



CIRANGLE ARCHITECTS

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September 02, 2021

**Township of West Orange
Zoning Board of Adjustment**
66 Main Street
West Orange, NJ 07052

Re: Revisions to the Floor Plans
E&J Masonry Supply, LLC
ZB-20-14
15 and 19 Meeker Street
West Orange, NJ 07039
Block 2, Lots 43.01 and 50

Dear Mr. Chairman and Members of the Board ,

On Behalf of the Applicant, my office is submitting to the Board revised Architectural drawings for the above referenced project. The revisions were made to address comments made during the August 19th, 2021; West Orange Hearing. Below is a list of revisions to the Architectural Drawings A-1, A-2 & A-3.

- Roof Plan indicating the location of the Roof Top Units (RTU).
- Wall Section to indicate the acoustical panel location for sound-proofing coverage.
- Removal of the drafting company Suarez Design LLC from the title block.

Via separate cover are copies of the Soundproof Panel and the Roof Top Units Specifications for your use.

Regarding a concern from one of the members of the public about oil spills from the vehicles to be parked inside the proposed building addition, the response is below:

- The proposed addition will not have a floor drain inside the building. The roof drains are to be located outside at the proposed east side façade and are connected to an underground pipe shown on the Civil Engineering Drawings.
- Per IBC NJ 2018, Section 311.3 Low Hazard Storage, Group S-2 allows for enclosed parking of vehicles and does not allow for Car Repair Shop use under this occupancy.
- The owners do not provide maintenance or change oil to their vehicles at the site. They bring all their vehicles to an outside Car Repair Shop.

I thank the Chairman and Members of the Board for taking the time to review this letter.

Respectfully,
Lawrence Cirangle
NJ License No. 10677

Cc: Richard Schkolnick, Daniel Reeves, Ernesto Tamay