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Paul Grygiel, AICP, PP, Township Planning Director
Department of Planning and Development
66 Main Street, Room 214
West Orange, New Jersey 07052

DR. Project No.: 11401-001
February 5, 2021

**Re: Site Plan Application
15 and 19 Meeker Street
Township of West Orange, Essex County, New Jersey
Block 2, Lots 43.01 and 50
Twp. Dept. of Planning and Development No.: ZB-20-14/E&J Masonry Supply**

Dear Mr. Grygiel:

On behalf of the Applicant, our office is submitting a Site Plan Application for the above referenced project. Our office has revised the Site Plan set to address the comments received during the virtual Site Plan Review Advisory Board meeting held on December 8, 2020. Enclosed please find the following:

- **(1) One (24"x36") Signed and sealed (S&S) site plan set entitled "Preliminary and Final Major Site Plan 15 and 19 Meeker Street Lots 50 and 43.01, Block 2 Township of West Orange, County of Essex, New Jersey 07052", prepared by Dresdner Robin, consisting of 6 sheets, dated November 02, 2020, last revised January 29, 2021;**
- **(6) Six (11"x17") reduced sized site plan set entitled "Preliminary and Final Major Site Plan 15 and 19 Meeker Street Lots 50 and 43.01, Block 2 Township of West Orange, County of Essex, New Jersey 07052", prepared by Dresdner Robin, consisting of 6 sheets, dated November 02, 2020, last revised January 29, 2021;**
- **(1) One S&S Stormwater Management Report for 15 and 19 Meeker Street Block 2 and Lots 43.01 & 50 Township of West Orange, Essex County, New Jersey, prepared by Dresdner Robin, dated November 2020, last revised January 2021;**
- **(1) One S&S Planning & Zoning Report for 15 and 19 Meeker Street Block 2, Lots 43.01 and 50 Township of West Orange, Essex County, New Jersey, prepared by Dresdner Robin, dated January 29, 2021.**

Below please find a point by point response to the comments of the Township's Department of Planning and Development review report dated December 8, 2020.

Architectural plans:

The architect described the proposed changes to the garage and office building, which include improving the appearance of the building, enclosing an existing garage door and providing Americans with Disabilities Act (ADA)-compliant bathrooms and other required improvements in the office portion of the building, increasing the height of the garage portion to allow 25-foot clearance and expanding the size of the garage area in order to move existing outdoor operations to inside the building. A question was raised

regarding ADA-compliant access to the office space, which may require providing a ramp. In terms of mechanical equipment, it was indicated there will be a “split system” which does not require a lot of space. It should be made clear on the architectural plans who prepared and signed them, and all requirements for a title block should be addressed.

Response: The architectural plans were revised to incorporate an ADA-compliant access to the proposed office space of 15 Meeker Street. Ramp and staircase modifications were additionally shown on the civil site plan drawings. Architectural plans were also revised to meet all title block requirements.

Circulation and parking:

In response to a question regarding ADA parking spaces, the applicant’s professionals will confirm the applicable requirements and add necessary spaces. It was noted a variance will likely be required for the provision of tandem parking spaces in the western driveway. A concern was raised about the ability of firetrucks to navigate the site, and a truck turning template was requested to be added to the site plan.

Response: In accordance with ADA requirements, one ADA van parking space is required and has been included on the revised plans. The ADA space has been located adjacent to the ADA-compliant access ramp to the building.

A variance has been noted on the (parking table/zoning bulk table) for the use of a tandem parking space in the western driveway.

A firetruck circulation plan was prepared based off a turning template provided by the West Orange Fire Official. The circulation plan depicts the emergency vehicle’s ability to enter and exit the site via the existing driveway. See circulation plan on sheet C-301.

Drainage:

Various questions were asked about drainage, including the type of piping proposed, the purpose of a manhole being modified, whether the 15-foot storm right-of way would impact parking along the eastern property line, and whether an easement needs to be provided for the manhole and catch basin outside the existing right-of-way.

Response: The Site Plans depict HDPE piping for the proposed roof drains on the proposed building expansion. The roof drains connect to an existing yard inlet that connects to the adjacent river via a 6” PVC pipe. See Grading Plan, sheet C-401.

The 15-foot “storm” easement right-of-way is believed to be a sanitary sewer easement. It has been determined based on field observations the easement contains an existing sanitary sewer main. The sewer main has been depicted on the plans based on a record survey map provided from the Township Engineering department. The engineering plans do not depict any connections or improvements that would impact the existing sanitary main. Easement can be modified or provided if the Township requests.

Landscaping:

A request was made to see if it would be possible to add landscaping in the area to the south of the garage building, particularly along the western property line.

Response: The plans have been revised to include a landscape area along the western property line. See Site and Circulation Plan, sheet C-301.

Outdoor storage:

There are existing outdoor storage bins that are proposed be relocated adjacent to the expanded garage building. A request was made to determine whether a variance is required to permit outdoor storage. Based on my initial review of the Land Use Regulations Ordinance, the only limitation on outdoor storage (other than the need to comply with accessory use and structure requirements) is that the outdoor storage of motor vehicle parts or accessories is a prohibited use in the Township.

Response: The existing storage bins (approximately 18'x12') are proposed to be relocated in front of the proposed building expansion. Storage bins will store raw materials (sand, gravel, pavers, etc.) for the operation of the existing business.

Trash and recycling:

In response to a question, it was indicated there will be minimal changes to the existing amount of refuse generated on site, and that the application will look into whether any changes will be necessary.

Response: The application is not proposing a change in operations of the existing use. Therefore, there will not be an increase in trash and recycling generation for the property as a resultant of the proposed improvements. Currently trash management for the existing residential units and office are stored in roll away garbage cans and picked up by the township weekly. No changes are proposed as a result of this application.

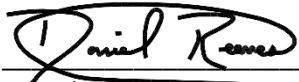
Variances:

It was noted there are inconsistencies in the applicant's submittals regarding the number and type of variances being requested.

Response: The inconsistencies of variance requested have been corrected on the planning report per the discussions held at the Site Plan Review Advisory Board meeting.

We believe the submitted plans and responses above adequately address comments from the review report received to date. If there are any questions during review or require additional copies, please do not hesitate to contact me at (973) 559-7426. Thank you very much in advance.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Daniel Reeves", is written over a horizontal line.

Daniel Reeves, PE
Project Manager

cc: Richard Schkolnick, Esq.

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