



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: *January 15, 2026*

Re: *Application No. PB 25-12
262 Main Street Realty, LLC and 270 Main Street Realty, LLC
Preliminary & Final Site Plan with "C" Variances and
Tree Removal Permit – Review #1
262-270 Main Street
Block 114, Lots 50 & 55
Our File: 115.WRP0114.V01*

CC: *Geniece Gary-Adams – Director of Planning & Development/Zoning Official
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Township Engineer
Diana McGovern, Esq. – Planning Board Attorney
Malvika Apte, PP, AICP – Planning Board Planner
262 Main Street Realty, LLC and 270 Main Street Realty, LLC – Applicant
Amanda C. Wolfe, Esq. – Applicant's Attorney
Hudson Engineering, LLC – Applicant's Engineer
Gary W. Dean, PE, PP – Applicant's Traffic Engineer
Daniel Roma, RA – Applicant's Architect
Kate Keller, AICP, PP – Applicant's Planner*

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

- A set of Preliminary & Final Site Plan drawings (12 sheets) prepared by Jordan Cecinini, PE with Hudson Engineering of Bayonne, New Jersey dated May 15, 2025.
- An unsigned and unsealed set of Architectural Plans (16 sheets) prepared by Jorge Mastropietro, NY-RA and Jennifer Palermo, NJ-RA with Jorge Mastropietro Architects of New York, New York dated October 15, 2025.
- A Traffic Impact Assessment prepared by Gary W. Dean, PE, PP and Rianna Kirchhof, PE with Dolan & Dean Consulting Engineers, LLC of Somerville, New Jersey dated October 14, 2025.



Chairman and Members of the West Orange Township Planning Board

January 15, 2026

Re: 262 Main Street Realty, LLC & 270 Main Street Realty, LLC (PB25-12) File No. 115.WRP0114.V01
Preliminary & Final Site Plan with "C" Variances and
Tree Removal Permit - Review #1

Page 2

- A Professional Planner's Report prepared by Kate Keller, AICP, PP and Nikhil Ramachandran, AICP, PP with Phillips Preiss Grygiel Leheny Keller, LLC of Hoboken, New Jersey dated October 2025.
- A completed Application Form dated September 16, 2025.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A completed Application for Tree Removal and Replacement Permit dated November 18, 2025.
- A list of trees proposed to be removed on the subject property.
- A Proposal and Reasons for Relief.
- A letter to the Township Director of Planning & Development/Zoning Official, Geniece Gary-Adams from Jordan Cecinini, PE with Hudson Engineering, LLC dated September 17, 2025, which summarizes the waivers being requested by the Applicant.
- A List of Owners within 200 Feet of Block 114, Lots 50 & 55 from the Office of the West Orange Tax Assessor dated April 21, 2025.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated April 22, 2025, which states that the taxes on Block 114, Lot 50 are paid until April 30, 2025.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated April 22, 2025, which states that the taxes on Block 114, Lot 55 are paid until April 30, 2025.
- A copy of a Deed dated February 19, 2025, which conveys ownership of Block 114, Lot 50 from 4 Cousins, LLC to 270 Main Street Realty, LLC. This deed was recorded in the Essex County Register of Deeds & Mortgages Office on February 24, 2025 as Instrument #2025011243.
- A copy of a Deed dated March 13, 2025, which conveys ownership of Block 114, Lot 55 from Walgreen Eastern Co, Inc to 262 Main Street Realty, LLC. This deed was recorded in the Essex County Register of Deeds & Mortgages Office on March 17, 2025 as Instrument #2025016950.



Chairman and Members of the West Orange Township Planning Board

January 15, 2026

Re: 262 Main Street Realty, LLC & 270 Main Street Realty, LLC (PB25-12) File No. 115.WRP0114.V01
Preliminary & Final Site Plan with "C" Variances and
Tree Removal Permit - Review #1

Page 3

- A copy of Township of West Orange Planning Board (Technical Review Committee) Resolution of Approval for Application PB12-28T, which was memorialized on December 5, 2012. This resolution granted the Applicant, Rite Aid of New Jersey, Inc., Technical Site Plan approval without variances for interior store renovations and flood damage repair on property located on Block 114, Lot 55.

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

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract which has frontage on Main Street (CR 659), Erwin Place, and Prospect Place. The property is located in the B-1 Retail Business Zone and has an area of 30,218 sf or approximately 0.69 acres. The property is currently occupied by the former Walgreens Pharmacy and the Americana Diner. The existing improvements at the site include two 1-story buildings and two asphalt parking lots.

The Applicant is seeking Preliminary & Final Site Plan approval with "C" Variances and Tree Removal Permit approval to raze the existing improvements, including demolishing and regrading the parking lots. Once the existing improvements are removed, the Applicant proposes to construct a 2-story supermarket building consisting of 13,934 square feet on the first floor and 5,810 square feet on the second floor, for a total of 19,744 square feet. The second floor will be utilized for storage and will not be accessible to customers. The roof will accommodate the mechanical equipment as well as multiple solar panel arrays.

The Applicant is proposing a permeable pavement parking lot containing forty-six (46) on-site parking spaces including four (4) EV parking spaces, one (1) handicap accessible parking space, and one (1) EV handicap accessible parking space. In addition, the Applicant is proposing ten (10) on-street parking spaces. Access to the new parking lot will be provided via a one-way in and one-way out driveway from Main Street. Two (2) of the on-site parking spaces are separated from the rest of the parking lot with direct access provided from Prospect Place.

The Applicant is proposing two (2) loading spaces; one to the rear of the supermarket and a temporary loading space along Main Street. The temporary loading space will be used for trucks up to 65 feet long, while the permanent loading space will be used for all other deliveries. The temporary loading space is intended to be used Monday through Friday, between 7:00 am and 11:00 am, outside of these hours all deliveries will utilize the permanent loading space.

B. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:
 - a) Item #46 – *Solid waste management plan.*
 - b) Item #48 – *Sight triangles.*



Chairman and Members of the West Orange Township Planning Board

January 15, 2026

Re: 262 Main Street Realty, LLC & 270 Main Street Realty, LLC (PB25-12) File No. 115.WRP0114.V01
Preliminary & Final Site Plan with "C" Variances and
Tree Removal Permit - Review #1

Page 4

- c) Item #49 – *Vehicle and pedestrian circulation patterns.*
 - d) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinance.*
2. The Applicant has requested the following waivers:
- a) Item #25 – *Requested or obtained design waivers or exceptions.*
 - b) Item #31 – *Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend to at least 200' beyond subject property.*
 - c) Item #34 – *Drainage Area Map.*
 - d) Item #35 – *Drainage Calculations.*
 - e) Item #41 – *Road and paving cross-sections and profiles.*
 - f) Item #42 – *Proposed street names.*
3. The architectural plans must be signed and sealed by a Registered Architect licensed in the State of New Jersey.
4. The site plan and architectural plans must be revised to denote the type of application and the tax map sheet.
5. The north arrow must be provided on all sheets of the site plans and match the orientation shown in the survey.
6. The site plans must be revised to include signature blocks for the Planning Board Chairman, Secretary, and Engineer.
7. Sheet A0.00 of the architectural plans must be revised to include a signature block for the Engineer.
8. The application states that the property in questions consists of two lots, yet the plans depict improvements on three lots (Lots, 50, 55 & 58). This discrepancy must be resolved.
9. Sheet C1.01 of the site plans shows an existing driveway that is located within both Lots 55 and 58. The Applicant is proposing to improve the driveway within Lot 55 by installing a loading area and fencing. The Applicant must provide testimony to the Board regarding the ownership of the existing driveway and plans to restore the driveway. The plans should be revised to show the existing driveway with the proposed improvements.
10. The site plan Sheets C1.02, C1.03, C1.05, C1.07 and C1.11 must be revised to include the names of each street fronting the site.



Chairman and Members of the West Orange Township Planning Board

January 15, 2026

Re: 262 Main Street Realty, LLC & 270 Main Street Realty, LLC (PB25-12) File No. 115.WRP0114.V01
Preliminary & Final Site Plan with "C" Variances and
Tree Removal Permit - Review #1

Page 5

11. The topographic survey on Sheet C1.01 of the site plans should be revised to reflect the intersection of Main Street and Kling Street. Further, this revision must be reflected on the applicable sheets of the site plans.
12. The Applicant must revise the plans to comply with §25-12.1b of the Ordinance which states that "the entire perimeter of all parking areas and the edges of all entrance and exit drives shall be enclosed with a concrete or granite block curb at least six inches above the paving surface. Curbing shall not be less than five feet from any fence or screening nor less than five feet from any structure. Where required, concrete wheel stops shall be provided."
13. The two on-site parking spaces fronting Prospect Place and the first on-site parking spaces at the site's ingress does not comply with §25-12.1f of the Ordinance which states that "all parking areas shall be so designed that vehicles are not compelled to back directly onto a public right-of-way."
14. The parking space access from Prospect Place does not comply with §25-12.1i of the Ordinance which states that "each entrance or exit from such parking area shall be at least 50 feet from any residential district."
15. The on-site loading space does not comply with §25-12.3b2 and §25-12.4a2 of the Ordinance since it is located less than five feet from the side yard.
16. The on-street loading space does not comply with §25-12.3b2 of the Ordinance since it is not located within the side or rear yard of the property.
17. The site plans must be revised to provide a van-accessible ADA parking space.
18. Sheet C1.02 of the site plans must be revised to indicate the location of the proposed handicap accessible parking signage.
19. 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.
20. Sheet C1.02 of the site plans must be revised to clearly show the limits of proposed sidewalk.
21. The site plans should be revised to show the improvements underneath the northerly overhang of the building.
22. The existing curbing of Erwin Place and Prospect Place is Belgium Block and the existing curbing on Main Street is concrete. Therefore, the plans should be revised to specify the type of curbing proposed.
23. The plans should be revised to provide sight triangles at the proposed driveways and street intersections to ensure the proposed improvements will not impair driver visibility.



Chairman and Members of the West Orange Township Planning Board

January 15, 2026

Re: 262 Main Street Realty, LLC & 270 Main Street Realty, LLC (PB25-12) File No. 115.WRP0114.V01
Preliminary & Final Site Plan with "C" Variances and
Tree Removal Permit - Review #1

Page 6

Specifically, it must be demonstrated that the proposed building does not impair visibility for drivers at the intersection of Erwin Place and Main Street and that the on-street parking will not impair the visibility of drivers exiting the site.

24. Sheet C1.02 of the site plans notes an approximate refuse area. The Applicant must provide testimony to the Board regarding the contents of the refuse area as well as demonstrate that the area will have adequate capacity to accommodate the trash and recyclables that will be generated at the site.
25. Sheet C1.02 of the site plans must be revised to install a "Do Not Enter" sign at the parking lot egress and "One-Way" signage within the parking lot.
26. Sheet C1.02 of the site plans notes that the railing and gate will be installed by others. The Applicant must provide testimony to the Board regarding who will be installing these improvements.
27. The plans should be revised to provide handrails along the proposed concrete steps.
28. The plans should be revised to include locations and details of inspection ports for the permeable pavement system.
29. Sheet C1.03 of the site plans must be revised to callout the proposed demolition within the Rights-of-Way.
30. The "NJDOT Sign Post Details" on sheet C1.04 of the site plans must be revised to include a penalty sign to accompany the handicap signs.
31. The "Vertical Concrete Curbing/Pavement Repair" detail on sheet C1.04 of the site plans must be revised to specify the contents of the pavement repair above the dense graded aggregate. In addition, the detail should be revised to remove the reference to cobblestone roadways.
32. Sheet C1.07 of the site plans must be revised to provide the finished floor elevation of the proposed building, spot elevations at the corners of the building and in front of the doors.
33. Note 4 on sheet C1.07 of the site plans provides a reference to dropped curb detail, yet this detail is not in the plan set. Revise accordingly.
34. The grading on sheet C1.07 of the site plans must be revised to clearly demonstrate that an ADA accessible route is provided from the ADA parking spaces to the building entrance.
35. Sheets C1.04 and C1.07 of the site plans note that the slope of the parking lot must not exceed 5%, yet the proposed spot elevations on sheet C1.07 reflect a slope ranging from 5.3% to 6.7%. This discrepancy must be resolved.



Chairman and Members of the West Orange Township Planning Board
Re: 262 Main Street Realty, LLC & 270 Main Street Realty, LLC (PB25-12) File No. 115.WRP0114.V01
Preliminary & Final Site Plan with "C" Variances and
Tree Removal Permit - Review #1

January 15, 2026

Page 7

36. As a condition of any approval granted by the Board, it is our recommendation that the Applicant be required to consolidate the existing tract. Prior to recording, a copy of the proposed Deed of Consolidation must be submitted to the Board for review and approval by the Board Attorney and our office. In addition, the proposed lot number for the consolidated parcel must be approved in writing by the West Orange Township Tax Assessor.
37. The Applicant must obtain approval from the Township Council and the County to permit a designated loading zone on Main Street (CR 659).
38. The Applicant should address the Board regarding the status of the required outside agency approvals for this project.
39. The plans should be revised to include details of the following improvements that are proposed:
 - a) Gravel Path.
 - b) Retaining Wall.
 - c) Electric Vehicle parking space sign.
 - d) Railing.
 - e) Gate at entrance of loading dock.
 - f) PVC Fencing.
 - g) Pavers.
 - h) Striping.
 - i) Belgium Block Curb.
 - j) Curb Cut.

C. TRAFFIC COMMENTS

1. The Applicant should submit turning movement plans to the Board to demonstrate that adequate circulation can be achieved for emergency vehicles, trash trucks, and delivery vehicles.
2. The Applicant is proposing to provide 61 parking spaces (inclusive of EV space credits), whereas 62 spaces are required. In addition, the Applicant is proposing to utilize three of the on-street parking spaces for the purposes of temporary loading on weekdays between 7:00 am to 11:00 am. Therefore, the Applicant's relief request should be expanded to indicate 58 parking spaces during this timeframe.
3. Within the Data Table 1 and Technical Appendix of the Traffic Impact Assessment, the Applicant used the weighted average trip generation projections. The report should be revised utilizing the projections from the calculated fitted curve.
4. Within the Technical Appendix of the Traffic Impact Assessment, the data point and equation graphs for the supermarket were generated using the peak hour of adjacent



Chairman and Members of the West Orange Township Planning Board

January 15, 2026

Re: 262 Main Street Realty, LLC & 270 Main Street Realty, LLC (PB25-12) File No. 115.WRP0114.V01
Preliminary & Final Site Plan with "C" Variances and
Tree Removal Permit - Review #1

Page 8

street traffic for the AM and PM weekday and peak hour of the generator for Saturday. The Applicant should provide testimony on the peak hour analysis to the Board.

5. Within the Technical Appendix of the Traffic Impact Assessment, the data point and equation graphs for the supermarket during the weekday peak hour of adjacent road between 7am to 9am generated a total average rate of 56. When using the peak hour of the generator, the total average rate and total fitted curve are 120 and 169, respectively. The Applicant should provide testimony to the Board on why peak hour of adjacent road is significantly lower than the peak hour of generator.
6. Within the Technical Appendix of the Traffic Impact Assessment, Figure 2B notes an evening peak hour from 5:00 p.m. to 6:00 p.m. Whereas, the Intersection Turning Movement Count notes the evening peak hour at the Main Street/Kling Street intersection from 5:15 p.m. to 6:15 p.m. and at the Main Street/Prospect Place intersection from 5:30 p.m. to 6:30 p.m. This discrepancy must be resolved.
7. Within the Technical Appendix of the Traffic Impact Assessment, Figure 2C notes a Saturday peak hour from 12:15 p.m. to 1:15 p.m. Whereas, the Intersection Turning Movement Count notes the Saturday peak hour at the Main Street/Erwin Place intersection from 11:30 a.m. to 12:20 p.m. This discrepancy must be resolved.
8. Within the Technical Appendix of the Traffic Impact Assessment, the Intersection Turning Movement Count notes the AM peak hour factor at the Main Street/Kling Street intersection 0.891. Whereas, the Synchro report notes the peak hour factor of the AM conditions 0.93. This discrepancy must be resolved.
9. Within the Technical Appendix of the Traffic Impact Assessment, the Intersection Turning Movement Count notes the PM peak hour factor at the Main Street/Prospect Place intersection 0.95. Whereas, the Synchro report notes the peak hour factor of the PM conditions 0.98. This discrepancy must be resolved.
10. Within the Technical Appendix of the Traffic Impact Assessment, the Intersection Turning Movement Count notes the Saturday peak hour factor at the Main Street/Erwin Place intersection 0.97. Whereas, the Synchro report notes the peak hour factor of the Saturday conditions 0.94. This discrepancy must be resolved.
11. Within the Technical Appendix of the Traffic Impact Assessment, Figure 4a, 4b and 4c should be revised to clarify how the distribution of the projected counts was determined.

D. STORMWATER MANAGEMENT COMMENTS

1. The proposed development will result in the disturbance of more than one-half acre. As a result, it is classified as a Major Development, as defined in §25-29 of the Ordinance, and is subject to the stormwater management requirements set forth in §25-29.4 of the Ordinance.



Chairman and Members of the West Orange Township Planning Board

January 15, 2026

Re: 262 Main Street Realty, LLC & 270 Main Street Realty, LLC (PB25-12) File No. 115.WRP0114.V01
Preliminary & Final Site Plan with "C" Variances and
Tree Removal Permit - Review #1

Page 9

2. As required for major developments, the Applicant must submit an Environmental Site Analysis, a Land Use Planning and Source Control Plan, a Stormwater Management Facilities Map, Calculations, and a Maintenance and Repair Plan for review as set forth in §25-29.10 of the Ordinance.
3. The Applicant must submit a maintenance plan as per §25-29.12 of the Ordinance. The maintenance plan and any future revisions shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken. Prior to recording, the form of the deed must be approved by the Board Attorney and our office.
4. The Applicant should provide testimony to the Board regarding how they will comply with the stormwater license and inspection requirement set forth in §25-29.14 of the Ordinance.
5. The Applicant shall file a stormwater permit application as per §25-29.14 of the Ordinance.
6. The Applicant is proposing to utilize permeable pavement and bioretention basins (rain gardens) to address the stormwater management requirements. The Applicant must provide soil testing in accordance with §25-29 of the Ordinance to provide the seasonal high water table and permeability rate of the subsoils on-site to demonstrate compliance with the applicable BMP design requirements.
7. The "Typical Permeable Pavement Detail" on sheet C1.04 of the site plans must be revised to remove the discrepancy of the maximum slope of the surface course.
8. Sheet C1.07 of the site plans must be revised to call out the invert elevations of the trench drains.
9. The "Typical Trench Drain Detail" on sheet C1.08 of the site plans must be revised to demonstrate that the trench drain and grate will be able to withstand the applicable vehicle loads.
10. Sheet C1.08 of the site plans include details of inlet protection, a DRAINTech outlet, and a clean out, yet these improvements are not called out on the plan views. This discrepancy must be resolved.
11. The "Rain Garden Cross-Section" detail on Sheet C1.08 of the site plans includes underground piping. A layout of this piping should be shown on the plan views.
12. The "Rain Garden Cross-Section" detail on Sheet C1.08 of the site plans should be revised as the detail and the notes do not correspond to the geometry and likeness of the rain gardens shown in the plan views.
13. The specification of the "Rain Garden Cross-Section" on Sheet C1.08 should be revised to ensure the bioretention media layer meets the standards set forth in Chapter 9.7 of the NJ Stormwater BMP Manual.



Chairman and Members of the West Orange Township Planning Board

January 15, 2026

Re: 262 Main Street Realty, LLC & 270 Main Street Realty, LLC (PB25-12) File No. 115.WRP0114.V01
Preliminary & Final Site Plan with "C" Variances and
Tree Removal Permit - Review #1

Page 10

E. LANDSCAPING COMMENTS

1. In accordance with §25-11.3b of the Ordinance, along any side or rear property line which is also the boundary line between a nonresidential district and a residential district or is contiguous to a residential use in a residential zone, a buffer strip shall be planted and maintained in perpetuity with trees and shrubbery of such sizes and densities as to adequately screen the buildings from such abutting residential district or use in a residential zone. On smaller lots, the required buffer width shall be 10% of lot width or depth, but not less than 20 feet. Whereas, the Applicant has not proposed buffering along the existing dwellings surrounding the site.
2. The plans should be revised to include, but not limited to, a plant schedule with common and botanical names, quantities and installation sizes, graphics and labels, etc., for further review.
3. In accordance with §25-12.1e, any parking area shall be screened on any side which adjoins or faces premises situated in any residence district by a fence, wall, berm, evergreen or hedge. The Applicant should provide testimony to the Board regarding whether the proposed retaining wall will sufficiently screen adjoining Lot 51.
4. In accordance with §25-12.1o, landscaped plans shall be submitted for detailed planting within the parking area. In parking areas with thirty (30) or more parking spaces, there shall be a minimum of one (1) tree plus ground level planting for each ten (10) parking stalls. Revise the plans to provide a complete landscaping plan to determine if the plans comply with same.
5. In accordance with §25-12.3b.3, parking areas and off-street truck-loading spaces shall be appropriately planted and fenced for the protection of adjacent properties. Whereas, the Applicant has not proposed any plantings to buffer parking and loading spaces.
6. In accordance with §28-4e., every development application filed with the Land Use Board that proposes tree removal and replacement shall preserve fifty (50) percent of the tree canopy; provide a report from a Qualified Tree Expert; install protective fencing around the remaining trees; maintain trees in compliance with the Township Code subsection 25-12.1o. and shall create 50% shade in the parking lots within twenty-five (25) years. The Applicant should address these requirements with the Board and the Township Forester.
7. In accordance with §28-8, Table A, revise the plans to indicate the size of all existing trees proposed to be removed to determine the tree replacement quantity required. Also, provide a note on the plans that a tree removal and replacement permit will be submitted to the Township Forester, prior to any site disturbance.
8. It appears there are open planting pits along Main Street where street trees can be provided. Also, review if planting pits can be provided within the existing sidewalk along Prospect Street for new trees to be installed.



Chairman and Members of the West Orange Township Planning Board

January 15, 2026

Re: 262 Main Street Realty, LLC & 270 Main Street Realty, LLC (PB25-12) File No. 115.WRP0114.V01
Preliminary & Final Site Plan with "C" Variances and
Tree Removal Permit - Review #1

Page 11

9. Revise the plans to indicate the proposed disposition for all open areas, such as lawn, stone, mulch, etc., to prevent confusion during construction.
10. Review sheet C1.06 to only include details pertaining to proposed landscaping. Currently, it appears evergreen trees and planting pit details are provided but not proposed.
11. The specification of the "Rain Garden Cross-Section" on Sheet C1.08 note that 1 Quart Juncus Effusus 3' O.C. will be installed in the rain garden. The plantings should be shown on the plans. In addition, the Applicant must demonstrate that the minimum density of vegetation within the rain garden is 85%.

F. LIGHTING COMMENTS

1. In accordance with §25-14.1d, the level of illumination at ground level shall not exceed 0.50 footcandles at the proposed line nor 0.30 footcandles at any property line abutting a property used by or zoned for residential use. Whereas, light levels above these levels spill onto adjoining residential lots.
2. Parking lot lighting should be installed on top of 3-foot-tall concrete stanchions or a minimum of 3 feet behind the curb line to prevent vehicular damage to the pole. Light pole heights should be adjusted to incorporate the stanchion.
3. Revise the plans to provide a light pole footing detail, to indicate dimensions, rebars, concrete strength, etc., for further review.
4. Revise the plans to provide the manufacturer's catalog cut and ordering information for the proposed light pole.
5. Revise the light fixture proposed within the middle of the parking lot to align with the intersection of four (4) parking stalls to minimize potential damage from vehicles.
6. Revise the plans to indicate if any other wall mounted light fixtures will be proposed on the supermarket building. Currently, building mounted light fixtures have only been proposed for the loading area.
7. Revise the plans to indicate proposed timers and hours of operation. Also, indicate proposed color and finish for all fixtures and poles.

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