



MEMORANDUM

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

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

Date: *December 15, 2025*

Re: *Application No. ZB-25-04
Panorama LLC
Amended Preliminary and Final Site Plan, Bulk Variance, and
Tree Removal and Replacement Permit - Review #2
410 Eagle Rock Avenue
Block 109, Lot 1.01
Block 111, Lot 1.05
Our File: 115.WRZ0109.V01 (60001)*

CC: *Geniece Gary-Adams – Director of Planning & Development/Zoning Official
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Municipal Engineer
Steven Warner, Esq. – Zoning Board Attorney
Christopher N. Dochney, PP – Zoning Board Planner
Panorama LLC – Applicant
Michael J. Piromalli, 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, and Tree Removal and Replacement Permit approval:

- A set of Amended Preliminary & Final Site Plan drawings (14 sheets) prepared by J. Michael Petry, PE, PP, RA with Petry Engineering, LLC of Fairfield, New Jersey and bearing a latest revision date of October 27, 2025.
- A Drainage Statement prepared by J. Michael Petry, PE, PP, RA and bearing a latest revision date of October 27, 2025.
- A completed Site Plan/Subdivision Submission Checklist.



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- A copy of an October 27, 2025 letter from J. Michael Perty, PE, PP, AIA which addresses the comments in the July 25, 2025 Planning Review Letter from George Wheatle Williams, PP, AICP, the August 22, 2025 Site Plan Review Advisory Board Report and the June 16, 2025 Engineering Review prepared by our office.

In addition to the above, our office previously received the following information as part of the initial submission for this application:

- 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 completed Application Form.
- A completed application for Tree Removal and Replacement Permit dated April 21, 2025.
- A completed Sustainability Checklist Form.
- 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.



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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.

The Applicant is now seeking Amended Preliminary and Final Site Plan, Bulk Variance, and 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. 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.*
2. Fire truck and refuse vehicle circulation plans have been provided. However, there appears to be circulation conflicts with an existing designated employee parking space. Testimony should be provided to the Board regarding this circulation conflict. If adequate circulation cannot be achieved, the Applicant should consider removing the existing parking space and installing yellow striping in the area to facilitate circulation of fire and refuse vehicles.
3. 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.



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4. Sheet SP-7 should be revised to note the species of the trees that are proposed to be removed. **The Applicant's Engineer has indicated that the species of the trees that are proposed to be removed will be provided in the tree expert's report.**
5. The plans should be revised to outline the proposed disturbance within steep slopes areas in accordance with §25-28 of the Land Use Regulations.

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.