

October 13, 2023

Diana L. Chandler
Planning & Development
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

Re: Settlement Proposal
Daughters of Israel, Inc. v. Zoning Board of Adjustment of the Township of West Orange, Docket No. ESX-L-4045-23

Application #ZB-21-21
Daughters of Israel, Inc.
Block 171, Lot 12
1155 Pleasant Valley Way
Application for Preliminary & Final Major Site Plan Approval,
Use Variances and Bulk Variances, Design Standard Exception, Tree
Removal Permit and Soil Permit

Dear Ms. Chandler:

We represent Daughters of Israel, Inc. (“Daughters”) in connection with both Application #ZB-21-21 (the “Application”) to the Township of West Orange Zoning Board of Adjustment (the “Board”), and the action in lieu of writ resulting from the Board’s denial, captioned Daughters of Israel, Inc. v. Zoning Board of Adjustment of the Township of West Orange, Docket No. ESX-L-4045-23 (the “Litigation”). Daughters submits the accompanying proposal for settlement of the Litigation, which by resolution of the Board is to be considered at a public hearing in settlement of litigation conducted pursuant to Whispering Woods at Bamm Hollow, Inc. v. Twp. of Middletown Planning Bd., 220 N.J. Super. 161 (Law Div. 1987), other applicable case law, and that certain Consent Order in this matter entered by the Superior Court of New Jersey on October 7, 2023 (the “Whispering Woods Hearing”). As with the Application, the proposed settlement seeks preliminary and final major site plan approval, together with “d” use and “c” bulk variances, design standard exception relief, a tree removal permit and a soil permit.

For consideration at the Whispering Woods Hearing, Daughters submits six (6) copies of the following materials, which are enclosed:

1. Settlement Proposal dated October 13, 2023;
2. Letter from Petry Engineering, LLC dated October 13, 2023;

3. Supplemental Planning Report prepared by Banisch Associates, Inc., dated October 13, 2023;
4. Retaining Wall Calculations prepared by Petry Engineering, LLC, dated October 13, 2023;
5. Architectural Plans prepared by KDA Architects, dated October 21, 2021, revised October 13, 2023, consisting of the following sheets:
 - a. Cover Sheet (Sheet CS-0);
 - b. Landscape Plan (Sheet L1.0);
 - c. Landscape Details (Sheet L2.0);
 - d. Site Signage Plan (Sheet L3.0);
 - e. Lower Level Plan (Sheet A1.0);
 - f. First Floor Plan (Sheet A1.1);
 - g. Second Floor Plan (Sheet A1.2);
 - h. Third Floor Plan (Sheet A1.3);
 - i. Fourth Floor Plan (Sheet A1.4);
 - j. Roof Plan (Sheet A1.5);
 - k. Exterior Elevations (Sheet A2.0);
 - l. Exterior Elevations (Sheet A2.1);
 - m. Project Phasing (Sheet A3.0);
6. Architectural Hearing Exhibits prepared by KDA Architects, marked as Exhibit AS-1 dated October 26, 2023, consisting of the following sheets:
 - a. Exhibit AS-1, Sheet 1: Proposed Site Plan;
 - b. Exhibit AS-1, Sheet 2: Fourth Floor Plan;
 - c. Exhibit AS-1, Sheet 3: Roof Plan;

- d. Exhibit AS-1, Sheet 4a: Street View South – Pleasant Valley Way (Winter) [previously submitted and marked as Exhibit A-2p dated 11-2-2022];
 - e. Exhibit AS-1, Sheet 4b: Street View South – Pleasant Valley Way (Winter) [revised and updated to reflect Settlement Proposal];
 - f. Exhibit AS-1, Sheet 5: Phasing Master Plan;
7. Civil Engineering Plans prepared by Petry Engineering, LLC, dated October 29, 2021, revised October 13, 2023, consisting of the following sheets:
- a. Title Sheet (Sheet SP-1);
 - b. Overall Layout Sheet (Sheet SP-2);
 - c. Detailed Layout Sheet (Sheet SP-3);
 - d. Grading and Drainage Plan (Sheet SP-4);
 - e. Detailed Grading Plan (Sheet SP-5);
 - f. Utility Plan (Sheet SP-6);
 - g. Storm Sewer Profiles (Sheet SP-7);
 - h. Storm Sewer Profiles (Sheet SP-8);
 - i. Storm Sewer Profiles (Sheet SP-9);
 - j. Storm Sewer Profiles (Sheet SP-10);
 - k. Storm Sewer Profiles (Sheet SP-11);
 - l. Storm Sewer and Basin Sections (Sheet SP-12);
 - m. Sanitary Sewer Profiles (Sheet SP-13);
 - n. Sanitary Sewer Profiles (Sheet SP-14);
 - o. Soil Erosion and Sediment Control Plan (Sheet SP-15);
 - p. Lighting Plan (Sheet SP-16);
 - q. Lighting Details (Sheet SP-17);

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- r. Construction Notes (Sheet SP-18);
 - s. Construction Details (Sheet SP-19);
 - t. Construction Details (Sheet SP-20);
 - u. Construction Details (Sheet SP-21);
 - v. Retaining Wall Details (Sheet SP-22);
- 8. Overall Phasing Plan (Sheet P-1) prepared by Petry Engineering, LLC, dated May 20, 2022, revised October 13, 2023;
 - 9. Steep Slopes Map (Sheet SS-1 and SS-2) prepared by Petry Engineering, LLC, dated October 13, 2023;
 - 10. Tree Removal Plan (Sheet TR-1) and Tree Removal List (Sheet TR-2) prepared by Petry Engineering, LLC, dated October 29, 2021, revised October 13, 2023;
 - 11. Civil Engineering Hearing Exhibits prepared by Petry Engineering, LLC, dated as noted, consisting of the following sheets:
 - a. Exhibit AS-2.1: Overall Layout (Sheet SP-2), dated October 29, 2021, revised October 13, 2023;
 - b. Exhibit AS-2.2: Layout Sheet (Sheet SP-3), dated October 29, 2021, revised October 13, 2023;
 - c. Exhibit AS-2.3: Grading and Drainage Plan (Sheet SP-4), dated October 29, 2021, revised October 13, 2023;
 - d. Exhibit AS-2.4: Lighting Plan (Sheet SP-16), dated October 29, 2021, revised October 13, 2023;
 - e. Exhibit AS-2.5: Tree Removal Plan (Sheet TR-1) dated October 29, 2021, revised October 13, 2023;
 - f. Exhibit AS-2.6: Overall Phasing Plan (Sheet P-1) dated May 20, 2022, revised October 13, 2023;

I will transmit to you via e-mail a link that will enable you to download a digital copy of each of the above items.

GIBBONS P.C.

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The affidavit of service will be transmitted under separate cover once public noticing has been completed and proof of newspaper publication has been received.

Please contact me if anything further is required prior to the Whispering Woods Hearing which is scheduled for October 26, 2023.

Very truly yours,

A handwritten signature in black ink, appearing to read "Howard D. Geneslaw". The signature is fluid and cursive, with the first name "Howard" being more prominent than the last name "Geneslaw".

Howard D. Geneslaw
Director

HDG

Enclosures

cc: Daughters of Israel
Petry Engineering, LLC
KDA Architects
Banisch Associates
Eventus Strategic Partners