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MEMORANDUM

**To: Chairman and Members of the
West Orange Planning Board**

**From: John J. Hess, PE, PP, CME
Planning Board Engineer**

Date: March 27, 2023

**Re: Application No. PB-22-14
Crest Ridge Realty LLC
Amended Minor Site Plan and "C" Variance
Review #2
200 Mount Pleasant Avenue
Block 80.03, Lot 36
Our File: VWRP0080.02**

**CC: Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE - Township Engineer
Diana McGovern, Esq. - Planning Board Attorney
Crest Ridge Realty LLC - Applicant
Jeffrey R. Chang, Esq. - Applicant's Attorney
Paul W. Anderson, PE, PP - Applicant's Engineer & Planner
Brent M. Porter, RA - Applicant's Architect
Brad Joshnick, PLS - Applicant's Surveyor
Jeffrey S. Grunn, PLS - Applicant's Surveyor**

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

- A set of Site Plan drawings (5 sheets) prepared by Paul W. Anderson, PE with Anderson Consulting Services LLC of Boonton, New Jersey and bearing a latest revision date of February 17, 2023.
- A print of an Existing Conditions Survey of Property (1 sheet) prepared by Jeffrey S. Grunn, PLS with Lakeland Surveying of Rockaway, New Jersey dated February 14, 2023.
- A completed Application Form dated February 23, 2023.
- A Rider to Application for Minor & Amended Site Plan Application and Bulk Variance Approval dated February 23, 2023 which describes the proposed development and sets for the reasons why the requested relief should be granted.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.



Chairman and Members of the West Orange Township Planning Board
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- A March 3, 2023 letter from Jeffrey R. Chang, Esq. with Fox Rothschild, LLP of Lawrenceville, NJ to the West Orange Township Planning Board which describes the purpose of the application and requests waivers from any remaining submission requirements.

In addition to the above, our office previously received the following information as part of the original submission for this application:

- A set of architectural drawings (5 sheets) prepared by Brent M. Porter, RA with R&D Design Group LLC of Fair Lawn, New Jersey and bearing a latest revision date of November 3, 2022.
- A print of an ALTA/NSPS Land Title Survey prepared by Brad Joshnick, PLS with Paulus, Sokolowski and Sartor, LLC of Warren, New Jersey dated April 25, 2022.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated December 6, 2022 which states that the taxes for Block 80.03, Lot 36 are paid until January 31, 2023 and the sewer charges are paid in full for 2022.
- A list of property owners within 200 ft of Block 80.03, Lot 36 from the Office of the West Orange Assessor dated October 21, 2022.
- A copy of a Resolution of Approval by the West Orange Planning Board for Application PB-02-19 dated April 9, 2003. This resolution granted Rockledge Realty Co., LLC approval to relocate approximately 20 parking spaces at the subject site to allow the installation of a rock fall barrier.
- Copies of the following deeds relative to an existing easement at the site:
 - An Indenture between Rockledge Manor, Inc. and Rockledge Realty Company dated March 15, 1965 and recorded in Book 4078, Page 303.
 - An Indenture between Rockledge Realty Company and Public Service Electric and Gas Company dated April 1, 1965 and recorded in Book 4086, Page 100.
 - A Deed of Easement and Right of Way between Rockledge Realty Company and Commonwealth Water Company dated June 2, 1965 and recorded in Book 4098, Page 312.
 - An Indenture between Public Service Electric and Gas Company and Rockledge Realty Company dated October 11, 1965 and recorded in Book 4130, Page 123.

We have reviewed the information submitted in support of this application and offer the following comments:



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A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract located on the westerly side of Mount Pleasant Avenue opposite the intersection with Byrne Road. It has an area of approximately 12.06 acres and is located in the R-G Zone. The property is currently occupied by the Crest Ridge Apartment complex which includes 16 two-story apartment buildings, an in-ground pool and a pool house.

The Applicant is seeking Minor Site Plan approval to permit the construction of a two-story Community Gym building adjacent to the existing pool house. The Community Gym will have a general area, bath, kitchenette and Manager's office on the first floor (992.86 sf) and a gym and two changing rooms on the second floor (1,242.44 sf). It states in the Rider to Application that the workout room would be restricted to garden apartment residents and not open to the general public.

B. DESIGN COMMENTS

1. The Applicant has requested the following waivers:

- a) Item #28 – *All existing street, watercourses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site.*
- b) Item #29 – *Existing right-of-way and/or easements on and within 200' of tract.*
- c) Item #30 – *Topographical features of subject property from U.S.G.S. map.*
- d) Item #32 – *Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features.*
- e) Item #35 – *Drainage Calculations.*
- f) Item #37 – *Proposed utility infrastructure plans, including sanitary sewer, water storm water management, telephone, electric and cable TV.*
- g) Item #39 – *Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations.*
- h) Item #46 – *Solid waste management plan.*
- i) Item #47 – *Site identification signs, traffic control signs, and directional signs.*
- j) Item #48 – *Sight triangles.*
- k) Item #49 – *Vehicular and pedestrian circulation patterns.*
- l) Item #50 – *Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.*



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- m) A waiver from §25-51.6(k) which requires the submission of a Run Card depicting the locations of all fire hydrants within the subject property.
 - n) A waiver from §25-27.4 which requires the submission of a tree removal exemption report.
 - o) Waivers from any other submission requirements.
2. It shows on Google Earth that a rock cliff face exists immediately to the west of the existing pool house. Ordinance No. 2678-22 establishes controls which regulate development in areas adjacent to steep slopes. Therefore, the Applicant must address the requirements set forth in this Ordinance.
 3. The Applicant should address the Board regarding the hours of operation for the proposed Community Gym building.
 4. The Applicant should address the Board regarding the need to provide a handicapped parking space in the vicinity of the proposed building.
 5. The Applicant should address the Board regarding their plans to provide an electric vehicle charging station in the vicinity of the proposed building.
 6. It shows on sheet SP-2 that the Applicant proposes to remove 2 existing trees of 12" and 18" DBH. As required by §25-27.8.g, to the greatest extent possible, for each tree removed having a DBH of more than six inches the Applicant shall plant a major tree. Therefore, 2 major trees are required whereas only 1 replacement tree is proposed. The Applicant should address the Board regarding their plans to comply with this requirement.
 7. A tree planting detail must be added to the plans.
 8. As required by §25-27.8.b, sheet SP-2 must be revised to state that no trees may be removed until after installation by the Applicant of the stormwater runoff controls and Soil Erosion measures that are required by the Ordinance.
 9. Sheet SP-4 should be revised to show the proposed utility connections to the new building.
 10. It shows on sheet SP-4 that HDPE pipe is proposed surrounding the building. The size of the proposed HDPE pipe must be indicated. In addition, a pipe bedding detail must be added to the plans.
 11. The Applicant should clarify if the building roof drains will be connected to the proposed HDPE pipe. If so, a note to this effect should be added to the plans and a detail provided.
 12. The Applicant should submit design calculations for the proposed HDPE pipe to demonstrate that the pipes have been designed to accommodate the anticipated flows.
 13. The plans should be revised to show the required soil erosion and sediment control measures such as silt fence and inlet protection.



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14. It shows on sheet SP-4 that the area of disturbance will be 3,909 sf. Since the area of disturbance will be less than 5,000 sf, soil erosion and sediment control plan certification is not required.
15. It shows on sheet SP-5 that 3 wall mounted light fixtures on proposed on the new building. We note that the proposed light levels within the southerly side of the pool area will be quite low. The Applicant should address the Board regarding the hours of operation for the pool. If the pool will be open after dark, then additional lighting is required.

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.