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MEMORANDUM

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

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

Date: *March 12, 2021*

Re: *Application No. ZB-20-14
E&J Masonry Supply LLC
Preliminary & Final Major Site Plan with
'C' and 'D' Variances - Review #1
15 & 19 Meeker Street
Block 2, Lots 43.01 & 50
Our File: VWRZ0002.01*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE - Township Engineer
Alice Beirne, Esq. - Zoning Board Attorney
E&J Masonry Supply LLC - Applicant
Richard Schkolnick, Esq. - Applicant's Attorney
Daniel G. Reeves, PE - Applicant's Engineer
Charles Heydt, PP - Applicant's Planner
Lawrence Cirangle, RA - Applicant's Architect
John S. Simmons, PLS - Applicant's Surveyor*

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

- A set of Preliminary and Final Major Site Plan drawings (6 sheets) prepared by Daniel G. Reeves, PE with Dresdner Robin Environmental Management, Inc. of Fairfield, New Jersey and bearing a latest revision date of January 29, 2021.
- A print of an unsigned Boundary & Topographic Survey (1 sheet) prepared by John S. Simmons, PLS of Mendham, New Jersey dated March 20, 2020.
- A set of unsigned architectural plans (2 sheets) prepared by Cirangle Architects of Manalapan, New Jersey and bearing a latest revision date of January 26, 2021.
- A Stormwater Management Report prepared by Daniel G. Reeves, PE and bearing a latest revision date of January 2021.
- A Planning & Zoning Report prepared by Charles Heydt, PP with Dresdner Robin of Jersey City, New Jersey dated January 29, 2021.



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Re: E&J Masonry Supply LLC (ZB-20-14)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #1

March 12, 2021
Our File No. VWRZ0002.01
Page 2

- A copy of a November 5, 2020 letter from Richard S. Schkolnick, Esq. with the Law Offices of Richard Schkolnick, LLC of Millburn, New Jersey to the Board of Adjustment which summarizes the proposed application.
- A copy of a February 5, 2021 letter from Daniel Reeves, PE to the Township Planning Director, Paul Grygiel, PP, which addresses the comments received at the December 8, 2020 SPRAB meeting.
- A completed Application Package.
- A Project Narrative dated November 3, 2020.
- A completed Site Plan / Subdivision Checklist.
- A copy of a November 4, 2020 letter from Daniel G. Reeves, PE to the Board of Adjustment which requests checklist waivers for this application.
- A completed Sustainability Checklist Form.
- A copy of a November 2, 2020 statement from the Office of the Tax Collector which states that the taxes on lots 43.01 & 50, block 2 are paid through October 31, 2020.
- A copy of a List of Owners Within 200 Feet of Block 2, Lots 43.01 and 50 from the Assistant Assessor, Linda C. Askew, dated August 26, 2020.

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 northerly side of Meeker Street approximately 100 ft east of the intersection with Central Place. The easterly side of the site abuts the East Branch of the Rahway River and a portion of the site is located within a Flood Hazard Area. The property is located in the R-T Two Family Residential Zone and has an area of 31,500 sf or approximately 0.72 acres. It is currently occupied by a 2½ story stucco building which fronts on Meeker Street, a 2 story masonry building located along the westerly property line behind the 2½ story stucco building and a 1 story frame building along the easterly property line. We note that the 2½ story stucco building is occupied by an office on the first floor and two (2) 3-bedroom apartments on the second floor. The 2 story masonry building was previously used for storage but is currently vacant. The balance of the site is paved and used for parking and outdoor storage of materials and vehicles.

The Applicant is seeking Preliminary & Final Major Site Plan approval with 'C' and 'D' Variance relief to demolish the existing 1 story frame building, to reconstruct the 2 story masonry building including removing a portion of the building, raising the slab by 2 feet and adding a 2 story addition having a footprint of 2,211 sf on the easterly side of the building, to construct five (5) storage bins



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and 'D' Variances - Review #1

March 12, 2021
Our File No. VWRZ0002.01
Page 3

in front of the building addition and to reconstruct the parking lot. On-site parking is proposed for 18 vehicles including 1 handicap accessible parking space and 2 stacked parking spaces on the westerly side of the 2½ story stucco building for use by the residential tenants. Access is provided to the site via a two-way driveway from Meeker Street. In addition, the reconstructed masonry building will be used for the storage of building materials, including trucks, sheet rock, wood and other similar-type materials.

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 #20 – *Copy and/or delineation of any existing or proposed deed restrictions or covenants.*
 - b) Item #23 – *List of required regulatory approvals or permits.*
 - c) Item #31 – *Contours to extend at least 200' beyond subject property.*
 - d) Item #39 – *Spot and finished elevations at the corners of all structures.*
 - e) Item #46 – *Solid Waste Management Plan.*
 - f) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinance.* We note that the Applicant is required to pay a non-residential development fee.
2. The Applicant has requested the following waivers:
 - a) Item #34 – *Drainage Area Map.*
 - b) Item # 44 – *Lighting plan & details.*
 - c) Item #47 – *Site identification signs, traffic control signs and directional signs.*
 - d) Item #48 – *Sight triangles.*
 - e) Item #49 – *Vehicular and pedestrian circulation patterns.*
2. As stipulated in Section 25-13 of the Land Use Regulations, an environmental impact statement must be submitted to the Board.
3. The Applicant has submitted a Boundary and Topographic Survey and architectural plans which are unsigned and unsealed. The Applicant must submit signed and sealed copies of each to the Board as required by the Site Plan / Subdivision Checklist:
4. The Applicant should address the Board regarding the proposed hours of operation at the site.



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Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #1

March 12, 2021
Our File No. VWRZ0002.01
Page 4

5. The Applicant should address the Board regarding the need to provide a loading space at the site.
6. The Applicant should address the Board regarding the need to provide a trash enclosure at the site.
7. The Applicant should address the Board regarding how the materials proposed to be stored will be delivered to the site. Of particular concern is the anticipated size of the delivery vehicles, the adequacy of the proposed maneuvering area at the site and the need for any of the delivery vehicles to back out onto Meeker Street or to back into the site from Meeker Street.
8. The width of the existing driveway from Meeker Street must be dimensioned on the Site Plan on sheet C-301.
9. In his November 4, 2020 Application Checklist Waiver letter, Mr. Reeves requests a waiver from the requirement to provide a lighting plan and details. He states that the property is well lit by existing utility pole mounted fixtures to remain. The existing utility pole fixtures should be shown on sheet C-301. In addition, the Applicant should address the Board regarding the adequacy of the existing lighting.
10. In his February 5, 2021 letter, Mr. Reeves states that the 15 foot "storm" easement right-of-way is believed to be a sanitary sewer easement. Therefore, the Applicant should submit a copy of this easement to the Board to demonstrate that there are no restrictions which would prevent installation of the proposed site improvements within the easement area.
11. It shows on Google Earth that there is an existing tree on the right side of the driveway adjacent to the utility pole at the entrance to the site that is in poor condition. The Applicant should address the Board regarding their plans to remove this tree.
12. The Applicant only proposes to reconstruct the parking lot at the rear of the site. However, it shows on Google Earth that the driveway entering the site is in poor condition. Therefore, the Applicant should address the Board regarding their plans to reconstruct the balance of the pavement at the site.
13. It is our recommendation that a note be added to sheet C-301 which states that any settled or damaged sidewalk or driveway aprons along the site frontage shall be replaced as directed by the municipal engineer.
14. The Applicant should address the Board regarding their plans to install curbing along the edges of the access drive and along the easterly side of the parking area as required by Section 25-12.1b. If a waiver is requested from the requirement to install curbing, then the Applicant should address the Board regarding the need to install concrete wheel stops.



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and 'D' Variances - Review #1

March 12, 2021
Our File No. VWRZ0002.01
Page 5

15. Sheet C-301 shows that the proposed parking spaces on the easterly side of the site will be located very close to the parapet wall. Our office is concerned with the low height of the wall and the possibility of vehicles driving into the East Branch of the Rahway River. It is our recommendation that the plans be revised to provide a guide rail along the front of these parking spaces.
16. The existing contours shown on sheet C-401 must be labeled.
17. It shows on sheet C-401 that a spot grade of 150.00 is proposed on the southerly side of the Concrete High Curb at the midpoint of the storage bins. Based on the surrounding grades that are proposed, a low point will be created at this location which is unacceptable. The plan must be revised to ensure that positive drainage is provided in this area.
18. It shows on sheet C-401 that a spot grade of 150.00 is proposed at the head of the access aisle adjacent to the handicap assessable parking space. Insufficient information is provided to demonstrate that a low point will not be created at this location. The plan must be revised to demonstrate that positive drainage will be provided in this area.
19. It shows on sheet C-401 that the roof drain system will be connected to an existing catch basin. In addition, it shows that an existing 6" PVC pipe will convey the flow from the catch basin to the East Branch of the Rahway River. Our office is concerned with the small size of the existing pipe. The Applicant must provide calculations to demonstrate that the existing pipe has adequate capacity to handle the peak flows that are anticipated.
20. Sheet C-901 includes a Heavy Duty Pavement Section. Sheet C-301 should be revised to show where the heavy duty pavement is proposed.
21. Sheet C-901 includes a Mill and Pave detail which shows that 2" of the top course is to be milled and paved. We note that the callouts for the existing subbase and the existing base course are reversed on the detail and must be corrected.
22. Sheet C-901 includes a Pavement Striping Detail. Sheet C-301 should be revised to show where the stop bar and directional arrows are proposed.
23. The Concrete Curb detail on sheet C-901 shows that the proposed curb face will be 12" whereas the top and bottom of curb grades shown on sheet C-801 indicate that the curb face will be 6". In addition, the detail shows that paving will be present on both sides of the curb which is incorrect. These discrepancies must be resolved.
24. Sheet C-901 must be revised to include the following details:
 - a) Sanitary sewer lateral.
 - b) Connection of roof drain to catch basin.
 - c) Material storage bins.



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Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #1

March 12, 2021
Our File No. VWRZ0002.01
Page 6

25. As a condition of any approval granted by the Board, it is our recommendation that the Applicant be required to consolidate the two (2) existing lots. 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 Tax Assessor.

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.