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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: *April 20, 2023*

Re: *Application No. PB 23-04
Redwood, LLC
Preliminary & Final Site Plan and
Soil Removal Permit - Review #1
200 Pleasant Valley Way
Block 151, Lot 33
Our File: VWRP0151.02*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE – Township Engineer
Diana McGovern, Esq. – Planning Board Attorney
Redwood, LLC - Applicant
William Dimin, Esq. – Applicant's Attorney
J. Michael Petry, PE, PP, RA – Applicant's Engineer
Arthur J. Michels, RA – Applicant's Architect
Gregg A. Gaffney, PLS – Applicant's Surveyor*

Our office has received for review the following documents which were submitted in support of the above referenced application for Preliminary & Final Major Site Plan and Soil Removal Permit approval:

- A set of Preliminary and Final Site Plan drawings (16 sheets) prepared by J. Michael Petry, PE, PP, RA with Petry Engineering, LLC of Fairfield, New Jersey and bearing a latest revision date of March 7, 2023.
- A set of architectural plans (6 sheets) prepared by Arthur J. Michels, RA with Michels & Waldron Associates, LLC of River Vale, New Jersey dated March 9, 2023.
- A set of Truck Turning Movement plans (3 sheets) prepared by J. Michael Petry, PE, PP, RA dated April 14, 2023.
- A Natural Features Map (1 sheet) prepared by J. Michael Petry, PE, PP, RA dated March 7, 2023.
- A set of Drainage Area Maps (3 sheets) prepared by prepared by Petry Engineering, LLC, undated.



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- A Boundary & Topographic Survey (2 sheets) prepared by Gregg A. Gaffney, PLS with Control Layouts, Inc. of Highland Park, New Jersey and bearing a latest revision date of December 17, 2018.
- A Stormwater Management Report prepared by J. Michael Petry, PE, PP, RA and bearing a latest revision date of March 7, 2023.
- A Stormwater Management Facility Maintenance Plan Manual prepared by J. Michael Petry, PE dated March 7, 2023.
- A completed Application Form dated March 13, 2023.
- An undated Proposal which describes the proposed development and states that the property is part of a settlement agreement dated April 6, 2020.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A List of Owners within 200 Feet of Block 151, Lot 33 from the Office of the West Orange Tax Assessor dated March 2, 2023.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated March 3, 2023 which states that the taxes on Lot 33, Block 151 are paid until April 30, 2023.
- A copy of NJDEP Permit No. #0722-05-0004.1 LUP 190001 dated September 21, 2020 granting Flood Hazard Area Verification, Flood Hazard Area Individual Permit, Freshwater Wetlands General Permit No. 10A, Freshwater Wetlands General Permit No. 11 and Special Activity Transition Area Waiver – Redevelopment.
- Copies of the following prior Planning Board and Zoning Board of Adjustment Resolutions of Approval for the property in question:
 - Zoning Board Resolution memorialized on February 26, 1986.
 - Zoning Board Resolution ZB-8624 memorialized on October 15, 1987.
 - Zoning Board Resolution ZB-86-24, memorialized on September 13, 1990.
 - Planning Board Resolution PB-93-23 adopted on November 15, 1993.
 - Planning Board Resolution PB-95-13 adopted on July 12, 1995.
 - Zoning Board Resolution ZB-95-41 memorialized on June 19, 1997.
 - Zoning Board Resolution ZB-98-11 memorialized on June 25, 1998.
 - Zoning Board Resolution ZB-05-28 memorialized on July 20, 2006.



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- Zoning Board Resolution ZB-08-12 memorialized on August 21, 2008.

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

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract which fronts on the easterly side of Pleasant Valley Way approximately 1,125 feet north of the intersection with Woodland Avenue. The property has an area of 5.913 acres, is located in the R-2 Zone and the IHO-2 Inclusionary Housing Overlay Zone and is currently vacant.

The Applicant is seeking Preliminary & Final Site Plan approval to construct a 142 unit multifamily residential building at the site. The building will be 5 stories high with 4 stories of living space over parking. The apartments will consist of 12 one-bedroom units, 110 two-bedroom units and 20 three-bedroom units. Of these, 28 will be affordable units, consisting of 4 one-bedroom units, 16 two-bedroom units and 8 three-bedroom units. In addition, parking is proposed for 338 vehicles including 170 spaces inside the building and 168 spaces outside the building. In addition, a pool, a lounge, a game room, a yoga spa, a community kitchen/party room and a grille station are proposed. Access will be provided to the site via an existing driveway from Pleasant Valley Way.

D. WAIVERS AND/OR EXCEPTIONS FROM THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS)

This application is subject to the requirements of the Residential Site Improvement Standards (RSIS) adopted as NJAC 5:21-1, et seq.

1. The Applicant has not requested any waivers from the RSIS.
2. The Applicant has not requested any *de minimis* exceptions from the RSIS.

E. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's Site Plan Checklist must be addressed:
 - a) Item #20 - *Copy and/or delineation of any existing or proposed deed restrictions or covenants.*
 - b) Item #22 - *Development stages or staging plans.*
 - c) Item #25 - *Requested or obtained design waivers or exceptions.*
 - d) Item #28 - *All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site*
 - e) Item #46 - *Solid waste management plan.*



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2. As stipulated in Section 25-13 of the Ordinance, an environmental impact statement must be submitted to the Board.
3. The Applicant has not requested any waivers in support of this application.
4. The Applicant has applied for a Soil Removal Permit as part of this application. Therefore, the Applicant must submit to the Board the information stipulated in §30-3.2 of the Ordinance.
5. The pdf copies of the site plan drawings that were submitted to the Board are difficult to read. In the future, the Applicant must submit more legible copies of the plans to the Board.
6. The Applicant should address the Board regarding their plans to provide outdoor bicycle parking at the site as discussed at the Site Plan Review Advisory Board (SPRAB) meeting.
7. It shows on the Residential Matrix on sheet A-102 of the architectural plans that 8 units will be 1 bedroom w/ den, 74 units will be 2 bedroom w/ den and 12 units will be 3 bedroom w/ den. The Applicant should address the Board regarding their plans to ensure that the dens will not be converted to bedrooms as additional bedrooms will impact the required parking at the site.
8. It shows on sheet A-101 of the architectural plans that a mail room is proposed inside the building. The Applicant must demonstrate that the West Orange Township Postmaster has approved the use of an indoor mailroom.
9. It shows on sheet SP-2 that a tear drop island is proposed at the entrance to the site. In addition, entrance and exit gates are proposed on either side of the island. The Applicant should provide testimony to the Board regarding how the site circulation is proposed to function.
10. Sheet SP-2 shows that a concrete retaining wall with 4' high fence on top is proposed on the easterly side of Peckman River. However, the Typical Conc. Retaining Wall Detail on sheet SP-16 shows that a handrail is proposed on top of the retaining wall. This discrepancy must be resolved.
11. Sheets SP-2 & SP-10 should be revised to specify the interior treatment of the tear drop island (pavers, planting bed, etc.).
12. The Applicant should address the Board regarding how the entrance and exit gates are intended to function. Will there be a call box which allows the driver to contact a resident to obtain permission to enter the site? Also, will there be designated visitor parking spaces at the site? Finally, details of the proposed gates must be added to the plans.



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13. It shows on sheet SP-2 and on sheet A-100 of the architectural plans that electric vehicle charging stations are proposed. Therefore, a detail of the electric vehicle charging equipment must be added to the plans.
14. Sheet SP-2 should be revised to dimension the drive aisle widths at the entrance and exit gates.
15. Sheet SP-2 should be revised to dimension the drive aisle width along the westerly side of the building where parking bays are proposed on both sides of the drive aisle.
16. Sheet SP-2 should be revised to add a stop bar and stop sign at the exit from the site onto Pleasant Valley Way.
17. It shows on sheet SP-2 that a one-way sign is proposed at the rear of the dog bone island between the entrance and exit gates. However, the striping shown on the plan permits 2 way traffic at this location. This discrepancy must be resolved.
18. Sheet SP-2 must be revised to dimension the widths of the proposed sidewalks.
19. Sheet SP-2 shows a new bridge over the Peckman River. Therefore, details of the new bridge must be added to the plans.
20. Sheet SP-3 must be revised to show the flood elevations at the site.
21. Sheet SP-3 must be revised to clearly show the limits of the proposed retaining walls.
22. Sheet SP-3 shows a 379 contour near the southeast corner of the property between the curb and the easterly property line which does not connect into the existing contours on the adjoining property. This discrepancy must be resolved.
23. This project will be discharged to the existing Sewer Pump House on adjoining block 151, lot 34.01. The Applicant must demonstrate that the existing pump station has adequate capacity to accommodate the additional flows that are proposed.
24. Sheet SP-4 must be revised to label the sanitary sewer manholes and show the invert elevations and manhole rim elevations. In addition, the proposed type of pipe, pipe sizes, pipe lengths and pipe slopes must be shown for the sanitary sewer main and sewer laterals.
25. Sheet SP-4 must be revised to clearly label the point of connection to the existing sanitary sewer system.
26. Sheet SP-4 must be revised to label the proposed water main, the water service lines and fire hydrants. In addition, the type of pipe and pipe sizes must be shown.
27. Sheet SP-5 is titled "Driveway & Storm Sewer Profiles"; however, no storm sewer pipes are shown on this drawing. This discrepancy must be resolved.



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28. Sheet SP-6 is titled "Driveway & Storm Sewer Profiles"; however, no storm sewer pipes are shown on this drawing. This discrepancy must be resolved.
29. It shows on sheet SP-7 that there is a 4" x 9" rectangular orifice in Outlet Structure 1-3 whereas sheet SP-3 shows this orifice to be 4"x8". This discrepancy must be resolved.
30. It shows on sheet SP-7 that Outfall #1 has an invert elevation of 362.65 whereas sheet SP-3 shows the same invert elevation to be 361.50. This discrepancy must be resolved.
31. On the Storm Sewer Network 15 Profile on sheet SP-8, the callout for Type "B" #15-2 is difficult to read due to text overlap.
32. On the Storm Sewer Network 15 Profile on sheet SP-8, the callout for the structure at Station 2+75 is incomplete.
33. Sheet SP-13 includes a Concrete Aprons Detail. Therefore, sheet SP-2 must be revised to identify the location(s) where a concrete apron is proposed.
34. Sheet SP-14 includes a Rip-Rap Pad detail which shows the size of the required rip-rap apron for each flared end section. The Stormwater Management Report must be revised to include design calculations for each rip-rap apron.
35. The Typical Trench Detail for 8" PVC SDR-35 Sewer Pipe on sheet SP-14 must be revised to note that a metallic locator tape shall be installed in the trench adjacent to the sanitary sewer pipe as stipulated in the RSIS.
36. The 48" Precast Concrete Manhole detail on sheet SP-14 must be revised to state that the manholes shall be sealed with two coats of coal tar or asphalt pitch as stipulated in the RSIS.
37. Note #5 on the Standard Manhole Frame & Cover Detail on sheet SP-14 must be revised to reference the Township of West Orange.
38. The 48" Precast Concrete Manhole detail on sheet SP-14 specifies a Campbell No. 1204 frame and cover whereas the Standard Manhole Frame & Cover Detail on sheet SP-14 specifies a Campbell No. 1202 Frame and Cover. This discrepancy must be resolved.
39. Sheet SP-14 includes a Deep Burial Installation Detail. We note that the detail is very difficult to read. In addition, the Applicant should clarify the purpose of this detail and where it is proposed.
40. Sheet SP-16 includes an 8" DIP Water Service Connection Detail. This detail shows a 6" gate valve on an 8" main which is unacceptable. The detail should be revised to show that an 8" gate valve is required.
41. Sheet SP-16 includes a Manual Air Release Assembly Detail. Therefore, sheet SP-4 must be revised to identify where the air release assembly is proposed.



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42. The Refuse Truck Turning Movement plan shows the refuse truck circulating through the site along the outside of the building. However, the architectural plans show that 2 trash rooms are proposed within the building. The Applicant should address the Board to clarify how the trash will be moved from the trash rooms to the refuse truck.
43. As stipulated in §25-29 of the Ordinance, this project is classified as a Major Development. Therefore, the stormwater management system must meet the requirements set forth in §25-29.3 of the Ordinance. The Applicant proposes to install two (2) underground detention basins to mitigate the increase in runoff from the site. Since the proposed development does not result in an increase of more than one-quarter acre of impervious coverage, water quality measures are not required. In addition, since the project was approved by the NJDEP prior to March 2, 2021, the Applicant is not required to incorporate green infrastructure into the design of the project.
44. The Stormwater Management Report shows that the stormwater runoff from the site was calculated using the TR-20 method with a minimum time of concentration of 10 minutes. As required by the NJDEP, a minimum time of concentration of 6 minutes (0.1 hrs) must be used with the NRCS method. Therefore, the calculations must be revised accordingly.
45. The Stormwater Management Report should be revised to include a Low Impact Development Checklist.
46. The Stormwater Management Facility Maintenance Plan Manual includes a section on stormfilter inspection and maintenance. However, the plans do not show that a stormfilter is proposed. This discrepancy must be resolved.
47. As stipulated in Section 25-29.10(b)(4) of the Ordinance, the stormwater maintenance plan and any future revisions shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken. Prior to recording, the form of the deed must be approved by the Planning Board Attorney and our office.

F. LANDSCAPING AND FORESTRY COMMENTS

1. In accordance with Section 25-27.4, provide a note on the plans that a tree removal permit shall be secured prior to disturbance. Revise the plans to graphically depict and specifically label the location for tree protection fencing in accordance with Section 25-27.9. It is unclear which trees are to remain and to be removed.
2. Numerous invasive species were noted along the parking lot perimeter behind the existing buildings, including Ailanthus and Black Locust. Extra measures should not be taken to preserve these species.
3. Revise the plans to remove extraneous information from sheet SP-10 to provide a more legible plan.



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4. Revise the plans to provide QP (Pin Oak) by the southern property line, along the circulation drive, rather than by parking stalls, due to the tree's downward growth habit of its lower limbs.
5. It appears the plans indicate for both QP (Pin Oak) and CO (Hackberry) to be planted at 25 feet on-center; however, staff recommends a minimum of 35' on-center when planting a street-scape.
6. Revise the plans to provide landscaping at the base of the site identification sign.
7. Where possible, shift proposed trees to be 8-10 feet away from all hardscaping to reduce root conflicts.
8. Revise the 'Planting Schedule', sheet SP-10, to indicate single stem ornamental trees in caliper inch, rather than height.
9. Revise the plans to provide label leader lines to all plant graphics, as it is difficult to determine plant materials proposed.
10. Revise the plans to specifically indicate the proposed disposition for all open areas, such as lawn, mulch, stone, etc., to prevent confusion during construction.
11. Revise the 'Planting Notes', sheet SP-10, to indicate that no mulch shall come into contact with the root flare.
12. Revise the plans to graphically depict mulch bed lines on the plans, to prevent confusion during construction.
13. Revise the 'Planting Detail', sheet SP-10, to remove the reference to trunk wrap, as industry standards does not endorse the use of such. Instead, staff recommends rigid, plastic open mesh trunk guards, to protect from the irreparable damage from buck rub.

G. LIGHTING COMMENTS

1. In accordance with Section 25-14.1c., light fixtures shall not exceed a height of eighteen (18) feet; whereas the Applicant has proposed fixtures at 20 feet tall. A waiver should be requested.
2. Revise the plans to indicate the proposed color and finish for all light fixtures and poles to prevent confusion during construction.
3. Revise the foundation lighting detail, sheet SP-9, to indicate the concrete strength. Staff recommends 4,500 PSI.
4. Revise the plans to provide manufacturer's catalog cuts for all light fixtures and poles to prevent confusion during construction. Also, provide the full ordering information for the proposed light poles.



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5. Revise the plans to indicate proposed timers and hours of operation for proposed light fixtures. Staff recommends light levels be dimmed or provided with motion sensing in the overnight hours, to reduce light pollution.
6. Revise the plans to provide isolux pattern details with a scale and graph to correspond with the proposed light fixtures.

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.