

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME
KEITH CHIARAVALLO, PE, CME

MEMORANDUM

To: *Chairman and Members of the
West Orange Planning Board*

From: *John J. Hess, PE, PP, CME
Planning Board Engineer*

Date: *May 28, 2024*

Re: *Application No. PB-24-10
Green Essex Partners Urban Renewal Entity, LLC
Minor Subdivision - Review #1
100 Executive Drive
Block 155, Lot 42.03
Our File: 115.WRP0155.V03*

CC: *Geniece Gary-Adams – Zoning Official
Zayibeth Carballo, PE, PLS, PP – Municipal Engineer
Diana McGovern, Esq. – Planning Board Attorney
George Wheatle Williams, PP – Planning Board Planner
Green Essex Partners Urban Renewal Entity, LLC - Applicant
Richard Schkolnick, Esq. – Applicant's Attorney
Charles Thomas, Jr., PE – Applicant's Engineer
Martin Tirella, PLS – Applicant's Surveyor*

Our office has received for review the following documents which were submitted in support of the above referenced application for Minor Subdivision approval:

- A print of a Minor Subdivision Plan (1 sheet) prepared by Martin F. Tirella, PLS with Bowman Consulting Group, Ltd. of Freehold, New Jersey and bearing a latest revision date of May 14, 2024.
- A Description of Proposed Lot 42.03, Block 155 in Township of West Orange, Essex County, New Jersey prepared by Martin F. Tirella, PLS dated May 14, 2024.
- A Description of Proposed Lot 42.04, Block 155 in Township of West Orange, Essex County, New Jersey prepared by Martin F. Tirella, PLS dated May 14, 2024.
- A completed Application Form dated May 17, 2024.
- A completed Site Plan/Subdivision Checklist.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated May 10, 2024 which states that the taxes on Lot 42.03, Block 155 are paid until the 2nd Quarter of 2024.



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- A copy of a May 17, 2024 letter from Charles Thomas, Jr., PE with Green Essex Partners Urban Renewal, LLC of Livingston, New Jersey to the West Orange Planning Board which states that the purpose of the application is to subdivide Block 155, Lot 42.03 and convey a portion of the property to the Township of West Orange. The parcel to be conveyed to the Township contains a fully constructed dog park as stipulated in the Redevelopment Agreement By and Between the Township of West Orange and Green Essex Partners Urban Renewal, LLC dated March 10, 2021.
- A copy of the Resolution of Approval for Application #PB-21-03 which was memorialized on May 5, 2021. This resolution granted Green Essex Partners Urban Renewal, LLC Preliminary & Final Major Site Plan approval to construct a 425-unit multi-family residential development on the property in question.
- A copy of the Redevelopment Agreement By and Between The Township of West Orange as Redevelopment Entity and Green Essex Partners Urban Renewal, LLC as Redeveloper dated as of March 10, 2021.

We have reviewed the information submitted in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract which fronts on the westerly side of Rooney Circle and has an area of 18.31 acres. It is presently occupied by a 425-unit multi-family residential development and a dog park. The property is included in the Executive Drive – Rooney Circle Redevelopment Plan and is zoned therein as Executive Drive Multi-Family Residential.

The Applicant previously received Preliminary & Final Major Site Plan and Tree Removal Permit approval from the Planning Board under Application PB-21-03 to to construct a 425-unit multi-family residential development on the property in question. The development included three (3) apartment buildings, a parking garage and a dog park. As a condition of approval, the Applicant was required to work with the Township in order to deed the proposed dog park part of the site to the Township and to otherwise comply with the terms of the applicable Redevelopment agreement with the Township.

The Applicant is now seeking Minor Subdivision approval to create a “stand alone” tax lot for the dog park. The dog park lot will have an area of 80,833 sf or approximately 1.86 acres while the remaining parcel containing the apartment complex will have an area of 716,574 sf or approximately 16.45 acres.

D. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:
 - a) Item #11 – *Date of current property survey.*



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- b) Item #14 - *Affidavit of Ownership.*
 - c) Item #43 – *New block and lot numbers confirmed with local assessor or municipal designee.*
2. The Applicant has not requested any waivers as part of this application for Minor Subdivision approval.
 3. It is our understanding that the Applicant intends to perfect this Minor Subdivision by the filing of a deed. Therefore, the form of the Minor Subdivision Deed must be reviewed and approved by the Planning Board Attorney prior to filing in the County Clerk's office.
 4. For the purpose of clarity, it is our recommendation that a reduced copy of the Minor Subdivision plan be included with the deed when it is recorded in the County Clerk's office.
 5. The approval block on the Minor Subdivision plan must be revised to reference the Planning Board not the Planning Department.
 6. It states on the Minor Subdivision plan that the Owner & Applicant is Green Essex Partners Urban Renewal, LLC whereas it states on the Application Form that the Owner & Applicant is Green Essex Partners Urban Renewal Entity, LLC. This discrepancy must be resolved.
 7. It shows on the Area Calculations table on the Minor Subdivision plan that proposed lot 42.04 will have an area of 80,893 sf whereas it shows on the zoning schedule that proposed lot 42.04 will have an area of 80,833 sf. Finally, the Description of Proposed Lot 42.04 shows that the area will be 80,833 sf. These discrepancies must be resolved.
 8. It shows on the Area Calculations table on the Minor Subdivision plan that remainder lot 42.03 will have an area of 715,514 sf whereas it shows on the zoning schedule that proposed lot 42.03 will have an area of 715,574 sf. In addition, it shows on the overall Boundary of Block 155, Lot 42.03 on the Minor Subdivision Plan that lot 42.03 will have an area of 716,574 sf. Finally, the Description of Proposed Lot 42.03 shows that the area will be 716,574 sf. These discrepancies must be resolved.
 9. We have reviewed the Description of Proposed Lot 42.03 and find that the following items must be addressed:
 - a) In the 1st paragraph on page 1, the name of the map should include a reference to the Township of West Orange.
 - b) Course #18 in the Description shows a length of 458.79 ft whereas the Overall Boundary Block 155, Lot 42.03 on the Minor Subdivision plan shows the same length to be 458.77 ft.
 - c) Course #22 in the Description shows a bearing of N 51°57'27" E whereas the Overall Boundary Block 155, Lot 42.03 on the Minor Subdivision plan shows the same bearing to be N 51°57'20" E.



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10. We have reviewed the Description of Proposed Lot 42.04 and find that the following item must be addressed:

- a) In the 1st paragraph on page 1, the name of the map should include a reference to the Township of West Orange.

The Applicant is hereby advised that any revised plans or other documents submitted to the Board should be accompanied by a cover letter which addresses each of the comments in this review letter and also details any other changes that have been made to the plans as these may not be readily apparent.