



TOWNSHIP OF WEST ORANGE

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Department of Planning and Development

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TO: Zoning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: February 1, 2023

RE: **ZB-21-21/Daughters of Israel**
Block: 171; Lot: 12; Zone: R-2
1155 Pleasant Valley Way
Current list of requested “c” and “d” variances for amended application for development of a “continuum of care facility”

The applicant is proposing to redevelop a property occupied by a skilled nursing facility by adding independent living and assisted living components to the facility in newly constructed buildings, and modifying the existing site layout. “d(1)” variances are required for the proposed uses and for multiple principal uses. A number of “c” or bulk variances are also required.

The applicant has modified the proposal on multiple occasions since its original submittal. The most recent revisions address questions and issues raised by the Board, its advisors and the public at prior hearings on the application by reducing the scale of the development and the number of proposed phases. The changes are summarized in a document provided by the applicant entitled “Proposal” with a most recent revision date of January 30, 2023.

All of the issues raised in my prior review memoranda have been addressed by the applicant.

The list of variances provided by the applicant is nearly entirely correct. However, I have interpreted the application of “effective lot area” to the coverage requirements differently than the applicant’s professionals and therefore have a different listing of certain variances. In



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addition, there is one incorrect ordinance section reference: the regulation for number of signs per linear feet of frontage is in Subsection 25-15.4 a., not 25-14.4 a. The table below outlines the variances that are currently being requested based on my interpretation of the Land Use Regulations Ordinance. (New information is shown in **bold**, deletions in ~~strike through~~.)

“d(1)” Variances			
SECTION/REQUIREMENT	PERMITTED /REQUIRED	EXISTING	PROPOSED
25-7.1 Permitted Use	Various residential and other uses	Nursing home	Continuum of care facility including independent living, assisted living and skilled nursing
25-8.12 More than one principal use upon any single lot	Only permitted in the B-1, B-2, P-C, O-R and I Districts	One principal use	Three principal uses
“d(6)” Variance			
SECTION/REQUIREMENT	PERMITTED /REQUIRED	EXISTING	PROPOSED
25-7.1 Maximum building height	35 ft.	Not provided	57.77 57.50 ft.
“c” Variances			
SECTION/REQUIREMENT	PERMITTED /REQUIRED	EXISTING	PROPOSED
25-7.1 Maximum number of stories	2 ½ stories	2 stories	5 stories
25-7.1 Maximum building coverage ¹	20%	26.15 29.64 % (16.47% ²)	24.86 28.18 % (15.72%)
25-7.1 Maximum lot coverage ¹	30%	61.19 69.35 % (38.53%)	59.48 67.42 % (37.25 37.46 %)
25-8.4 Maximum retaining wall height	Four feet	Four feet	10 feet
25-12.1 o. Maximum length of continuous parking row without landscaped island	20 spaces	>20 spaces	22 spaces

¹ Calculated using “effective lot area” per Section 25-28.8d

² Coverage figures in parentheses calculated using actual lot area



25-12.2 b.1. Minimum number of parking spaces ³	448 479	236	426 429, including EV credits (381 actual spaces, including 34 banked spaces)
25-12.3 a.2. Minimum number of loading spaces	13	2	1
25-12.4 a.6. Parking of vehicle with dual rear wheels	Not permitted	Parking of existing shuttle bus	Parking of the same or similar shuttle bus
25-12.4 b.3. Parking of commercial vehicles	In garage, or if too large, outdoors with commercial markings removed; single axle; maximum 20' long, 7' high and 6,000 lb. gross vehicle weight	Parking of existing shuttle bus and several delivery vans outdoors, with commercial markings, some having a double axle and/or exceeding size limit	Parking of same or similar shuttle bus and several delivery vans outdoors, with commercial markings, some having a double axle and/or exceeding size limit
25-14.1 c. Maximum light pole height	18 ft.	>18 ft.	25 ft.
25-15.3 Sign illumination	Illumination not expressly permitted in R-2 district	Externally illuminated with ground-mounted light fixture	Freestanding signs: Externally illuminated with ground-mounted light fixture Building signs: Reverse lit channel letters
25-15.3 b. Number of signs per lot	1	1 monument sign	5 facade signs 1 monument sign (existing) 1 freestanding identification sign (health center) 4 freestanding directional signs

³ See below for discussion of applicable parking and loading requirements



25-15.3 b. Maximum sign area	1 sq. ft. for a nameplate, 2 sq. ft. for a professional office	56 sq. ft. monument sign (variance granted)	Ranges from 8.75 sq. ft. to 56 sq. ft.
25-15.4 a. Maximum number of signs per linear frontage	8 (4 signs/250 ft.; 648 ft. of frontage)	1	11
25-28.8 b. Maximum disturbed area	20 to 24.99%: 20%, 25% or greater: 0%	Not provided	20 to 24.99%: 25%, 25% or greater: 2%16%
25-28.8 c. Disturbance of slopes 25% or more	Prohibited	Not provided	Proposed

In terms of parking, a total of 347 parking spaces are proposed in multiple locations. These include the spaces within the building (115 spaces, including 20 electric vehicle charging spaces), parking lots to the southwest and northeast of the building and perpendicular spaces along the internal site driveway to the northwest of the building (total of 232 surface spaces, including 38 electric vehicle charging spaces). The applicant is also proposing 34 potential future surface spaces, which would only be provided if needed, bringing the total of physical spaces to 381 spaces. The total of 426 spaces provided on the site plan includes a credit of 45 spaces for electric vehicle spaces provided, as permitted by State law.

The required number of parking spaces is based on the sum of the requirements for the component uses:

- Skilled nursing: 105 spaces (1 per bed X 84 beds, 1 per 2 employees X 42 employees)
- Assisted living: 32 spaces (0.5 spaces per bed X 64 beds)
- Independent living: 311 spaces (1.8 spaces per one-bedroom unit X 76 units, 2.0 spaces per two-bedroom unit X 87 units)

The total requirement is therefore 448 spaces.

