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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: *May 31, 2023*

Re: *Application No. PB 23-04
Redwood, LLC
Preliminary & Final Site Plan and
Soil Removal Permit - Review #2
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 (17 sheets) prepared by J. Michael Petry, PE, PP, RA with Petry Engineering, LLC of Fairfield, New Jersey and bearing a latest revision date of May 4, 2023.
- An undated Low Impact Development Checklist prepared by Petry Engineering, LLC.
- A Solid Waste Management Plan dated May 8, 2023.
- A set of manufacturer's data sheets for the proposed light fixtures and poles.
- A copy of a May 11, 2023 letter from Michael J. Petry, PE, PP, AIA to the Township of West Orange which addresses the comments in the April 13, 2023 SPRAB report from Paul Grygiel, PP and the comments in our April 20, 2023 review memorandum.

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



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- 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.
- 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.



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- 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.
- 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. The Applicant has addressed all of the submission requirements from the Township's Site Plan Checklist,



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2. The Applicant has requested the following waivers:
 - a) From the requirement to submit development stages or staging plans.
 - b) From the requirement to submit an environmental impact statement.
 - c) To permit a light fixture mounting height of 20 ft whereas a maximum light fixture mounting height of 18 ft is permitted.
3. The Applicant has applied for a Soil Removal Permit as part of this application. Therefore, it remains for the Applicant to submit the information stipulated in §30-3.2 of the Ordinance.
4. Sheet SP-2 includes callouts to Outfall #1 and Outfall #2 which state "*Conc. Retaining Wall w/ 4' High Fence (See Typ. Concrete Retaining Wall Detail)*". We note that the referenced structures are headwalls not retaining walls. Therefore, a headwall detail must be added to the plans.
5. 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.
6. 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.
7. Sheet SP-2 shows that a modular block retaining wall is proposed on the easterly side of Peckman River. The Applicant should address the Board regarding the need to provide a fence adjacent to the retaining wall for safety purposes.
8. Sheet SP-2 shows a new bridge over the Peckman River. Therefore, details of the new bridge must be added to the plans. In his May 11, 2023 letter, Mr. Petry states that the proposed bridge is called out as a pre-manufactured structure and shop drawings will be provided to the Township prior to installation.
9. There is a problem with the text in the general notes on sheet SP-2. The notes are currently unreadable.
10. There is a problem with the text in the table on the Average Grade Calculation detail on sheet SP-3. The text in the table is unreadable.
11. This project will discharge 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.



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12. Sheet SP-4 shows that San. MH #1 is a drop manhole which is incorrect. This discrepancy must be resolved.
13. Sheet SP-4 shows that San. MH #1 is a doghouse manhole. Therefore, a doghouse manhole detail must be added to the plans.
14. Sheet SP-4 must be revised to show that San. MH #2 is a drop manhole.
15. The Sanitary Sewer Profile on sheet SP-8 must be revised to include the pipe run from San. MH #1 to San. MH #2.
16. The 48" Precast Concrete Manhole detail on sheet SP-14 states that the manholes shall be sealed with one coat of coal tar or asphalt pitch. The detail must specify two coats as stipulated in the RSIS.
17. We note that the notes have been removed from the Standard Manhole Frame & Cover Detail on sheet SP-14. The detail must be revised to add back the notes that were removed. In addition, note #5 must be revised to reference the Township of West Orange.
18. 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.
19. 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.
20. 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. In his May 11, 2023 letter, Mr. Petry states that the maintenance manual has been revised to remove the maintenance information for stormfilters. Therefore, copies of the revised maintenance manual must be submitted to the Board.
21. 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.



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F. LANDSCAPING AND FORESTRY COMMENTS

1. 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.
2. Revise the plans to specifically indicate the proposed disposition for all open areas, such as lawn, stone, etc., to prevent confusion during construction. We note that mulch areas have been delineated.

G. LIGHTING COMMENTS

1. Sheet SP-9A must be revised to provide isolux pattern details with a scale and graph for each of the proposed light fixtures. We note that 3 different light fixtures are proposed whereas only one isolux pattern detail has been provided.

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.