

MEMORANDUM

TO: Township of West Orange Planning Board

FR: Gerard M. Haizel, PP, AICP, Principal



**RE: PB-24-10 – 1000 Executive Drive
Block 155, Lot 42.03**

DT: May 24, 2024

The following is prepared on behalf of the West Orange Planning Board. The information is for advisory purposes only and is intended to assist the Board's decision-making process. Below are descriptions of the projects based on the supplied plans and documentation as well as commentary on issues evident from them.

Items Reviewed

In preparation of this report, I have reviewed the following items:

- Township of West Orange Application form for the Planning or Zoning Board of Adjustment, dated May 17, 2024.
- Correspondence: To Jamilet Baquerizo Vite, Secretary, Planning Board, RE: Minor Subdivision Application, West Orange Redevelopment Dog park Conveyance, 1000, 2000 & 3000 Executive Drive, Block 155, Lot 42.03, dated May 17, 2024, from Charles Thomas, Jr., PE of Green Essex Partners Urban Renewal, LLC.
- Resolution: Township of West Orange Planning Board, In the Matter of Green Essex Partners Urban Renewal, LLC, 100 and 200 Rooney Circle, Block 155, Lots 40.02, 42.02 and 42.01; Executive Drive Multi-Family Residential Zone (Executive Drive-Rooney Circle Redevelopment Area), Application #PB-21-03, Decided on April 28, 2021, Memorialized on May 5, 2021, Preliminary and Final Major Site Plan Approval
- Minor Subdivision, Tax Map Sheet 88, Block 155, Lot 42.03, Township of West Orange, Essex County, New Jersey, dated 5-14-2024, prepared by Martin F. Tirella, PLS of Bowman Consulting.

- Description of Proposed Lot 42.03, Block 155 In Township of West Orange, Essex County, New Jersey, dated 5-14-2024, prepared by Martin F. Tirella, PLS of Bowman Consulting.
- Description of Proposed Lot 42.04, Block 155 in Township of West Orange, Essex County, New Jersey, dated 5-14-2024, prepared by Martin F. Tirella, PLS of Bowman Consulting.

Project Summary

On property located in the Township's ***Executive Drive-Rooney Circle Redevelopment Area - Executive Drive Multifamily Residential District***, the applicant, **Green Essex Partners Urban Renewal Entity, LLC**, proposes to subdivide a portion of existing Block 155, Lot 42.03, and convey a portion of this property to the Township of West Orange. The parcel to be conveyed to the Township contains a fully constructed dog park. This subdivision, along with the conveyance, implements the prior agreement set forth in the March 10, 2021, Redevelopment Agreement and is provided for in Condition #7 (page 6) of the May 5, 2021, Planning Board Resolution approving the development on the site. The applicant is seeking a Minor Subdivision.

Required Deviation / Variance Relief

The proposed subdivision will not result in any variances or deviations from the requirements of the *Executive Drive-Rooney Circle Redevelopment Area – Executive Drive Multifamily District*.

Project Description

The subject site is existing Lot 42.03 in Block 155, which encompasses 797,409-SF (18.31-acres). The site is improved with a multifamily residential development with accessory parking, which is spread across the southern 2/3 (approx.) of the site, and a dog park with accessory parking, which is located at the northernmost area of the site.

Pursuant to the terms of the governing Redevelopment Agreement dated March 10, 2021, and Condition #7 of the Planning Board Resolution dated May 5, 2021, which granted Preliminary and Final Site Plan approval to the development, the applicant proposes to subdivide the existing Lot 42.03 into two new lots, new Lots 42.03 and 42.04.

New Lot 42.04, which will encompass 80,833-SF (1.86-acres), will contain the dog park and accessory parking, while new Lot 42.03, which will encompass 716,574-SF (16.45-acres), will contain the buildings and accessory parking associated with the multifamily development.

New Lot 42.04 will have a street address of 4000 Executive Drive. The accessory surface parking area for the dog park contains one hundred and four (104) striped stalls, including three (3) ADA-compliant stalls and four (4) stalls equipped with EV-charging stations, a police call box, site lighting, fencing and seating. There is no additional construction proposed as part of this application.

Site & Area Description

Street Address: 1000 Executive Drive
Block & Lot: Block 155, Lot 42.03
Zoning District: Executive Drive-Rooney Circle Redevelopment Area –
Executive Drive Multifamily Residential District
Total Site Area: 797,407-SF (New Lot 42.03: 716,574-SF; New Lot 42.04: 80,833-SF)

Location Map



Location Map – The property in question is outlined in red on the Google aerial map above. The site is located to the west of the Essex Green Shopping Plaza and south of the Interstate 280 right-of-way. Lot 42.03 is outlined in red, and the proposed subdivided Lot 42.04 is outlined in yellow.

Photo Survey



Photo 1: View of the area of the site to be subdivided and conveyed to the Township, which has been developed as a dog park.



Photo 2: View looking to the southwest across the dog park.



Photo 3: View looking south across the parking area on proposed new Lot 42.04.



Photo 4: View of the entry to the fenced in area of the dog park, where the dogs can run and play.



Photo 5: View of the ADA-compliant spaces and the EV-charging stalls located on the eastern perimeter of the parking area on new Lot 42.04.



Photo 6: View looking south across the proposed new Lot 42.04 at the residential buildings located on new Lot 42.03.

Planning Considerations

The subject site is located within the ***Executive Drive-Rooney Circle Redevelopment Area-Executive Drive Multifamily Residential District***. The purpose of the *Executive Drive Multifamily Residential District* is to permit the redevelopment of the existing office buildings at 100 and 200 Executive Drive into a multi-family residential development. The district is approximately 18.3 acres in area. The envisioned development will consist of one or more types of multi-family housing in multiple buildings with an affordable set-aside. The redevelopment is also intended to include the provision of a public dog park as an amenity for the neighborhood and community at large.

The chart below has been created to identify bulk deficiencies.

Required Standard	Permitted/ Required	Proposed (New Lot 42.03)	Proposed (New Lot 42.04)	Variance/ Deviation Required
Use	Multifamily Dwelling & Dog Park	Multifamily Dwelling	Dog Park	No
Min. Lot Area	80,000-SF	715,574-SF	80,833-SF	No
Min. Lot Setback (Block 155, Lot 42.03)	15-Feet	7.1-Feet	15-Feet	No
Max. Building Height	4-Stories (Habitable Stories)	4-Stories (Habitable Stories)	N/A	No
Max. Density	24-Du/Acre	23.2-Du/Acre	23.2-Du/Acre	No
Max. Impervious Coverage	65%	57.1%	32.6%	No

Planner's Comments

The applicant proposes to subdivide a portion of existing Block 155, Lot 42.03, and convey a portion of this property to the Township of West Orange. The parcel to be conveyed to the Township contains a fully constructed dog park. This subdivision, along with the conveyance, implements the prior agreement set forth in the March 10, 2021, Redevelopment Agreement and is discussed further in Condition 7 (page 6) of the May 5, 2021, Planning Board Resolution.

The proposed subdivision meets the bulk standards of the redevelopment plan and as such, does not require any deviations or variance relief.

Recommended Conditions of Approval

Should the Board be inclined to grant the requested variance relief in full or in part, or to approve the accompanying site plan, the following are recommended conditions that should be placed on the approvals.

1. None