



December 4, 2020

Ms. Rose Desena
Zoning Board Secretary
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

RE: Response Letter – Engineering & Planning Comments
ZB-20-12/Jesus, Others, Yourself, Church of God, Inc
Block 160; Lot 11
446 Northfield Avenue

Dear Ms. Desena:

We have attached five copies (11x17) of our revised submittal. We have addressed the majority of the comments contained in the December 1, 2020 letters of Mr. Hess and Mr. Grygiel. We have simultaneously provided PDF copies of this response letter and the plans to both of them via e-mail. The following is a breakdown of the changes made relating directly to each letter:

CME/Hess Letter

- 1a. The Title Sheet has been revised to call for Preliminary & Final Site Plan Approval.
- 1b. Sheet SP-1 includes an approval block above the Title Block for the appropriate signatures.
- 1c. A note has been added to the Title Sheet (SP-1) that the survey does not indicate any easements or deed restrictions.
- 1d. A listing of the required approvals is included on Sheet SP-1.
- 1e. Sheet SP-2 includes existing topography for the site and the areas within 200 feet of the site. There are no changes to grade anticipated at this time, so there are no proposed grades.
- 1f. Sheet SP-1 includes the locations of the existing building-mounted light fixtures. Again, these fixtures are existing and there are no changes proposed.

2. Our office has researched NJDEP Data Miner files and we find no record of applications or permits related to the subject property, nor do we find and applications or permits associated with the abutting property across the Brook (See Note on SP-1).
3. Testimony regarding the operations hours will be provided by the applicant.
4. The applicant is willing to perform light level readings at the site as a condition of any action the Board takes on this application. However, this property has been regularly occupied five to seven days a week with Real Estate users, which have functioned with the existing lighting for many years.
5. The applicant will provide testimony with regard to the proposed plan for car pooling and use of the Church's van.
6. The applicant will agree to re-stripe the lot and incorporate accessible parking spaces as required as part of any action taken by the Board.
7. We have incorporated dimensions of the existing striping on the plan along with the remaining drive aisle widths. Many of the spaces are wider than the code requires, but the majority of the spaces are not as deep as the ordinance requires.
8. The applicant intends on repairing the pavement and restoring the striping, should the Board approve the application.
9. Sheet SP-2 includes turning templates for both a Fire Truck and an Ambulance. The ambulance can make the turns through the property. The fire truck, however, can not move thru the site with vehicles occupying the parking stalls in the rear.
10. Existing directional signage has been added to the plan, including a photo of the dual sign located at the rear of the entry drive.
11. The architectural elevations represent the existing conditions. At this time, the church does not anticipate any changes, so they represent both existing and proposed conditions. Any modifications to accommodate code issues will be resolved with the building department as part of the permitting process.
12. A detail for the Site Identification Sign has been added to SP-2. It utilizes the existing sign frame and replaces the panel with a new panel.
13. Currently, refuse barrels are stored in the rear of the building under an overhang. It is the intention of the applicant to continue this practice.



Planning/Grygiel Letter (Final Page)

Architectural Plans - We have evaluated the emergency egress requirements and will provide a sketch to the Board at the hearing as to how the emergency egress can be accommodated, if it is deemed necessary by the Construction Official.

Signs – Existing directional signage and identification signage has been added to SP-1, with details provided on SP-2.

Parking & Circulation – The applicant has agreed to re-strip the parking lot and add an accessible space as appropriate, as a condition of any approval granted by this Board. Dimensions of the existing spaces and drive aisles have been added to SP-1. Finally, both fire truck and ambulance turning templates have been provided on SP-2.

Trash & Recycling – Comment, no response required

Environmental Issues – See #2 above.

We trust that we have provided sufficient information for your continued review. Should you have any questions, please call.

Very truly yours,

PETRY ENGINEERING, LLC



J. Michael Petry, PE, PP, AIA

Cc: John Hess, PE, PP, CME
Paul Grygiel, AICP, PP

