



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
Spach Trahan, AICP, PP

DATE: October 24, 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

We have reviewed the Whispering Woods settlement proposal and supporting plans and other documents submitted to the Board by 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 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 some of the 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
- A significant 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 1 year coinciding with the statutorily provided protection period of 2 years plus 3 additional 1-year extensions
- The elimination of multiple retaining walls
- The elimination of a variance for a parking island without landscaping
- The imposition of additional conditions to mitigate impacts, including compliance with State and Local noise regulations, a pre-construction meeting with appropriate Township officials to coordinate construction and truck traffic, limitations on 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.