. This tract was the subject of a conditional use and minor site plan application for a Cannabis Cultivation facility at 82 Ashland Avenue, the metal frame building in the southeast corner of the parcel. This application was brought by Yerrr Canna, LLC and it was known as PB-24-05 with a Resolution adopted by this Board on April 17, 2024. Since that application also was using Park Avenue for access and egress, that application included the two lots along Park Avenue known as Block 62, Lots 32 and 34. The applicant should amend this application to include those two lots. **The Engineer's site plan title block shall list the additional lots.**
- B. The prior approval resolution included 22 conditions. Those conditions as they relate to the site (not specifically to the building at no. 82) shall be incorporated into this site plan. The applicant indicates those conditions have been incorporated into this plan and application. Testimony by the applicant to that statement shall be provided, and the applicable conditions shall be listed on this current site plan. **Below are conditions of the prior approval that still need to be addressed:**
 - **Condition No. 12 – The Engineer shall provide testimony as to the adequacy of lighting levels of 0.5 footcandles in certain areas. The Ordinance requires 1.0 footcandles**
 - **Condition No. 18 – Signs are required to designate deliveries and product movement to and from Park Avenue only for both access and egress**
 - **Condition No. 20 – The Architect shall provide testimony as to the location of pressure-controlled doors at the entrance and exit of the cultivation site**
 - **Condition No. 21 – A note shall be added to the site plan that “only an address number shall be permitted on the building”**

- **Condition No. 22 – A note shall be added to the site plan that the “Applicant shall provide an emergency contact list with an emergency action plan to the Township Engineer and Chiefs of both the Police and Fire Departments”**

2. Demolition

- A. The Applicant shall provide testimony regarding the demolition of the existing parking lot. **This comment remains.**

3. Layout

- A. The Applicant shall provide testimony regarding the existing site conditions, proposed improvements, and conformance with applicable ordinances and regulations. The Applicant shall clarify the different access points to the site and building for customers and workers of the proposed facility. **This comment remains.**

4. Grading & Drainage

- A. While it appears there will not be any increase in impervious coverage, the Applicant’s experts shall provide testimony on the same. If there is no increase in impervious coverage and no disturbance of land, excluding parking lot reconstruction, this application will not be subject to the Township’s Stormwater Regulations. **This comment has been addressed satisfactorily.**
- B. The Applicant shall provide testimony on existing and proposed drainage patterns with an emphasis on any changes as a result of the parking lot replacement. **This comment has been addressed satisfactorily.**

5. Parking

- A. The parking data summary indicates 39 parking stalls are required and that 41 are provided. Only 38 parking stalls are depicted. The Applicant shall explain the discrepancy. **This comment has been addressed satisfactorily as 40 stalls are provided of which two are ADA compliant and one is an EV charging stall.**
- B. The plan shows three handicapped parking stalls for this site. An accessible route from the parking stalls to the barrier free entry points shall be depicted. The Architectural plans shall be consistent with the site plan. **The plan now depicts two handicapped parking stalls, which is the number required based on the total number of stalls. Accessible routes into the building are shown for both stalls.**
- C. Four parking stalls are shown immediately behind the building known as 80 Ashland Avenue. These are located outside the fence and security gate for 76 and 82 Ashland Avenue. How does one exit these stalls to a public road if the security gate is closed and egress to Park Avenue is prevented? **This comment has been addressed satisfactorily,**
- D. The EV charging station must be operational from the start of business as per Condition No. 11 of the Resolution of Approval for PB-24-05. **This condition from the prior approval shall be placed on the site plan by note.**

6. Site Lighting

- A. As per Condition no. 12 in the Resolution of Approval for PB-24-05, additional site lighting was provided. The Applicant shall provide testimony as to the adequacy of the lighting as set forth in Zoning Ordinance 25-14.3. **This comment remains.**
- B. If the application is amended to include Block 62, Lots 32 and 34, to allow for access and egress to Lot 22.01, then this area too shall meet the standards of Zoning Ordinance 25-14.3. Currently no lighting is indicated in this area. **This comment remains.**

7. Utilities

- A. It appears new water lines will be provided for 76 Ashland Avenue. Will any other utility upgrades be required? No utility upgrades are depicted for 82 Ashland Avenue. While this building is not part of this application, any underground utility upgrades for no. 82 need to be installed before the parking lot is repaved. **This comment has been addressed satisfactorily.**
- B. An emergency generator is provided for no. 76, and per condition no. 9 of the Resolution of Approval for PB-24-05, a generator is provided for no. 82. Per the Resolution, design specifications are required for each including noise data showing compliance with applicable codes. **Emergency electrical generators are depicted for each building, but specifications are still required.**

8. Other

- A. Pressure controlled doors shall be installed at the entrance and exit of the cultivation site. This was also Condition No. 20 of the Resolution of Approval for PB-24-05. **The Architect shall provide testimony as to their location.**
- B. Only an address number shall be permitted on the building per condition no. 21 of the prior Resolution of Approval for 82 Ashland Avenue. **A note shall be added to the site plan stating such.**
- C. Per condition no. 22 of the Resolution of Approval for PB-24-05 and emergency contact list with an emergency action plan shall be provided to the Township Engineer and the Police and Fire Chiefs. **A note shall be added to the site plan stating such.**
- D. Deliveries and product movement shall be by the Park Avenue ingress and egress only for both no. 76 and 82 Ashland Avenue as per prior Resolution of Approval condition no. 18. **Signs shall be added to the site plan to make this condition effective.**
- E. The Applicant needs to address the handling of solid waste including trash and recyclables. **This comment remains.**
- F. The Applicant shall address hours or operation of the facility, number of employees and frequency and hours of deliveries and pick-ups. **This comment remains.**
- G. An easement for access and egress for the benefit of Lot 22.01 is required across Lots 32 and 34. **This easement shall be recorded with the Essex County Register.**

- H. The Engineer shall prepare a Site Improvement Cost Estimate for the purpose of establishing an escrow account for site inspections through the Municipal Engineer's office.

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) 703-5989 or via email to llepore@mnwe.com.

Sincerely,

Leonard R. Lepore

Leonard R. Lepore, P. E.
Project Engineer

LL:eb

Enclosures

Copy: Dennis Petrocelli, PG
Sean Savage, PE