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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: *August 16, 2022*

Re: *Application No. ZB-22-07
CLPF – Essex Green, LLC
Amended Site Plan with 'C' Variances - Review #1
495 Prospect Avenue
Block 155.21, Lot 40
Our File: VWRZ0155.03*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE – Township Engineer
Alice Beirne, Esq. – Zoning Board Attorney
CLPF – Essex Green, LLC – Applicant
Francis X. Regan, Esq. – Applicant's Attorney
Michael J. Fowler, PE – Applicant's Engineer
Sean F. Moronski, PP – Applicant's Planner
David Nicholson, RA – Applicant's Architect*

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

- A print of sheet CS101 of the site plan drawings prepared by Michael J. Fowler, PE with Langan Engineering and Environmental Services, Inc. of Parsippany, New Jersey and bearing a latest revision date of September 20, 2019. This is the site plan that was previously approved by the Zoning Board of Adjustment by Resolution ZB-18-06 which was memorialized on May 16, 2019.
- A print of sheet CS101 of the site plan drawings prepared by Michael J. Fowler, PE with Langan Engineering and Environmental Services, Inc. of Parsippany, New Jersey and bearing a latest revision date of June 30, 2022. This drawing shows the changes that are now proposed at the site.
- A set of unsigned Dumpster Enclosure plans (2 sheets) prepared by Mairi Schuler, RA with Ailtire Studio LLC of Perkasi, Pennsylvania dated August 13, 2021.
- A set of drawings of the AMC Pylon Sign Renovation (3 sheets) prepared by the Signal Sign Co. of Livingston, New Jersey dated June 20, 2022.
- A set of drawings of the South Pylon Monument Sign (4 sheets) prepared by the Signal Sign Co. of Livingston, New Jersey dated May 11, 2022.



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- A completed Application Package.
- A completed Site Plan / Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A copy of a July 31, 2022 Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector which states that the taxes on lot 40, block 155.21 are paid until July 31, 2022 and the 2022 sewer charges are paid in full..
- A copy of a List of Owners Within 200 Feet of Block 155.21, Lot 40 from the Office of the Assessor dated May 11, 2022.

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 westerly side of Prospect Avenue. The property is bounded by Rooney Circle to the north, west and south. It is located in the P-C Planned Commercial District and has an area of 28.54 acres or approximately 0.23 acres. The site is occupied by the Essex Green Town Center which includes a mix of uses including retail stores, restaurants, a movie theater and a supermarket. On May 16, 2019, the Zoning Board of Adjustment memorialized Resolution ZB-18-06 which granted the Applicant Preliminary & Final Site Plan approval with "C" and "D" variances to upgrade the center including the addition of three (3) new buildings.

The Applicant is now seeking amended site plan approval to permit the following changes at the site:

- To permit the addition of a 10 ft x 20 ft trash enclosure at the northerly side of the parking lot on top of Building I.
- To permit the addition of five (5) parking spaces in the landscape island that was previously approved on the westerly side of Building I facing Rooney Circle.
- To permit the existing footprint of Building B to remain whereas the Applicant received approval by Resolution ZB-18-06 to modify the footprint of Building B.
- To permit the addition of 4 handicap accessible parking spaces on the northerly side of Building B.
- To permit modifications to the existing AMC Pylon sign.
- To permit modifications to the existing south Pylon sign.



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B. DESIGN COMMENTS

1. It shows on the Site Plan that the Applicant proposes to construct a 10 ft x 20 ft trash enclosure at the northerly ide of the parking area on the roof of Building I. We note that construction of the trash enclosure will result in the loss of 3 parking spaces.
2. The Applicant should provide the Board with a front elevation view of Building I which shows the proposed trash enclosure on the roof of the building.
3. It shows on the architectural plans that the trash enclosure will be accessed via two (2) 10 ft wide swing gates on the front of the unit. The Applicant should address the Board regarding the feasibility of adding a man gate on the side of the trash enclosure to allow it to be accessed by the maintenance stall without the need to open one of the main gates.
4. It shows on the architectural plans that the trash enclosure will be 7 ft high and constructed using painted concrete masonry units. It is our recommendation that the trash enclosure be designed to match the design of the exterior wall of Building I to improve the aesthetics of the unit.
5. It states Zoning Statistics Tables on the previously approved site plan and the proposed site plan that 50 handicap accessible parking spaces are proposed whereas 46 handicap accessible parking spaces are required and 48 handicap accessible parking spaces were previously approved. Based on our review, we find that 4 handicap accessible parking spaces are being added on the northerly side of Building B. Therefore, the Zoning Statistics Table on the proposed site plan must be revised to show that 52 handicap accessible parking spaces are now proposed.
6. The addition of the 4 handicap parking spaces on the northerly side of Building B will result in the loss of 2 parking spaces in this area.
7. It shows on the Site Plan that the Applicant proposes to add five (5) parking spaces in the landscape island on the westerly side of Building I facing Rooney Circle. The Applicant should address the Board regarding their plans to relocate the shade tree that was originally approved within this landscape island.
8. We note that the total number of parking spaces the site will remain at 1,538.
9. The architectural plans reference drawing S0.1 entitled "Special Inspections & Dumpster Details" which was not included with the plans received by our office. Therefore, copies of drawing S0.1 must be submitted to the Zoning Board of Adjustment and our office.

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.