



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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TO: Zoning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: September 26, 2023 – *updated October 17, 2023*

RE: **ZB-21-21/Daughters of Israel**
Block: 171; Lot: 12; Zone: R-2
1155 Pleasant Valley Way
Analysis of potential settlement with applicant

I have reviewed the Whispering Woods settlement proposal provided to the Board by the attorney for the applicant. The proposed settlement would result in a modified version of the application previously considered by the Board to be approved, subject to additional conditions proposed by the applicant. *The only change from my September 26, 2023 memorandum is shown in italics below, and relates to an increase in the number of trees to be preserved.*

The revised proposal would reduce the number of independent living units by six, modify the portions of the building closest to Pleasant Valley Way to lessen the building's mass, adjust the design of driveways and parking areas to decrease steep slope disturbances and preserve trees, and provide other measures listed in the settlement proposal to address concerns raised by the Board and members of the public.

The following is a list of benefits that would be derived by the further concessions made by the applicant:

- A decrease in the number of units and required number of parking spaces
- *The preservation of 53 additional trees (increased from 39 in my September 26, 2023 memorandum)*
- A reduction in disturbance of steeply sloped areas
- A decrease in the height of portions of the building closest to Pleasant Valley Way by providing "stepbacks" of the top floor of the building
- A decrease in the amount of impervious coverage

- A further reduction of the duration of construction protection to the applicant by one year
- The imposition of additional conditions to mitigate impacts, including a pre-construction meeting with appropriate Township officials to coordinate construction and truck traffic, setting hours for construction activities and deliveries, and providing notifications to neighbors regarding construction activities

There would also be an overall benefit of providing more control over the redevelopment of the site than if it were to be decided by the Court.