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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: *September 28, 2021*

Re: *Application No. ZB-21-08
Main West Orange LLC
Review #1
Preliminary & Final Site Plan with 'C' and 'D' Variances
257-259 Main Street
Block 116, Lots 51, 53, 53.01 & 55
Our File: VWRZ0116.01*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE – Township Engineer
Alice Beirne, Esq. – Zoning Board Attorney
Main West Orange LLC – Applicant
Reginald Jenkins, Jr., Esq. – Applicant's Attorney
Joseph F. Vince, PE, LS, PP – Applicant's Engineer
Joseph D. Staigar, PE, PP – Applicant's Traffic Engineer
Joseph D. Staigar, PE, PP – Applicant's Planner
Piero Gabucci, RA – Applicant's Architect
David A. Hals, PE, PLS, PP – Applicant's Surveyor*

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

- A set of Preliminary & Final Site Plan drawings (1 sheet) prepared by Joseph F. Vince, PE, LS, PPA with Schwanewede / Hals Engineering of Oakland, New Jersey and bearing a latest revision date of August 30, 2021.
- A set of Llewelyn Hotel Renovation drawings (4 sheets) prepared by Piero D. Gabucci, RA with the Axis Architectural Group of Englewood, New Jersey and bearing a latest revision date of August 11, 2021.
- A Topographic Survey of Block 116, Lots 51, 53.01 & 55 (1 sheet) prepared by David A. Hals, PE, LS, PP with Schwanewede / Hals Engineering of Oakland, New Jersey dated February 22, 2021.
- A report entitled "Traffic and Parking Study" prepared by Joseph J. Staigar, PE, PP with Dynamic Traffic, LLC of Chester, New Jersey dated March 25, 2021.



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- A report entitled "Planning Justifications for D-Variance and C-Variances" prepared by Joseph J. Staigar, PE, PP with Dynamic Traffic, LLC of Chester, New Jersey dated June 14, 2021.
- A copy of a September 8, 2021 letter from Reginald Jenkins, Jr., Esq. to the Township of West Orange which addresses the comments in the July 13, 2021 Site Plan Review Advisory Board (SPRAB) report from the Township Planning Director, Paul Grygiel, PP.
- A completed Application Form.
- An undated Application Addendum which describes the improvements that are proposed at the site and sets forth the relief that is requested by the Applicant.
- A completed Site Plan/Subdivision Checklist.
- A copy of a March 25, 2021 statement from the Tax Collector's Office which shows that taxes are paid until April 30, 2021 and the sewer is paid for 2021.

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 southeast corner of the intersection of Main Street and Kling Street. Lots 51, 53 & 53.01 are located in the B-1 Zoning District while lot 55 is located in the R-T Zoning District. The property in question has an area of 13,759 sf or approximately 0.316 acres and is presently occupied by three (3) attached buildings varying in height from 2 stories to 3½ stories and a gravel parking lot

The Applicant is seeking Use Variance and Preliminary & Final Site Plan approval to increase the height of the existing 3½ story building to 4 stories and the height of the 2 story building to 4 stories. The existing building on lot 53 will be extended to the rear by approximately 8.5 ft. In addition, the existing partitions between the two (2) buildings will be removed in order to provide a single 4 story building. The renovated building will be occupied by 11 apartments as well as 868 sf of retail space and 863 sf of office space on the ground level. The building will also include a 2,500 sf basement of which 1,934 sf will be used for storage. No changes are proposed to the existing 3 story building which contains 4 apartments and 1,500 sf of retail space. In addition, on-site parking is proposed for 13 vehicles including 1 handicap accessible parking space.

B. DESIGN COMMENTS AND PLAT DETAILS

1. Based on our review, we find that the following items from the Township's Site Plan Checklist must be addressed:
 - a) Item #20 - Copy and/or delineation of any existing or proposed deed restrictions or covenants.



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- b) Item #23 – List of required regulatory approvals or permits.
 - c) Item #31 – Existing and proposed contours extending at least 200 ft beyond the subject property.
 - d) Item #46 – Solid waste management plan.
 - e) Item #48 – Sight triangles.
2. The Applicant has requested the following waivers:
- a) Item #52 – Plans and legal documents for compliance with West Orange COAH Ordinances. The Applicant states that they are currently in discussions with the Town regarding its COAH compliance obligations.
 - b) Submission of a completed sustainability checklist.
3. On July 9, 2021, a new amendment to the Municipal Land Use Law went into effect which requires the provision of electric vehicle charging stations for certain projects. C.40:55D-66.20 requires as a condition of preliminary site plan approval for each application involving five or more units of dwelling space that the developer prepare as Make-Ready parking spaces at least 15% of the required off-street parking spaces and install electric vehicle supply equipment in at least one-third of the 15 percent of Make Ready parking spaces. Therefore, the plans must be revised to comply with this requirement.
4. We note that the property in question currently consists of four (4) lots. As a condition of any approval granted by the Board, it is our recommendation that the Applicant be required to consolidate the four (4) 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.
5. The property in question includes lots 51, 53, 53.01 & 55, block 116. However, the Topographic Survey submitted in support of this application does not include lot 53, block 116. Therefore, the Applicant must submit to the Board an updated survey which includes lot 53.
6. The Applicant should address the Board regarding whether the 4 story building will be sprinklered. If the building will be sprinklered, then the proposed fire service line must be shown on the plans and the appropriate fire service details must be added to the plans.
7. The Applicant should provide testimony to the Board regarding the adequacy of the proposed trash enclosure to accommodate the volume of trash and recyclables that will be generated at the site.
8. The Site Plan on sheet 2 of the site plan drawings should be revised to include a callout that the proposed parking lot will be paved.



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9. It states in the Zoning Table on sheet 2 that the 13 parking spaces are proposed for the residential tenants. We note that 15 apartments are proposed whereas only 12 parking spaces are proposed excluding the handicap accessible parking space. The Applicant should address the Board regarding how the parking spaces are to be assigned and where the remaining tenants will park.
10. Since the parking spaces are to be reserved for the tenants, a sign to this effect should be added at the entrance to the parking lot.
11. The Applicant should submit a truck turning template to the Board to demonstrate that adequate maneuvering room is available at the site for trash trucks, delivery vehicles and emergency vehicles.
12. The Landscape Plan on sheet 3 should be revised to identify the surface treatment that is proposed along the front and sides of the building between the concrete sidewalk and the building.
13. It shows on the Site Plan on sheet 2 that the rear of the 4 story building will abut the proposed driveway. The Applicant should clarify if the proposed curbing will extend across the rear of the building as it appears that no curbing is proposed in this area. In addition, the Applicant should address the Board regarding their plans to protect the rear of the building from damage by vehicles entering or leaving the parking lot or the parking spaces along the easterly side of the property. It is our recommendation that a guide rail be installed to protect the building from damage.
14. The First Floor Plan on sheet A-2.0 of the architectural plans shows a ramp which provides access up to the rear door on the southerly side of the 4 story building. However, the Ramp Grading Plan on sheet 2 shows that the elevation at the entrance to this door will be approximately the same as the sidewalk elevation at the corner of the building. This discrepancy must be resolved.
15. It shows on the Basement Plan on sheet A-2.0 that the basement will have 1,934 sf of area for storage. The Applicant should address the Board regarding who will be allowed to use the storage area and how use of the storage area will be regulated.
16. It shows on the Site Plan on sheet 2 that the existing A/C unit at the rear of the 3 story building is to be relocated. The proposed location for this unit must be shown.
17. It shows on the Site Plan on sheet 2 that the existing chain link fence along the easterly property line is to be replaced with a vinyl fence. The height of the proposed vinyl fence must be indicated on the plan.
18. It shows on the Site Plan on sheet 2 that a dumpster pad with 6 ft high fence and gates is proposed. Therefore, a detail of the proposed fence and gates must be added to the plans.



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19. The Conc. Apron Detail on sheet 5 should be revised to show that the existing sidewalk will be extended across the driveway.
20. The base and surface pavement thickness and the aggregate base course thickness shown on the Pavement Detail and the Granite (Belgian) Block Curb and Pavement Detail on sheet 5 are different. The discrepancies between the details must be resolved.
21. In accordance with Section 25-14.2, a minimum of 2.0 footcandles shall be provided for parking lots whereas the Lighting Plan on sheet 3 shows lighting levels as low as 0.1 footcandles in the parking lot.
22. The Applicant should address the Board regarding whether any facade signs are proposed at the site. If any facade signs are proposed, the locations must be shown on the plans and the appropriate details provided.
23. The Applicant should address the Board regarding the materials of construction and colors that are proposed on the buildings.
24. All new utility services to the 4 story building must be shown on the plans.
25. It shows on the plans that the Applicant proposes to reduce the impervious coverage at the site from 100% to 93.3%. In addition, the proposed development will disturb less than one acre. As a result, no additional drainage facilities are proposed or required.

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.