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JOHN J. HESS, PE, PP, CME

MEMORANDUM

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

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

Date: *July 5, 2022*

Re: *Application No. PB-22-04
IMMC993, LLC
Preliminary & Final Minor Site Plan
and Tree Removal Permit Approval - Review #1
993 Pleasant Valley Way
Block 172.02, Lot 6
Our File: VWRP0172.01*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE – Township Engineer
Diana P. McGovern, Esq. – Planning Board Attorney
IMMC993, LLC - Applicant
Derek W. Orth, Esq. – Applicant's Attorney
William J. Gentile, RA – Applicant's Architect
Michael Petry, PE – Applicant's Engineer
Edward R. Teunisen, 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 Minor Site Plan and Tree Removal Permit approval:

- A set of Preliminary & Final Minor Site Plan drawings (8 sheets) prepared by William J. Gentile, RA with Square Center, LLC, Architecture Design Services of West Orange, New Jersey dated June 1, 2022.
- A Boundary Retracement Survey of Property Known as Lot 6, Block 172.02 (1 sheet) prepared by Edward R. Teunisen, PLS with Teunisen Surveying and Planning Co., Inc. of Fanwood, New Jersey and bearing a latest revision date of January 10, 2022.
- A completed Application Form dated May 31, 2022. Included with the Application Form is a Project Description and a Submission Waiver Checklist for Minor Site Plan.
- A completed Application for Tree Removal and Replacement Permit dated June 1, 2022.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.



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- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated June 2, 2022 which states that the taxes are paid until July 31, 2022 and the sewer charges are paid in full for 2022.
- A Buffer Report which lists the owners of properties within 200 Feet of Block 172.02, Lot 6 from the Office of the West Orange Assessor dated June 2, 2022.
- Three (3) photographs of the existing building facade.

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 which is located on the northwest corner of the intersection of Mt. Pleasant Avenue and Pleasant Valley Way. It is located in the B-2 Zoning District and has an area of 18,645 sf or approximately 0.428 acres. The property is presently occupied by an existing 1-story masonry building having a floor area of 2,700.35 sf which was previously operated as the Starlite Italian Restaurant & Bar. Access is provided to the site via 2-way access drives from Mt. Pleasant Avenue and Pleasant Valley Way. In addition, a total of 28 parking spaces currently exist at the site.

The Applicant is seeking Preliminary & Final Minor Site Plan and Tree Removal Permit approval to permit a medical office use within the existing building. The Applicant proposes to remove the existing main entrance to the structure which faces Pleasant Valley Way, install a new front entry with a canopy on the southerly side of the structure facing Mt. Pleasant Avenue, relocate the existing entrance on the northerly side of the building and restripe the existing parking lot. The existing 2-way access drives are proposed to remain. In addition, the Applicant proposes to reconfigure the parking lot to improve the on-site circulation. A total of 20 parking spaces are proposed including 13 standard spaces, 5 compact spaces, 1 handicap accessible space and 1 electric vehicle "make ready" space. We note that the electric vehicle space generates credit for 2 vehicles. Therefore, the Applicant is entitled to credit for 21 parking spaces whereas 18 spaces are required for the proposed medical office use.

D. DESIGN COMMENTS

1. The Applicant has requested the following waivers:
 - a) Item #7 – *Proof that taxes are current.*
 - b) Item # 27 – *Property owners and lines of all parcels within 200' identified on most recent tax map sheet.*
 - c) Item #28 – *All existing streets, watercourses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site.*
 - d) Item #29 – *Existing right of ways and/or easements on and within 200' of tract.*



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- e) Item #30 – *Topographic features of subject property from U.S.G.S. map.*
 - f) Item #35 – *Drainage Calculations.*
 - g) Item #36 - *Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV.*
 - h) Item #37 – *Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV.*
 - i) Item #38 – *Soil Erosion and Sediment Control Plan.*
 - j) Item #44 – *Lighting plan & details.*
 - k) Item #45 – *Landscape plans and details prepared by a professional landscape architect.*
 - l) Item #46 – *Solid waste management plan.*
 - m) Item #47 – *Site identification signs, traffic control signs, and directional signs.*
 - n) Item #48 – *Sight triangles.*
 - o) Item #49 – *Vehicular and pedestrian circulation patterns.*
 - p) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*
2. Based on our review, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:
- 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.*
3. Sheet A-1 includes a Zoning Board approval block. The approval block must be revised to reference the Planning Board.
4. The width of the proposed drive aisle must be dimensioned on sheet A-4. Based on our review, it appears that the drive aisle width will be as narrow as 19 ft whereas a minimum width of 24 ft is required.
5. Based on our review of the street view images available on Google Earth, it appears that the existing parking lot pavement is in very poor condition with cracking, pot holes and numerous patches. The applicant should address the Board regarding their plans to rehabilitate the parking lot pavement.



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6. The Applicant should address the Board regarding the level of service at each driveway and whether vehicles entering or leaving the site will be allowed to make left turning movements onto Mt. Pleasant Avenue or Pleasant Valley Way.
7. 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.
8. The Applicant should address the Board regarding their plans to install curbing around the perimeter of the parking lot as required by §25-12.1b of the Land Development Regulations.
9. The Applicant proposes 5 compact parking spaces at the site. The Applicant should provide testimony to the Board to demonstrate why compact parking spaces should be permitted at the site.
10. The Applicant proposes 1 "make ready" electric vehicle parking space at the site. Therefore, the plans must be revised to include details of the electric vehicle parking space and the electric vehicle parking space sign.
11. Sheet A-4 shows an I beam bollard adjacent to the northwest corner of the building. The Applicant should clarify why a bollard is required at this location.
12. Sheet A-4 shows an existing railroad tie retaining wall at the northeast corner of the lot which is to be removed and a new retaining wall constructed. In addition, sheet A-5 shows that a low retaining wall is proposed on the southerly side of the building. Therefore, details of the proposed retaining walls must be added to the plans.
13. It shows on sheet A-4 that wheel stops are proposed in front of some of the parking spaces. The plan should be revised to label the wheel stops. In addition, a wheel stop detail should be added to the plans.
14. Sheet A-5 shows that several landscape areas are proposed. Details of the proposed landscaping in these areas must be added to the plans.
15. Sheet A-5 includes a Concrete Curb Detail. Therefore, sheet A-5 must be revised to clearly identify the limits of the proposed concrete curb.
16. Sheets A-4 and A-5 are unclear regarding the improvements that are existing and the improvements that are proposed. Therefore, all proposed improvements must be clearly labeled on sheets A-4 and A-5.
17. It shows on sheet A-4 that a trash enclosure is proposed at the site. Therefore, a detail of the proposed trash enclosure must be added to the plans. In addition, the Applicant should provide testimony to the Board that the trash enclosure has adequate capacity to accommodate the trash and recyclables that will be generated at the site.



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18. The existing parking lot lights must be shown on sheet A-4. In addition, the Applicant must demonstrate that the parking lot lighting complies with the requirements in §25-14 of the Land Use Regulations.
19. It shows on sheet A-6 that bollard lights are proposed along the right of way line in front of the building. A detail of the proposed bollard lights must be added to the plans.
20. The Applicant should address the Board regarding the proposed hours of operation at the site and the proposed hours of operation for the site lighting.
21. The Applicant should address the Board regarding whether or not a site identification sign is proposed. If a site identification sign is proposed, then the location must be shown on sheet A-4 and a sign detail provided.
22. Details of the proposed pavement markings must be added to the plans.
23. The plans must be revised to include a detail of the electric vehicle parking space sign.

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.