



January 22, 2025

Delivery via LReX – Priority

Township of West Orange Planning Board

66 Main Street

West Orange, New Jersey 07052

**RE: PB-24-14 – 172-174 Main Street (Block 89, Lot 6)
Site Plan Review Advisory Board Report**



To whom it may concern:

Enclosed please find the following materials regarding the above referenced project:

- Five (5) copies of the site plan entitled *Preliminary and Final Major Site Plan: 172-174 Main Street* prepared by Donna M. Bullock, P.E. of Morgan Engineering & Surveying, dated January 21, 2025
- One (1) flash drive containing a digital copy of the enclosed documents

The enclosed documents are being submitted in accordance with the Nishuane Group Site Plan Review Advisory Board Report dated November 12, 2024.

SPRAB Meeting Comments –

Parking

- There was a discrepancy between the parking requirement as identified by the Board Engineer's report and what was indicated by the Applicant. Whereas the Board Engineer cited a need for 43-spaces, the Applicant indicated that only 25-spaces were required. This discrepancy was as a result of the Applicant originally proposing the use of one of the 1st floor rental spaces as event space, for which a greater number of parking spaces was required. The applicant subsequently modified their plans to show the space being proposed as office space, which reduced the parking requirement to the 25-spaces.

Response: The discrepancy has been resolved. The required number of parking spaces is 24.4 or 25 spaces. The provided parking is 23 – 9"x18' standard parking plus 1-HC spaces and loading zone and 1-EV space, which equals two standard parking spaces for meeting the requirement of 25 proposed parking spaces. See parking calculation table on sheet 2 of 4 of the Site Plan Set.

- The Applicant was asked whether or not they intended to provide any EV-charging capability in the parking area, to which they responded that they did not intend to do so. After some discussion the applicant indicated that they would reconsider this decision.

The Fire Department expressed concern about any EV-charger stall(s) being located too close to the building creating a fire hazard. They requested that any EV-charger- equipped stalls be located in the southeastern area of the parking area, where it would be a distance from both the building on the site and the buildings on the adjoining lots.

Response: 1 EV parking spaces has been provided at the most southerly stall adjacent to the roadway, as requested.

- The Applicant was advised that sight triangles were required from the egress from the site. Additionally, turning radius templates were also required.

Response: Two sight triangles have been provided at the access driveway of the site onto Main Street. The sight triangle for making a left turn, looking right does not encroach onto the property. The sight triangle for making a right turn, looking left does encroach onto the property. No obstructions are proposed within this area.

Landscaping

- The Applicant stated that they would most likely have to remove the two trees at the front of the site, which were in the public right-of-way, as a result of the roots causing damage to the sidewalk. The Applicant was advised that they would have to comply with Township's Tree Ordinance and that any removed trees would have to be replaced.

Response: A note has been added to the Site Plan Set regarding compliance with the Township's tree ordinance.

- The applicant was asked about the fence across the front of the site, which was in a deteriorated condition. The Applicant responded that the fence would be replaced.

Response: The existing fence along the front of the property is indicated to be removed.

Site Drainage & Lighting

- The Applicant was asked about the drainage on the site, particularly in the parking area. The applicant responded that there were three (3) drains in the parking area that captured the runoff, which they intended to continue using. However, they stated that they planned to engage an engineer to address site drainage and other related items on the site.

Response: The location of the storm drains on site and the existing contours proved within the Site plan set indicated positive drainage from the existing building to a trench at a trench adjacent to the roadway and discharges onto Main Street.

- The Applicant stated that the existing lighting on the exterior of the building would be maintained. However, the proposed engineering plan would also address this. The Township Engineer advised the applicant that site lighting should also be depicted on the architectural plans.

Response: An existing light conditions plan has been included within the Site plan Set sheet 3 of 4.

- The applicant was advised that before and after sewer capacity calculations were required for the proposed development.

Response: The proposed sanitary sewer capacities have been provided on the Grading and Utility Plan, sheet 3 of 4 of the Site plan set providing the total daily flow rates.

Affordable Housing

- The Applicant was advised that a deed restriction was required for any affordable units in the development and that the affordable unit(s) were to be identified on their plans.

Response: Statement of Fact.

Garbage and Recycling

- The Applicant stated that garbage will be stored in containers on-site and will be brought out to the curb for pickup. The applicant was cautioned that there is a limitation on the volume of pick-up by the Township from businesses.

Response: A residential trash bin enclosure has been provided on the north side of the building consisting of 6 storage areas. The commercial use trash bin enclosure has been located on the south



side of the building consisting of 2 storage areas. Tenants shall bring there trash to the roadway for curb side pickup.

Signage

- The Applicant stated that there would be signage for the proposed offices on the site. The applicant was advised that signage not mounted on the building would need to be shown on the site plan.

Response: A free standing dual post sign has been provided a distance for 5 feet from the front property line and 15 feet from the side line. The proposed sign is 35 sf and complies with ordinance requirements. See Site Sign requirements on sheet 2 of 4 of the Site Plan Set.

If you have any questions or require any additional materials, please do not hesitate to contact this office.

Respectfully submitted,

A handwritten signature in purple ink that reads 'DM Bullock'.

Donna M. Bullock, P.E
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