

GREEN ESSEX PARTNERS URBAN RENEWAL ENTITY, LLC

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE

Granting preliminary site plan, final site plan, and tree removal permit approval to construct a multi-family residential development.

WHEREAS, the Planning Board of the Township of West Orange, at a meeting held on June 3, 2020, as well as at a continued special meeting on June 25, 2020, both which were properly noticed in accordance with the Open Public Meetings Act, considered the application for preliminary site plan, final site plan, and tree removal permit approval to construct a multi-family residential development on property located in the Executive Drive Multi-Family Residential Zone of the Essex Green - Executive Drive Redevelopment Plan identified as Block 155, Lots: 40.02, 42.01, and 42.02. The application was submitted by Green Essex Partners Urban Renewal Entity, LLC (the "Applicant"), through its attorney, Francis X. Regan, Esq.; and

WHEREAS, the Applicant provided notice to property owners within 200 feet of the property and in the official newspaper of the Township in accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-12; and

WHEREAS, the Planning Board considered the presentation of Francis X. Regan, Esq., attorney for the Applicant; and heard and considered the testimony of Zachary E. Chaplin, P.E., the Applicant's engineer (licensed in New Jersey as an engineer, and qualified in that capacity by the Board), Jack L. Raker, R.A., the Applicant's architect (licensed in New Jersey as an architect, and qualified in that capacity by the Board), Paul DeVitto, the Applicant's landscape architect (licensed in New Jersey as a certified landscape architect, and qualified in that capacity by the Board), Eric L. Keller, P.E., the Applicant's Traffic Engineer (licensed in New Jersey as an engineer, and qualified in the capacity of a professional traffic engineer by the board); and

considered questions and comments from Board members and from the public as shall appear in the Board's minutes for the meetings of June 3, 2020 and June 25, 2020; and considered the following documents submitted by the Applicant:

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Site Plan (29 sheets)	Zachary E. Chaplin, P.E.	5/7/20
Tree Location Survey (2 sheets)	Philip A. McEntee, Jr., P.L.S.	4/22/20
Landscaping Plan (2 sheets)	Zachary E. Chaplin, P.E.	4/29/20
Tree Removal Plan (1 sheet)	Zachary E. Chaplin, P.E.	4/29/20
Truck Turn Exhibit (5 sheets)	Jeffery A. Martell, P.E.	4/28/20
Sustainability Memorandum	Zachary E. Chaplin, P.E.	5/8/20
Architectural Plans (22 sheets)	Minno Wasko Architects and Planners	3/19/20
Traffic Engineering Evaluation	Eric L. Keller, P.E., P.P., LEED AP	3/19/20
Stormwater Management Report	Zachary E. Chaplin, P.E.	5/7/20
Report of Geotechnical Investigation	Nejm E. Jundi, P.E.	12/31/19

EXHIBITS PRESENTED BEFORE THE BOARD

<u>NUMBER</u>	<u>DESCRIPTION</u>
A-1	AERIAL EXHIBIT
A-2	STONEFIELD 5/27/20 REPORT
A-3	COLORED SITE PLAN
A-4	EXISTING CONDITIONS PLAN
A-21	COVER SHEET
A-22	SECOND FLOOR PLAN, BUILDING A
A-24	PACKAGE CENTER PHOTO
A-30	FLOOR PLANS-BUILDINGS B/C
A-31	ELEVATIONS—BUILDING B
A-32	ELEVATIONS—BUILDING C

A-34	UNIT PLANS
A-35	APARTMENT INTERIOR PHOTOS
A-36	APARTMENT PHOTOS
A-37	VIEW OF LIVING SPACE

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Planning Board have been properly invoked and exercised; and the Board having conducted a vote on this application on June 25, 2020;

NOW, THEREFORE, does the Planning Board of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

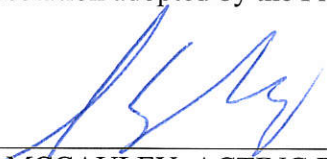
1. This is an application for preliminary site plan, final site plan, and tree removal permit approval to construct a multi-family residential development.
2. The Board reviewed the site plan and related submission items and exhibits listed in this Resolution.
3. The Board finds that the detailed drawings, specifications, and estimates submitted by the Applicant and listed in this Resolution conform to the standards of all applicable ordinances.
4. The Board has recommended and the Applicant has agreed to the following additional conditions of approval:
 - a. Subject to the Applicant's compliance with all comments in the report of the Board Engineer;

- b. Subject to the Applicant's compliance with all comments in the report of the Township Forester;
- c. The Applicant shall supply the Township Planning Director with an Affidavit of Compliance with all conditions agreed to by the Applicant;
- d. The Applicant's Traffic Engineer shall provide guidance/recommendations to the Township Engineer as to which signalization modifications should be suggested to Essex County Transportation Officials concerning the Prospect Avenue intersection at Eagle Ridge/Essex Green. It being understood that the Applicant shall not be responsible for the cost of any such modifications nor to implement such modifications unless specified in County planning board approval;
- e. The Applicant shall use best efforts to coordinate pedestrian sidewalk lay outs with adjoining property owners where possible;
- f. The Applicant shall consider installing additional bike storage racks abutting proposed residential buildings B and C;
- g. Prior to the issuance of a construction permit, the Applicant shall meet with officials from the Township Fire Department in order to address any of the Department's concerns, which shall include the proper specifications for installation of standpipes within the parking garage structure;
- h. The Applicant shall submit a colorized tree exhibit, which includes a tree replacement plan;

- i. The Applicant will retain a Landscape Architect to provide construction administration oversight during the tree removals and planting to assure proper tree and landscape protections are carried out;
- j. The Applicant shall provide documentation on the snow removal maintenance plan for the property;
- k. The Applicant will provide 'blue light' emergency call station(s) in the vicinity of the dog park for purposes of enhancing public safety;
- l. The Applicant's engineer shall add these conditions onto the final site plan drawings to be signed by the Township Engineer and Planning Board Chair;
- m. The Applicant shall coordinate with the Township for purposes of providing shuttle/jitney station service from the property as may be needed;
- n. The Applicant shall confer with the appropriate Township officials in an effort to provide adequate safety precautions in regards to the lighting conditions on the pedestrian walkways within the property;
- o. All findings of fact and conclusions of law set forth herein are deemed conditions that are binding on the Applicant.

NOW, THEREFORE, BE IT RESOLVED that this application for preliminary site plan, final site plan, and tree removal permit approval to construct a multi-family residential development is approved in accordance with the site plan, subject to the conditions set forth in this resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.



SEAN MCCAULEY, ACTING BOARD SECRETARY

Dated: 8/6/2020

WEST ORANGE TOWNSHIP PLANNING BOARD

**ROLL CALL VOTE ON ACTION TAKEN BY THE BOARD AT SPECIAL MEETING
ON JUNE 25, 2020**

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Bagoff (Vice-Chair)		X	X			
Johnson (1 st Alt.)						X
Smeraldo			X			
Klein						X
McCartney			X			
Trenk			X			
Wegner						X
Weston (Chair)	X		X			
Williams			X			
Wilkes			X			

**ROLL CALL VOTE ON ADOPTION OF MEMORIALIZED RESOLUTION OF
ACTION TAKEN BY THE BOARD AT REGULAR MEETING ON AUGUST 5, 2020**

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Bagoff (Vice-Chair)		X	X			
Johnson (1 st Alt.)			X			
Smeraldo			X			
Klein						X
McCartney			X			
Trenk			X			
Wegner						X
Weston (Chair)	X		X			
Williams						X

Wilkes			X			
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