



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

SUSAN MC CARTNEY
Mayor

Tel: (973) 325-4110
Fax: (973) 325-6359
Email: planning@westorange.org

TO: Applicant
Zoning Official
Planning Board
Planning Board Engineer
Township Engineer

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: April 13, 2023

RE: **PB-23-04/Redwood LLC**
Block: 151; Lot: 33; Zone: IHO-2/R-2
200 Pleasant Valley Way
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a meeting on April 11, 2023. At this meeting, the SPRAB reviewed the above application with the applicant's representative, attorney, engineer and architect. The applicant is proposing to construct a multifamily residential building on a currently vacant property.

It is noted this property was the subject of a Zoning Board development application in 2017, prior to the property being rezoned as part of a settlement of affordable housing litigation. The IHO-2 Inclusionary Housing Overlay Zone was adopted in 2020 for the subject property, and the proposed development complies with the requirements of this zone.

The following site plan and design issues were discussed at this meeting:

- Architectural plans: The applicant's architect was asked to confirm the location and design of the mail/package room with the postmaster. A question was raised about the potential for dens in units to be converted to an additional bedroom. The applicant's architect noted there would not be any window or closets, meaning these rooms would



not meet the Building Code definition of a “bedroom.” Requests were made to consider eliminating the doors to these rooms and/or to include restrictions in tenants’ leases.

- Motor vehicle circulation and parking: There were questions regarding the location and design of gates at entrance to the rear portion of the site, and whether it would hinder access to the building for deliveries, ride hailing vehicles, visitors and others. The applicant indicated this issue would be looked into further. A suggestion was made to provide short term parking spaces in the vicinity of the lobby. In response to a question, it was stated that parking spaces in the garage would likely be assigned to specific tenants. The applicant was asked whether a traffic impact study will be prepared. The response was that the applicant will confirm the submittal requirements as this development is permitted as-of-right, but at the least that vehicle turning templates for the site will be provided.
- Stormwater and sanitary sewer: Various questions were asked about drainage and sewers. The applicant’s engineer stated the applicant received stormwater management approvals from the New Jersey Department of Environmental Protection (DEP) prior to the adoption of the current regulations. The applicant was asked to provide a copy of the permit and approved plans to the Board and Township Engineers. In response to a question about sewer capacity, the applicant’s engineer indicated it is available and the project would tie into an existing trunk main.
- Health Department questions/concerns: The applicant was asked about trash and recycling storage and pickup. The response was it would be stored indoors, then brought out for pickup when a pickup vehicle is on site. There was concern about trash being left out overnight, which may warrant this being included as a condition of any approval that is granted. It was also noted the proposed outdoor pool will need to be inspected by the Health Department.
- Other items
 - The applicant should provide a more legible PDF of the site plan, as some of the information is difficult to read.
 - Flood elevations should be added to the site plan.
 - It was suggested that outdoor bicycle parking be provided.
 - A sustainability checklist must be completed and submitted.
 - The applicant must provide a copy of the April 6, 2020 Settlement Agreement with the Township of West Orange referenced in the application in order to confirm the applicant’s statement regarding the certain items not being required (environmental impact statement, soil removal permit and tree renewal (sic) permit).

The applicant indicated its professionals will submit additional information and revised plans, as necessary, with the intention of being scheduled for an upcoming Planning Board meeting.

