

January 30, 2023

VIA MESSENGER

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 response to comments offered by the Board and members of the public at the last few public hearings, Daughters has modified its plans to eliminate Phase Four. This allows for a faster buildout, and also reduces the parking demand which in turn allows for certain parking spaces to be designated as future banked spaces, thereby preserving additional trees. These changes, as well as others which address comments and concerns which have been expressed, are detailed in the updated “Proposal.”

In supplement to the Application, Daughters has updated the plans and supporting documents to reflect these changes. Accordingly, enclose please find six (6) additional sets of the following materials. In an effort to avoid overburdening the Board, we are resubmitting only the documents that have changes. This includes many, but not all, items which were included in earlier submissions. Enclosed please find the following:

1. Proposal, revised January 30, 2023;
2. List of Plans & Exhibits, revised January 30, 2023;
3. Tax Payment Certification, dated January 27, 2023;
4. List of Variances, revised January 30, 2023;

5. Letter to Zoning Board of Adjustment concerning alcoholic beverage club license, prepared by Gibbons P.C. dated January 27, 2023;
6. Response to Engineer's Review #2 dated November 15, 2022, prepared by Petry Engineering, LLC, dated January 26, 2023;
7. Solid Waste Management Plan prepared by Daughters of Israel, dated January 27, 2023;
8. Environmental Impact Statement prepared by Petry Engineering, LLC, dated October 29, 2021, revised January 26, 2023;
9. Parking Study prepared by Petry Engineering, LLC, dated October 29, 2021, revised January 26, 2023;
10. Traffic Impact Study prepared by Dynamic Traffic, LLC dated November 11, 2021, revised January 27, 2023;
11. Stormwater Management Report prepared by Petry Engineering, LLC, dated October 29, 2021, revised January 26, 2023;
12. Stormwater Maintenance Manual prepared by Petry Engineering, LLC, dated October 28, 2022, revised January 26, 2023;
13. Civil Engineering Plans prepared by Petry Engineering, LLC, dated October 29, 2021, revised January 26, 2023, consisting of the following sheets:
 - a. Title Sheet (Sheet SP-1);
 - b. Overall Layout Sheet (Sheet SP-2);
 - c. Detailed Layout Sheet (Sheet SP-3);
 - d. Grading and Drainage Plan (Sheet SP-4);
 - e. Detailed Grading Plan (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 Sections (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);
14. Overall Phasing Plan (Sheet P-1) prepared by Petry Engineering, LLC, dated May 20, 2022, revised January 26, 2023;
15. Architectural Plans prepared by KDA Architects, dated October 21, 2021, revised January 30, 2023, consisting of the following sheets:
- a. Cover Sheet (Sheet CS-0);
 - b. Landscape Plan (Sheet L1.0);
 - c. Landscape Details (Sheet L2.0);
 - d. Site Signage Plan (Sheet L3.0);
 - e. Lower Level Plan (Sheet A1.0);
 - f. First Floor Plan (Sheet A1.1);
 - g. Second Floor Plan (Sheet A1.2);

- h. Third Floor Plan (Sheet A1.3);
 - i. Fourth Floor Plan (Sheet A1.4);
 - j. Roof Plan (Sheet A1.5);
 - k. Exterior Elevations (Sheet A2.0);
 - l. Exterior Elevations (Sheet A2.1);
 - m. Project Phasing (Sheet A3.0);
16. Civil Engineering Exhibits prepared by Petry Engineering, LLC, dated as noted, consisting of the following sheets:
- a. Overall Layout (Sheet SP-2), dated October 29, 2021, revised January 26, 2023;
 - b. Layout Sheet (Sheet SP-3), dated October 29, 2021, revised January 26, 2023;
 - c. Grading and Drainage Plan (Sheet SP-4), dated October 29, 2021, revised January 26, 2023;
 - d. Lighting Plan (Sheet SP-16), dated October 29, 2021, revised January 26, 2023;
 - e. Lighting Details (Sheet SP-17) dated October 29, 2021, revised January 26, 2023;
 - f. Overall Phasing Plan (Sheet P-1) dated May 20, 2022, revised January 26, 2023;
 - g. Tree Removal Plan (Sheet TR-1) dated October 29, 2021, revised January 26, 2023.

In addition to the above, enclosed in supplement to Daughters' application for tree removal permit please find six (6) copies of the following:

- a. Landscape Plan (Sheet L1.0) and Landscape Details (Sheet L2.0) prepared by KDA Architects, dated October 29, 2021, revised January 30, 2023;
- b. Tree Removal Plan (Sheet TR-1) and Tree Removal List (Sheet TR-2) prepared by Petry Engineering, LLC, dated October 29, 2021, revised January 26, 2023; and
- c. Grading and Drainage Plan (Sheet SP-4) prepared by Petry Engineering, LLC, dated October 29, 2021, revised January 26, 2023 (in hard copy sent, attached to tree removal plans).

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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. This matter is scheduled for a continued public hearing at a special meeting on February 9, 2023.

Very truly yours,

A handwritten signature in black ink, appearing to read "Howard D. Geneslaw". The signature is fluid and cursive, with the first name "Howard" being more prominent and the last name "Geneslaw" following in a similar style.

Howard D. Geneslaw
Director

HDG

Enclosures

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