



MEMORANDUM

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

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

Date: *December 29, 2025*

Re: *Application No. PB 25-10
Trader Joe's East, Inc.
Preliminary and Final Site Plan with 'C' Variances and
Tree Removal Permit - Review #1
457 Mount Pleasant Avenue
Block 157, Lot 5
Our File: 115.WRP0157.V01 (60001)*

CC: *Geniece Gary-Adams – Director of Planning & Development/Zoning Official
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Municipal Engineer
Malvika Apte, PP, AICP – Planning Board Planner
Diana McGovern, Esq. – Planning Board Attorney
Trader Joe's East, Inc. – Applicant
Howard D. Geneslaw, Esq. – Applicant's Attorney
Tung-To Lam, PE – Applicant's Engineer
Jeffrey Taylor, AIA – Applicant's Architect
Paul B. Going, PE – Applicant's Traffic Engineer*

Our office has received for review the following documents which were submitted in support of the above referenced application for Preliminary and Final Site Plan approval with "C" Variances and Tree Removal Permit approval:

- A set of Preliminary & Final Major Site Plan drawings (20 sheets) prepared by Tung-To Lam, PE with Bohler Engineering NJ, LLC of Warren, New Jersey and bearing a latest revision date of December 10, 2025.
- A set of Site Traffic Control Plans (3 sheets) prepared by Paul B. Going, PE with Traffic Planning & Design, Inc. of Warren, New Jersey dated December 10, 2025.
- A Traffic Statement prepared by Paul B. Going, PE, and David W. Fahim, PE with Traffic Planning & Design, Inc. and bearing a latest revision date of December 12, 2025.



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- A Stormwater Management Report prepared by Tung-To Lam, PE with Bohler Engineering NJ, LLC and bearing a latest revision date of December 2025.
- An Opinion of Probable Construction Costs prepared by Bohler Engineering NJ, LLC and bearing a latest revision date of December 10, 2025.
- An Application Proposal bearing a latest revision date of December 10, 2025.
- A List of Variances, Design Exceptions and Submission Waivers bearing a latest revision date of December 10, 2025.
- A Reasons for Relief bearing a latest revision date of December 10, 2025.
- A List of Plans & Exhibits bearing a latest revision date of December 17, 2025.
- A Hudson-Essex-Passaic Soil Conservation District Soil Erosion and Sediment Control Certification dated September 30, 2025.
- A New Jersey Department of Transportation Letter of No Interest dated September 18, 2025.
- A Response to Technical Review Comments prepared by Doug Wolfe, PE and Tung-To Lam, PE of Bohler Engineering NJ, LLC dated December 17, 2025.

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 which is located near the northeastern corner of the intersection of Mount Pleasant Avenue (NJSH Route 10) and Pleasant Valley Way. It is located in the B-2 General Business District and has an area of 161,597 sf or approximately 3.71 acres. The property is currently occupied by a 29,187 sf commercial building, a 3,254 sf commercial building occupied by one retail tenant, a greenhouse structure, and a paved parking lot. The existing 29,187 sf commercial building was previously occupied by multiple retail tenants. Access is provided to the site from Mount Pleasant Avenue (NJSH Route 10) to the south, Mount Pleasant Place to the north and Pleasant Valley Way to the west. Further, the existing paved parking lot currently provides 165 parking spaces including 5 handicap accessible parking spaces.

The Applicant is seeking Preliminary and Final Site Plan approval with "C" Variances and Tree Removal Permit approval to renovate and utilize approximately 18,767 sf of the existing 29,187 sf commercial building for a Trader Joe's retail grocery store. Additional improvements consist of the removal of the existing greenhouse structure, installation of 19 additional parking spaces including 4 EV parking spaces, modifications to the existing paved parking lot, and landscaping and lighting.

B. DESIGN COMMENTS

1. The Applicant should address the Board regarding how the proposed improvements fall under NJDEP Flood Hazard Area Permit-By-Rules in accordance with NJAC 7:13.



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Further, documentation should be provided to our office for review which outlines how the proposed improvements comply with each of the conditions under the applicable Permits-By-Rule.

2. The Applicant should address the Board regarding the exterior site elements that are proposed to be demolished.
3. The Applicant should address the Board regarding the existing site conditions, proposed improvements, and conformance with applicable ordinances and regulations.
4. The Applicant should address the Board regarding the anticipated hours of operation for the proposed retail grocery store.
5. The Applicant should address the Board regarding how deliveries will be handled to the site.
6. The Applicant should address the Board regarding the anticipated times for the trash and recyclables pickup.
7. The Applicant should address the Board regarding whether any of the EV parking spaces are make-ready. If so, the Applicant should provide testimony to the Board regarding the timeline to convert the spaces from make-ready to EVSE.
8. The Applicant should address the Board regarding the reasoning for not installing additional curb sections within the parking area where none currently exists.
9. The Applicant should address the Board regarding whether any signage is proposed for the development including any building mounted signage.

C. STORMWATER MANAGEMENT COMMENTS

1. Since the project is classified as a major development, testimony shall be provided regarding the proposed stormwater management design as well as compliance with §25-29 of the Land Use Regulations. Further, testimony shall be provided regarding the functionality of the proposed stormwater management system during flood conditions.
2. The plans should be revised to note that debris and overgrown vegetation must be removed from the West Branch of the Rahway River along the property limits.
3. The Applicant shall file a stormwater permit application as per §25-29.14 of the Land Use Regulations.
4. As required for major developments, the Applicant must submit an Environmental Site Analysis to the Board as per §25-29.10c2 of the Land Use Regulations.
5. The drainage area maps need to be revised to label the time of concentration paths to indicate type of flow, ground cover, slope, etc.
6. The Stormwater Management Facilities Operations & Maintenance Manual should be revised to provide contact information for the party responsible for maintaining the facility and indicate the location of the proposed BMP in state plane coordinates.



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7. The Stormwater Management Facilities Operations & Maintenance Manual and any future revisions shall be recorded upon the deed of record for the property. Prior to recording, the form of the deed must be reviewed and approved by the Planning Board attorney and our office.

D. LANDSCAPING AND LIGHTING COMMENTS

1. Testimony should be provided regarding the existing vegetation, proposed landscaping improvements and buffers to residential areas.
2. Testimony should be provided regarding the proposed lighting improvements as well as compliance with §25-14 of the Land Use Regulations. In addition, the plans should be revised to indicate lighting timers and the hours of operation.

E. UTILITY COMMENTS

1. The Applicant should address the Board regarding whether any improvements to existing utility lines are needed. In addition, the plans should be revised to note that the existing sanitary sewer service line and roof leader laterals to be re-used must be cleaned and televised prior to construction.

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