

November 4, 2022

VIA COURIER

Diana L. Chandler
Planning & Development
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: ZB-21-21
Daughters of Israel, Inc.
Block 171, Lot 12
1155 Pleasant Valley Way
Application for Preliminary & Final Major Site Plan Approval,
Use Variances and Bulk Variances**

Dear Ms. Chandler:

We represent Daughters of Israel, Inc. (“Daughters”) in connection with the above-referenced application (the “Application”) to the Township of West Orange Zoning Board of Adjustment (the “Board”). The Application seeks preliminary and final major site plan approval, together with “d” use and “c” bulk variances as well as a tree removal permit.

In supplement to the Application, Daughters has updated the plans to address comments by the Board, the Board’s engineer and the Township Planner. Accordingly, enclose please find six (6) additional sets of the following materials:

1. Response by Petry Engineering, LLC, dated November 3, 2022, to Review #1 by John J. Hess, PE, PP, CME, Board Engineer, dated June 20, 2022;
2. Environmental Impact Statement prepared by Petry Engineering, LLC, dated October 29, 2021, revised November 3, 2022;
3. Stormwater Management Report prepared by Petry Engineering, LLC, dated October 29, 2021, revised November 3, 2022;
4. Stormwater Maintenance Manual prepared by Petry Engineering, LLC, dated October 28, 2022;
5. Overall Phasing Plan (Sheet P-1) prepared by Petry Engineering, LLC, dated November 3, 2022;
6. Tree Removal Plan (Sheet TR-1) and Tree Removal List (Sheet TR-2) prepared by Petry Engineering, LLC, dated October 29, 2021, revised November 3, 2022;

7. Civil Engineering Plans prepared by Petry Engineering, LLC, dated October 29, 2021, revised November 3, 2022, consisting of the following sheets:
 - a. Title Sheet (Sheet SP-1);
 - b. Overall Layout (Sheet SP-2);
 - c. Layout Sheet (Sheet SP-3);
 - d. Grading and Drainage Plan (Sheet SP-4);
 - e. Detailed Grading (Sheet SP-5);
 - f. Utility Plan (Sheet SP-6);
 - g. Storm Sewer Profiles (Sheet SP-7);
 - h. Storm Sewer Profiles (Sheet SP-8);
 - i. Storm Sewer Profiles (Sheet SP-9);
 - j. Storm Sewer Profiles (Sheet SP-10);
 - k. Storm Sewer Profiles (Sheet SP-11);
 - l. Storm Sewer and Basin Profiles (Sheet SP-12);
 - m. Sanitary Sewer Profiles (Sheet SP-13);
 - n. Sanitary Sewer Profiles (Sheet SP-14);
 - o. Soil Erosion and Sediment Control Plan (Sheet SP-15);
 - p. Lighting Plan (Sheet SP-16);
 - q. Lighting Details (Sheet SP-17);
 - r. Construction Notes (Sheet SP-18);
 - s. Construction Details (Sheet SP-19);
 - t. Construction Details (Sheet SP-20);
 - u. Construction Details (Sheet SP-21);

- v. Retaining Wall Details (Sheet SP-22);
8. Architectural Exhibits, pre-marked as Exhibit A-2, prepared by KDA Architects, dated November 2, 2022, consisting of the following sheets:
- a. Existing Site Plan;
 - b. Proposed Site Plan;
 - c. Lower Level Plan;
 - d. First Floor Plan (Main Level);
 - e. Second Floor Plan;
 - f. Third Floor Plan;
 - g. Fourth Floor Plan;
 - h. Roof Plan;
 - i. Exterior Elevations;
 - j. Site Section A – Independent Living & Health Center Facing South;
 - k. Site Section B – Independent Living & Health Center Facing Southwest;
 - l. Site Section C – Independent Living & Health Center Facing Southwest;
 - m. Site Section D – Independent Living Facing West;
 - n. Street View North – Pleasant Valley Way (Winter);
 - o. Street View North – Pleasant Valley Way (Summer);
 - p. Street View South – Pleasant Valley Way (Winter);
 - q. Street View South – Pleasant Valley Way (Summer);
 - r. Existing View Looking South (Winter);
 - s. Existing View Looking South (Summer);
 - t. View Looking South (Winter);

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- u. View Looking South (Summer);
- v. Existing View from West Neighborhood (Winter);
- w. Existing View from West Neighborhood (Summer);
- x. View from West Neighborhood (Winter);
- y. View from West Neighborhood (Summer);
- z. Main Entry View;
- aa. Landscape Plan;
- bb. Sign Location Plan;
- cc. Project Phasing.

I will transmit to you via e-mail a link that will enable you to download a digital copy of each of the above items.

Please contact me if anything further is required at this time. We look forward to continuing the public hearing on this matter at the Board's regular meeting on November 17, 2022.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Howard D. Geneslaw', written in a cursive style.

Howard D. Geneslaw
Director

HDG:

Enclosures

cc: Daughters of Israel
Petry Engineering, LLC
KDA Architects
Banisch Associates
Eventus Strategic Partners