



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: March 22, 2023

RE: **PB-21-01/West Orange Plaza**
Block: 152.01; Lots: 43.01 and 50; Zone: IHO-1/P-C and R-5
235 Prospect Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a meeting on March 21, 2023. At this meeting, the SPRAB reviewed the above application with the applicant's attorney, engineer, architect and landscape architect, as well as a representative of future tenant Target. The applicant is proposing to renovate and expand an existing shopping center. A number of changes are proposed to the existing site conditions. It is noted this application was originally submitted over two years ago and was reviewed by the SPRAB at that time, so some prior comments have been addressed in the current submission.

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

- Bicycle and pedestrian circulation: In its first meeting for this application, SPRAB members raised a number of concerns which have been addressed in the revised plans. These changes include providing sidewalks along all street frontages; adding a connection to the existing sidewalk to the north on Prospect Avenue that currently ends at start of the "slip ramp" and to the existing bus stop on Eagle Rock Avenue; improving pedestrian connections between the various buildings; and adding bicycle racks. An



additional request was made to provide a pedestrian connection from Building C to the parking area to its north and to reduce potential for conflicts between pedestrians and vehicles at the Eagle Rock Avenue driveway.

- Motor vehicle circulation and parking: Some of the prior suggested changes have been addressed. One prior suggestion that remains is for improvements to the Eagle Rock Avenue driveway, such as providing two left turn lanes exiting the site. A request was made to provide vehicle turning templates for trucks and emergency vehicles. A concern was raised about the parking demand for medical use, which is currently proposed in the Mavis building, as there is limited parking proposed next to that building. It was also requested that AM peak hour trip generation information be added to the applicant's traffic study. The applicant was asked to look into whether additional parking spaces could be provided in the area to the west of the Eagle Rock Avenue driveway (i.e. by Chipotle and Jersey Mike's).
- Stormwater and sanitary sewer: Questions asked at the prior SPRAB meeting about drainage and sewers have been or are being addressed, including providing upgrades to the sanitary sewers and stormwater system. In particular, the applicant's engineer noted there are three stormwater outfalls from the site currently, with one off the site that has collapsed being eliminated and another being rerouted down gradient. The Board Engineer noted as the area of disturbance on the site will be around nine acres, green infrastructure will be required pursuant to New Jersey Department of Environmental Protection regulations. The Municipal Engineer requested that an as built survey of the sanitary sewer system be provided once it is replaced.
- Landscaping: It was requested that deer resistant landscaping be provided due to the proximity to Eagle Rock Reservation.
- Sustainable design: Requests made by multiple volunteer SPRAB members included whether solar panels could be provided, at least on some buildings, as well as cool (i.e. white/light color) roofs, and whether a water reclamation system could be used to irrigated landscaped areas.
- Target: The new proposed anchor tenant will be Target. The existing entrance to the former K-Mart building will be modified for Target, new loading docks will be provided in the rear of the building, and 24 spaces for order pickup will be provided in front of the store.
- Other items: The applicant was asked whether emergency standby generators will be provided. Clarifications were requested on the site plans with regard to the proposed front yard setbacks and the amount of impervious coverage proposed only on the portion of the site in the P-C zone. It was pointed out that Subsection 25-12.1o of the Land Use Regulations Ordinance no longer simply requires one tree for every 10 spaces in all parking lots, but still mandates a break in long parking aisles (every 20 spaces). In response to a question about whether parking lot lighting levels would be reduced when



stores are closed overnight, it was indicated they would be. Lastly, the consent to continuances section of the application form was not signed by the applicant or the attorney. This signature must be provided.

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.

