

LAW OFFICE OF WALTER E. HANLEY, LLC

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April 5, 2024

VIA EMAIL (planningboard@westorange.org) & HAND DELIVERY

Township of West Orange Planning Board
66 Main Street, Room 214
West Orange, New Jersey 07052

Re: GBSJ, LLC t/a The Goddard School
Premises: 289 Mt. Pleasant Avenue (Block 83, Lot 1), West Orange, New Jersey
PB-23-10

Dear Sir/Madam,

In connection with the aforesaid matter, enclosed herewith please find the following:

- 1) Five (5) copies of the Township of West Orange Application Form for Planning Board and Zoning Board of Adjustment. (Note: One (1) copy provided electronically.)
- 2) Completed Form W-9.
- 3) Five (5) copies of the Engineering and Architectural Plans. (Note: One (1) copy provided electronically.)
- 4) Check for the Application Fee for Preliminary and Final Site Plan with "C" Variance payable to the "Township of West Orange" in the amount of \$762.31. (Amount to be confirmed and dropped off by client.)
- 5) Check for the Escrows payable to the "Township of West Orange" in the amount of \$2,250.00. (Amount to be confirmed and dropped off by client.)

Notwithstanding the prior approval to rehabilitate the existing structure, the Applicant wants to construct a new structure on the existing foundation with the same square footage.

Very truly yours,

LAW OFFICE OF WALTER E. HANLEY, LLC

By: _____


Walter E. Hanley III, Esq.

WEH/lg

Enclosures

Cc: GBSJ, LLC t/a The Goddard School (*via email only*)

**TOWNSHIP OF WEST ORANGE
APPLICATION FORM FOR THE
PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT**

A. APPLICANT INFORMATION

Full Legal Name: GBSJ Properties, LLC
(Last) (First)
Mailing Address: 3 Buckingham Road, Lincoln Park, NJ 07035
(Street) (City) (State) (Zip)
Telephone Number: (973) 666-2093 Email: steve11harrison@gmail.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other LLC

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached. (see attached)

Relationship of the applicant to the property: ☒ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract (with consent of owner, ☐ Other (please specify) _____

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☒ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: _____
Address: _____
Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 289 Mt. Pleasant Ave.
Block Number(s): 82 83; Lot Number(s): 1;
Tax Plate: _____; Zone of Property: B-2
The location of the property is approximately _____ feet from the intersection of _____
Mt. Pleasant and Prospect Ave. (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☒ Yes, Date(s): November 1, 2023; ☐ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☐ None (see attached)

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☐ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☐ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☒ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☒ Site Plan: ☐ preliminary; ☐ final; ☒ preliminary and final; ☒ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property Radio station with radio towers

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)
expansion of existing Goddard School

To construct a new building in contrast to rehabilitate the existing structure*

The property is _____ (square feet); _____ (acres)

Impervious Surface Coverage: Present: _____; Proposed: _____

Building Coverage: Present: _____; Proposed: _____

Is the property located:

Within 200 feet of another municipality?

☐ Yes

☐ No

Adjacent to an existing or proposed county road?

☐ Yes

☐ No

Adjacent to other county land?

☐ Yes

☐ No

Adjacent to a state highway?

☐ Yes

☐ No

* on the current foundation with the same square footage.

EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Walter E. Hanley III, Esq.

Telephone Number: (973) 337-1236 Email: whanley@whanleylaw.net

Address: 1700 Route 23 North, Suite 210, Wayne, NJ 07470

APPLICANT'S ENGINEER: Gerry Gesario, PE

Telephone Number: () _____ Email: ggesario@jkarch.com

Address: 42 Okrer Parkway, Livingston, NJ 07039

APPLICANT'S ARCHITECT: Cheryl Schweiker, AIA

Telephone Number: () _____ Email: cschweikere@jkarch.com

Address: 42 Okrer Parkway, Livingston, NJ 07039

APPLICANT'S PLANNER: _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): Hamal Associates, Inc.

Telephone Number: (973) 669-3736 Email: _____

Address: 19 Parker Road, West Orange, NJ 07052

If necessary, please list any additional experts below, including address, telephone number and email address.

Traffic: Stonefield Engineering & Design, LLC

92 Park Avenue

Rutherford, NJ 07070

201-340-4468

Matthew J. Seckler

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled "PROPOSAL", describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled "REASONS FOR RELIEF", which fully answers 4C-1, 4C-2 or 4D (Special Reasons) AND part 4E (Negative Criteria).
- 4C-1) (For C1 variances only) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under N.J.S.A. 40:55D-70c(1). List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (For C2 variances only) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to N.J.S.A. 40:55D-70c(2). Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (For D variances only) State the special reasons under N.J.S.A. 40:55D-70d affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION

I. NOTICE

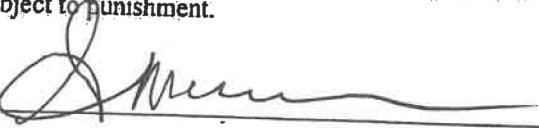
Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

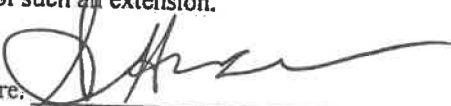
Applicant's Signature: 

Date: 4/5/2024

Steve Harrison

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

Applicant's Signature: 

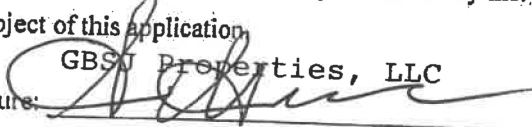
Date: 4/5/2024

Steve Harrison

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 3 Buckingham Lane, Lincoln Park, NJ
in the County of Morris and the State of New Jersey;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 83
Lot(s) 1 on the Tax Map of W. Orange which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

GBSU Properties, LLC

Owner's Signature: 

Date: 4/5/2024

By: Steve Harrison, Member

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

CHECK LIST OF REQUIRED ITEMS
"C" AND "D" APPLICATIONS
INTERPRETATIONS AND APPEALS

**APPLICATIONS FOR MAJOR/MINOR SITE PLAN OR SUBDIVISION MUST REFER TO THE
SITE PLAN/SUBDIVISION CHECKLIST - 52 ITEMS. 70 Total (original and 19 copies).**

All checked items are required: please complete and submit to Board Secretary:

- Completed Application Form, 28 Total (original and 19 copies), including:
- ✓ the written proposal;
 - ✓ list of variances being requested;
 - ✓ property information;
 - ✓ applicant and owner information;
 - ✓ statement or legal brief which clarifies why the variance should be granted and the specific reasons
 - ✓ statement that pertain to the proposal, or
 - ✓ in the case of an appeal or interpretation, a statement or legal brief that clarifies the position of the applicant.
- Due to Covid-19
5 Paper Copies + 1
Planning Board, Zoning Board
and/or Zoning Board

Due to Covid-19

**5 Paper Copies + 1 Digital emailed to
PlanningBoard@westorange.org
and/or ZoningBoard@westorange.org**

- ✓ Survey - original signed and sealed by New Jersey Licensed Land Surveyor, 20 Total (original and 19 copies).
- ✓ Site Plan, all dimensions, including setbacks, must be shown and prepared by New Jersey licensed Professional except for an owner occupied, single family home, in which case the property owner may prepare the site plan, 20 Total (original and 19 copies).
- ✓ Floor plans, all dimensions must be shown-prepared by New Jersey Licensed Architect except for an owner occupied, single family home, in which case the property owner may prepare the floor plan, 20 Total (original and 19 copies).
- ✓ List of property owners within 200' certified by the Municipal Tax Assessor (original).
- ✓ Proof that taxes have been paid, certified by the Municipal Tax Collector (original).
- ✓ A 200' radius map, 20 Total (original and 19 copies).
- ✓ Application fee (non-refundable) also a Digitizing Fee.
- ✓ Elevations of three sides, in the case of an existing structure with no proposed structural changes, photographs may be used, 20 Total (original and 19 copies).
- ✓ Height dimensions to be included on all elevations, 20 Total (original and 19 copies).
- ✓ All plans and documents for West Orange COAH requirements.
- ✓ For all Major Subdivision applications, major site plan applications and all applications applying for a "D" variance, a Planner's report prepared by a New Jersey licensed Planner must be submitted, 20 Total (original and 19 copies).
- ✓ For all Major Subdivision applications, and major site plan applications, a Traffic Study prepared by a New Jersey Licensed Engineer must be submitted, 20 Total (original and 19 copies).
- ✓ All Site Plan applications must submit a tree removal application and a tree replacement plan and provide a report according to Chapter 31 of the West Orange general ordinances, 20 Total (original and 19 copies).

Your application will not be deemed complete unless all these items are included. It is absolutely necessary that all dimensions and elevations be shown on the site plan and floor plan.

Please note: other materials may be requested by the Planning Director or Board Members.

Site Plan/Subdivision Checklist

ALL DOCUMENTS MUST BE PREPARED,
SIGNED AND SEALED BY NEW JERSEY
LICENSED PROFESSIONAL

TOWNSHIP OF WEST ORANGE

Item Number	Description	Pre-Application - Concept Plan	Major Application		Subdivision		General Development Plan	Subdivision		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Site Plan	Subdivision	Preliminary	Final		Preliminary	Final			
1.	Name, address of owner and applicant.	X	X	X	X	X	X	X	X	X		
2.	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plan.	X	X	X	X	X	X	X	X	X		
3.	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X	X		
4.	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'.	X	X	X	X	X	X	X	X	X		
5.	Drawings: Detailed site plan may be less detailed in pre-application-concept plan and GDP stages.	X	X	X	X	X	X	X	X	X		
6.	A schedule of required and provided site characteristics (e.g., lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.).	X	X	X	X	X	X	X	X	X		
7.	North arrow and scale.	X	X	X	X	X	X	X	X	X		
8.	Proof that taxes are current.	X	X	X	X	X	X	X	X	X		
9.	Signatures blocks for Chairman, Secretary and Municipal Engineer.	X	X	X	X	X	X	X	X	X		
10.	Appropriate certification blocks as required by Map Filing Law.	X	X	X	X	X	X	X	X	X		
11.	Monumentation as specified by Map Filing Law.	X	X	X	X	X	X	X	X	X		
12.	Monumentation required only for final subdivision.	X	X	X	X	X	X	X	X	X		
13.	Date of current property survey.	X	X	X	X	X	X	X	X	X		
14.	Comments: Required by Map Filing Law for final subdivision and also plan; necessary for voting on GDP.	X	X	X	X	X	X	X	X	X		

- (1) Proposed lot consolidation will be filed by deed as it only involves two (2) lots being consolidated.
- (2) Written description of consolidated lots can be provided as a condition of final
- (3) The proposed development will increase green/pervious surface coverage reducing net runoff from site.
- (4) Plan notes lots to be consolidated. New tax lot number can be provided as a condition of final
- (5) Existing driveways to remain as per prior approval for original school on Lot 5.01

Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		Major Application	COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final				
12.	Item: One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" Comments: Required by Map Filing Law for minor and major subdivisions.		X	X			X		X				
13.	Item: Metes and bounds description showing directions, bearings, curve data, length of tangents, width, area, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.												
14.	Item: Affidavit of ownership. Comments: Map Filing Law for minor and major subdivision.		X	X									
15.	Item: Acreage of tract to the nearest tenth of an acre (for ODP - to nearest acre).	X											X(2)
16.	Item: Date of original and all revisions. Comments: Item necessary for continuity-history of project.		X	X			X		X				
17.	Item: Size and location of any existing or proposed structures with all setbacks dimensioned. Comments: Item important for detailed planning.		X	X									
18.	Item: Location and dimensions of any existing or proposed streets (for ODP and pre-application- concept plan - general locations). Comments: Item important for detailed planning.	X	X	X			X		X				
19.	Item: All proposed lot lines and area of lots in square feet.		X	X			X		X				
20.	Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants.		X	X			X		X				
21.	Item: Any existing or proposed easement or land reserved for or dedicated to public use.	X	X	X			X		X				
22.	Item: Development stages or staging plans (for ODP - general stages). Comments: Not applicable as pre-application- concept plan stage; minor plans usually not built in stages.	X	X	X			X		X				

Item Number	Description	Pre-Application - Concept Plan	Minor Application				General Development Plan	Subdivision		Site Plan		Major Application	COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision		Site Plan			Preliminary	Final	Preliminary	Final				
			Subdivision	Site Plan											
21. Item:	List of required regulatory approvals or permits. Comment: Basic planning information, a		X	X		X									
24. Item:	List of variances required or requested, a Comment: Basic planning information.		X	X		X							X		
25. Item:	Requested or obtained design waivers or exceptions, a Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stage; required at site plan stage; required at site plan only if notice is required by ordinance.		X	X				X	X				X		
26. Item:	Payment of application fees. Comment: Fee not imposed for pre-application conference.		X	X				X	X				X		
27. Item:	Property owners and lines of all parcels within 200' identified on most recent tax map sheet. Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stage; required at site plan stage; required at site plan only if notice is required by ordinance.	X	X	X		X		X	X				X		
28. Item:	All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: While detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GIDP stages, general specification of and sensitivity to such conditions is an important planning consideration.		X			X		X	X				X		
29. Item:	Existing right-of-way and/or easements on and within 200' of lot. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, Item 20).	X	X			X		X	X				X		
30. Item:	Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.	X	X			X		X	X				X		

ALL DOCUMENTS MUST BE PREPARED,
SIGNED AND SEALED BY NEW JERSEY
LICENSED PROFESSIONAL

Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Subdivision	Site Plan		Subdivision		Site Plan					
						Preliminary	Final	Preliminary	Final				
31.	Item: Existing and proposed contour intervals based on U.G.S. & D.S. datum. Contours to extend at least 200' beyond subject property as follows: 3% + grade - 1' 3% + grade - 2' Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.												
32.	Item: Boundary, links, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.												
33.	Item: Existing system of drainage of subject site and of any larger tract or town of which it is a part. Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.	X	X	X									
34.	Item: Drainage Area Map. Comment: Necessary for major applications; inapplicable at GDP stage.												
35.	Item: Drainage Calculations. Comment: Required for minor applications if deemed necessary by Planning Board; not required as GDP stage because storm water management evaluated at major subdivision and site plan stage.												
36.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X									X(3)
37.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.		X	X									X(3)

Item Number	Description
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Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
39.	Item: Soil Erosion and Sediment Control Plan. Comment: Required for soil disturbances over 5,000 sq. ft.			X								
39.	Item: Spot and finished elevations at all property corners, corners of all structures or dwellings; existing or proposed first floor elevations. Comment: Not required for minor subdivisions because not involving construction of buildings.									X		N/A
40.	Item: Construction details as required by ordinance. Comment: Such level of detail necessary only for major applications.			X						X		X
41.	Item: Road and paving cross-sections and profiles. Comment: See Item 40.							X		X		X
42.	Item: Proposed street names. Comment: Applicable only when new road is proposed.							X				
43.	Item: New block and lot numbers confirmed with local treasurer or municipal designer. Comment: Needed whenever a new lot is created.							X		X		N/A
44.	Item: Lighting plan & details. Comment: Not applicable for minor subdivisions because just creating lots.		X							X		N/A
45.	Item: Landscape plan & details prepared by a professional landscape architect. Comment: Required for site plans because of magnitude of required landscaping.			X				X		X		X(4)
46.	Item: Solid waste management plan. Comment: Site plan consideration only; see Item 44.			X								
47.	Item: Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.			X						X		X

[illegible]

F.Farms & Awards IPB-ZBAPP.FROMCHECKLISTCHECKLIST.FRM

SUSTAINABILITY CHECKLIST FORM

SUSTAINABLE BUILDING AND DESIGN STANDARDS	APPLICANT - PRINT OR TYPE - ALL SECTIONS TO BE COMPLETED:		TOWNSHIP OK (Date)
Name of LEED Accredited Professional working on project:	N/A		
List of Energy Star and WaterSense appliances, fixtures and construction techniques:	Can be provided with architectural construction documents		
List of green and recycled building materials in new construction, renovation, and maintenance:	None proposed		
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,000:	None proposed by applicant.		
Use of any water efficient landscaping:	See Landscape Plan		
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	None proposed		
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect	None proposed. Not determined at this time.		
Details of any sustainable stormwater systems employed such as: (i) Bioswales/rain gardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching	None proposed		
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	See Landscape Plan		

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

As of April 2, 2015

FEE SCHEDULES (I)

25-55 ESCROW DEPOSITS FOR APPLICATIONS.

The Planning Board and/or Zoning Board of Adjustment shall require fees and escrow deposits in accordance with the provisions of this chapter. Such funds shall be utilized to pay the cost of professional fees, including for engineering, legal, planning and/or traffic experts, and certified shorthand reporting fees incurred for review of and/or testimony concerning an application for development submitted by an applicant. (Ord. No. 2357-12 § 25-55)

25-55.1 Escrow Schedule.

- a. Subject to the provisions of paragraph b. hereof, each applicant shall prior to the application being ruled complete pursuant to the provisions of the Municipal Land Use Law, submit the following sum(s) to be held in escrow in accordance with the provisions hereof:

1. Residential and Nonresidential Dwelling Units or Lots

3-25	\$ 3,000.00
26-100	3,500.00
101-500	5,500.00
501-1000	8,000.00
1000 +	10,000.00

2. Commercial/Industrial

1,250-2,500 square feet gross floor area	\$1,500.00
2,501-20,000 square feet gross floor area	2,500.00
20,000-50,000 square feet gross floor area	5,500.00
Over 50,000 square feet gross floor area	\$.05 each additional square feet

3. Preparation of Resolution of Approval or Denial: up to \$750.00.

When deemed necessary the Planning/Zoning Board may require an escrow for minor development matters.

- b. Within thirty (30) days after the filing of an application for development the Planning Board and/or Zoning Board of Adjustment as the case may be, shall, in conjunction with appropriate representative of the staff of the Township, review the application for development to determine whether the escrow amount set forth in paragraph a. above is adequate. In conducting such review the Board shall consider the following criteria.

1. The presence or absence of public water and/or sewer servicing the site.
2. Environmental considerations, including but not limited to geological, hydrological and ecological factors.
3. Traffic impact of the proposed development.
4. Impact of the proposed development on existing aquifer and/or water quality.

Upon completion of the review and within the thirty (30) day period the Board shall adopt a Resolution specifying whether the escrow amount specified in paragraph a. is sufficient, excessive or insufficient. In the event the Board shall determine that the amount is excessive it shall in the Resolution specify the amount that shall be deemed sufficient. In the event the Board shall determine the amount specified in paragraph a.

FEE SCHEDULES (II)

is insufficient it shall so specify and shall further set forth the amount required to be posted in light of the criteria specified herein.

- c. This paragraph adopts and creates a payment schedule for consultants and/or employees for special Planning Board or Zoning Board meetings paid out of escrow funds paid by the applicant who is heard at said special Planning or Zoning Board Meeting. The schedule is as follows:

1. **Schedule.**

- (a) Attendance/all meeting preparation, post-meeting duties/minutes for Secretary: \$225.00
- (b) Attendance for Public Advocate: \$250.00
- (c) Attendance of transcriber: \$225.00
- (d) Attendance of Board Attorney: \$500.00
- (e) Attendance of Planner: \$500.00
- (f) All other expenses such as newspaper notices: \$60.00
- (g) The Board also has the right to hire other consultants if deemed necessary by the Board for regular or special meetings such as traffic or environmental consultants. If the Board deems additional work is needed that is not part of the preparation, meeting and post duties an hourly rate will be paid. The following is the hourly rate: Secretary—\$33.82/hr; transcriber—\$50.00/hr; any other professionals—\$125.00/hr.

2. A ten (10) day written notice with a breakdown of the expenses shall be given to the applicant before funds are removed.
(Ord. No. 2357-12 § 25-55.1)

25-55.2 Posting of Escrow Funds.

No major application for development shall be deemed complete until such time as the applicant shall have posted with the Township in cash or certified check the amount of escrow deposit determined by the Planning Board and/or Board of Adjustment to be required in accordance with the provisions of this chapter.

All such escrow funds shall be utilized by the appropriate Board to pay the cost of professional services, including certified shorthand reporting fees, incurred by the Board for review and/or testimony in connection with the particular application for development. All sums not actually so expended shall be refunded to the applicant within thirty (30) days after the final determination by the appropriate Board with respect to such application. (Ord. No. 2357-12 § 25-55.2)

25-55.3 Deposit of Escrow Fund - Interest Bearing Account.

The Township shall deposit all funds pending completion and review of the development application. The money shall be placed in an interest bearing account. In the event that a refund is to be made to the applicant, the municipality shall refund with pro rated interest the amount within thirty (30) days from the date of final approval. (Ord. No. 2357-12 § 25-55.3)

FEE SCHEDULES (III)

25-56 APPLICATION FEES.

25-56.1 Minor Subdivision Application Fees.

	<i>Fee</i>	<i>Escrow</i>
a. <i>Resubdivision where no new lots are created</i>	\$50.00	N/A
b. <i>Other</i>		
<i>Base fee</i>	\$100.00	N/A
<i>Plus per lot fee</i>	25.00	

(Ord. No. 2357-11 § 25-56.1)

25-56.2 Major Subdivision Application Fees.

a. <i>Sketch/Plat Concept Application</i>		
<i>Base fee</i>	\$100.00	N/A
<i>Plus per lot fee</i>	25.00	
b. <i>Preliminary Application</i>		
<i>Base fee</i>	\$200.00	(1)
<i>Plus per lot fee</i>	50.00	
c. <i>Final Application</i>		
<i>Base fee</i>	\$250.00	(1)
<i>Plus per lot fee</i>	25.00	

(Ord. No. 2357-11 § 25-56.2)

25-56.3 Site Plans - Nonresidential Application Fees.

a. <i>Sketch Plat/Conceptual</i>		
<i>Fee</i>	\$350.00	N/A
b. <i>Preliminary Application</i>		
<i>Base fee (minimum)</i>	\$300.00	(1)
<i>Plus floor area fee</i>	.02/sq. ft.	
<i>Plus parking space fee</i>	.50/space	
<i>Plus acreage fee</i>	\$50.00/acre	

The preliminary fee shall be calculated by adding to the base fee one (1) of the three (3) remaining sub-fees. The total fee shall represent the maximum fee possible.

c. <i>Final Application</i>	1/2 of preliminary fee	(1)
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(Ord. No. 2357-11 § 25-56.3)

FEE SCHEDULES (iv)

25-56.4 Site Plans - Residential Application Fees.

a.	<i>Sketch Plat</i>		
	<i>Fee</i>	\$75.00	N/A
b.	<i>Preliminary Application</i>		
	<i>Base fee</i>	\$200.00	(1)
	<i>Plus unit fee</i>	50.00	
c.	<i>Final Application</i>		
	<i>Base fee</i>	\$100.00	(1)
	<i>Plus unit fee</i>	25.00	

(Ord. No. 2357-11 § 25-56.4)

(Ord. No. 2357-11 § 25-56.4)

25-56.5 Variances and Conditional Use Application Fees.

a. "D" Variances		
Nonresidential	\$350.00	(1)
Residential		
1-2 family (owner occupied)		\$ 75.00
1-2 family (non-owner occupied)		125.00
Other		150.00
Public/Quasi public		100.00
b. "C" Variances		
Nonresidential	\$250.00	
Residential		
1-2 family (owner occupied)		\$ 75.00
1-2 family (non-owner occupied)		125.00
Other		250.00
Public/Quasi public		100.00
c. Interpretations and Appeals		
Fee	\$150.00	
d. Conditional Uses		
Fee	\$300.00	

Separate fee(s) shall be required for each application type. Therefore, if an application package consists of a "D" variance, "C" variance and site plan, the total fee shall be the sum of the fees for each separate application. The escrow charge shall be the maximum for any one type of application.

Where disbursements from the escrow account leave less than ten (10%) percent of the original deposit, the applicant shall replenish the account in an amount equal to the original deposit. (See

FEE SCHEDULES (V)

Section 25-55, Escrow Deposits for Applications. If less than ten (10%) percent remains in escrow account, applicant shall post additional escrow in amounts equal to original deposit.) (Ord. No. 2357-12 § 25-56.5)

25-56.6 Fee for Digitizing Zoning Board of Adjustment and Planning Board Applications, Exhibits and Drawings.

a. Residential Site Plan and Subdivision Fees.

Concept Plan:	0-20 lots/units:	\$100.00 per lot or unit
	21+ lots/units:	\$2,000.00 + \$50.00 per lot/unit in excess of 20
Minor Subdivision:		\$200.00 + \$100.00 per lot
Site and/or Major Subdivision: Preliminary:	0-10 units or lots:	\$500.00 + \$100.00 per lot or unit
	11-30 units or lots:	\$1,000.00 + \$75.00 per lot or unit
	31 or more units or lots:	\$2,500.00 + \$50.00 per lot or unit
Final:	0-10 units or lots:	\$200.00 + \$75.00 per lot or unit
	11-30 units or lots:	\$300.00 + \$50.00 per lot or unit
	31 or more units or lots:	\$1,000.00 + \$40.00 per lot or unit

b. Commercial/Industrial Development Application.

Concept Plan:	0-3 lots:	\$300.00 + \$100.00 per lot
	4 or more lots:	\$2,000.00 + \$250.00 per lot

If an application involves ten (10) or more acres, an additional \$100.00 for each acre, or fraction thereof, in excess of ten (10) acres.

c. Commercial/Industrial Development Application Involving New Building Area:

Concept Plan:	\$1,000.00
Preliminary Site Plan:	
0-1,999 square feet:	\$1,000.00
2,000-19,999 square feet:	\$1,000 + \$150.00 per each 1,000 square feet of gross floor area
20,000+ square feet:	\$2,500.00 + \$50.00 per each 1,000 square feet above 20,000 square feet of gross floor area
Final:	

FEE SCHEDULES (v)

0-1,999 square feet:	\$500.00
2,000-19,999 square feet:	\$2,500.00
20,000+ square feet:	\$1,000 + \$0.12 per square foot

d. Other Submissions.

Conditional use approval:	
Appeals under N.J.S.A. 40:55D-70a:	\$750.00
Interpretation or special questions under N.J.S.A. 40:55D-70b:	\$100.00
One or two family residences-hardship variances under N.J.S.A. 40:55D-70c:	\$100.00
(decks, home addition)	
All other hardship variances under N.J.S.A. 40:55D-70c:	\$35.00
Single Family Residence:	\$750.00
Multi-family Residence:	\$200.00
	\$200.00 + \$100.00 per unit
All other use variances N.J.S.A. 40:55D-70d:	\$500.00

e. Amended Submissions.

Revised or amended plans or submission for single or two family dwellings: An amount not to exceed 50% of the original fee requirement

Revised or amended plans or submission in all other categories: An amount not to exceed 50% of the original fee

*A separate check payable to the Township of West Orange shall be submitted for all the above application types.
(Ord. No. 2357-12 § 25-56.6)*

RESOLUTION

Township of West Orange

Planning Board

PB 23-10 GBSJ, LLC t/a Goddard School/ 289 Mount Pleasant Avenue

Block: 83 Lots: 1 and 5.01; Zone: B-2

Decided on November 1, 2023

Memorialized on November 29, 2023

**Application for Preliminary and Final Major Site Plan Approval with Bulk Variances to
Expand the Existing Childcare Center**

WHEREAS, GBSJ, LLC t/a Goddard School (Hereinafter the "Applicant") has made an application for Preliminary and Final Major Site Plan approval with Variances to expand the existing childcare center at property located at 289 Mount Pleasant Avenue, also known as Block: 83; Lots 1 and 5.01 (the "Property"), in the B-2 commercial zone; and

WHEREAS, a properly noticed public hearing was conducted on November 1, 2023; and

WHEREAS, the Applicant was represented by Walter E. Hanley, III, Esq.; and

WHEREAS, the Applicant provided testimony from Steven Harrison and Nicole Harrison, owners and operators of GBSJ, LLC t/a Goddard School, Gerard P. Gesario, PE of Jarmel Kinzel, as a professional engineer, Cheryl Schweiker, AIA of Jarmel Kizel, as a professional architect and Matthew J. Seckler, P.E. of Stonefield Engineering and Design, LLC as a professional traffic engineer and planning expert; (the "Witnesses"); and

WHEREAS, the Applicant submitted the following documents to the Board in the form of the application package:

ITEM	SIGNED BY	DATE/REVISION
Site Plan (9 sheets)	Gerard P. Gesario, P.E.	10/18/2023

Architectural Plans (2 sheets)	Matthew B. Jarmel, AIA, MBA	10/19/2023
Traffic and Parking Assessment report	Matthew J. Seckler, PE, PP, PTOE and John R. Corak, PE	10/20/2023

WHEREAS, representatives of the public were provided with an opportunity to pose questions of the Witnesses and also had an opportunity to offer statements in regard to the Application; and

WHEREAS, the Board reviewed and considered the Application and the documents submitted therewith, the testimony of the Witnesses and members of the public; and

WHEREAS, the Board also considered the testimony and filed review letters of its professionals at the hearing, including a review memo dated October 30, 2023 from John J. Hess, P.E., PP, CME (Township Engineer) and a Planner's Report by Paul Grygiel, AICP, PP, Township Planner dated October 30, 2023.

NOW THEREFORE, the Board makes the following findings of fact, based upon the evidence presented at its public hearing, at which a record was made:

1. The Applicant is requesting approval for Preliminary and Final Major site plan approval with c variances to expand the existing childcare center by modifying and expanding an existing building on an adjacent property.
2. The two properties (Lots 1 and 5.01) will be consolidated as part of the Application.
3. The Planning Board approved an application in 2017 to permit the existing development.
4. The subject property is located on the northeastern corner of the intersection of Mt. Pleasant Avenue and Prospect Avenue.
5. The area surrounding the subject property is developed with a mix of land uses which include office, retail, residential and utility. An electrical substation is located to the

west across Prospect Avenue, the Essex County Country Club is located to the southwest and a large vacant parcel is located to the south across Mount Pleasant Avenue. Offices are located along Marcella Avenue, Mount Pleasant Avenue and Prospect Avenue. Communications towers and ancillary facilities are located on properties along Marcella Avenue. Other commercial uses are located along Prospect Avenue.

6. The subject property is located at the intersection of two main roads: Mount Pleasant Avenue and Prospect Avenue. Mount Pleasant Avenue is a County road (Route 577) adjacent to the subject site and is a State highway to the west of Prospect Avenue (Route 10), while Prospect Avenue is a County road (also Route 577 north of Mount Pleasant Avenue).
7. A childcare center is located on Lot 5.01, along with a metal transmission tower and related improvements.
8. Existing site improvements include an 8,800 square foot, one-story building and a 5,600 square foot outdoor fenced-in play area on the northeastern portion of the site (adjacent to Marcella Avenue.)
9. A total of 45 parking spaces are currently provided in two parking lots, an upper lot at the same elevation as the building, and a lower lot accessed by a driveway and stairs. Twenty-two (22) spaces are located in the upper parking lot and the remaining parking spaces are in the lower parking lot.
10. Vehicular access to the site is provided by right-in, right-out access driveway on Mount Pleasant Avenue and a two-way driveway on Marcella Avenue.

11. The existing childcare center on lot 5.01 was approved by the Planning Board in 2017 and has been operating for five (5) years.
12. Lot 1 is developed with a three-story building and multiple radio transmission towers (Which are currently in operation.) The towers will be removed as part of this application.
13. The Applicant is requesting approvals to renovate and expand the existing building on Lot 1 to serve as an annex to the existing childcare center on Lot 5.01. The proposal includes the construction of two additions to the building on Lot 1, one on the north and one near the southwest corner. Three classrooms would be located within the building on Lot 1, one on each floor. The total capacity of the classrooms would be 60 children.
14. An elevator and three stairways are proposed to be added to comply with the applicable codes and regulations.
15. A new crosswalk is proposed across the site driveway closest to Marcella Avenue to connect the two buildings.
16. An existing trash enclosure at the southeast corner of the upper parking lot is proposed to be replaced by one at the southwest corner.
17. Lot 5.01 is 54,492 square feet (1.25 acres) in area. Lot 1 is 3,852 square feet in area, which when added to the existing Lot 5.01 would result in a new total lot area of 5,344 square feet (1.34 acres).
18. The application was reviewed by the Site Plan Review Advisory Board ("SPRAB") and the Applicant addressed nearly all of the issues raised at the SPRAB meeting through revised and supplemental application materials with the exception of concern

raised about cleanup of trash discarded from passing vehicles. Applicants testified that they would continue to maintain and remove the trash that is littered by passing vehicles.

19. To improve drainage and stormwater runoff, the new curbing on Marcella Avenue and new walkways will be installed. Also, the property will be graded to properly direct runoff and additional landscaping (60 shrubs, 2 trees and perennial plants) is proposed which will also aid in disbursement of the stormwater.
20. 500 square feet of new impervious coverage is being added to the site.
21. Applicant will install "Watch for Pedestrian" signs to alert drivers as they approach the crosswalk from both Marcella Avenue direction as well as from the northerly direction.
22. The only signs will be on the building and will comply with the Township ordinance.
23. While there is a generator currently located on Lot 1, it will be removed as it is not necessary for childcare use.
24. Currently there are 132 students at the school with a long waiting list and 25 faculty members. 80% of the faculty use mass transportation to get to the site.
25. Parents dropping and picking up their children are on site an average of 7 minutes and the drop off and pick up times are staggered through the day beginning at 7:30AM and through to 9:30AM with most drop offs arriving between 8:30 and 9:00AM. There are half day students picked up in the afternoon and from 3:00PM to 6:00PM, students are picked up with most being picked up between 5-5:30PM.
26. At peak drop off and pick up times only half of the currently existing parking spaces (45) are used and while it is anticipated that 60 additional students will be in the new building annex, testimony from Applicant's traffic engineer was that a conservative

estimate would anticipate the use of approximately 33 vehicles on site at any peak time which can easily be accommodated by the existing conditions.

27. If the parking were increased it would result in additional impervious coverage.
28. Electric vehicle charging stations are not recommended because as the facility is a school, parent parking all day is not permitted and there are few faculty members that use the parking lot. Additionally, as this is a secure site being a school, therefore, EV parking spaces are not open for public parking for security purposes.

29. The Application requires the following variance relief from the Board:

SECTION/REQUIREMENT	PERMITTED/REQUIRED	PROPOSED
25.71 Minimum front yard	30 feet	12.5 feet
25-7.1 Minimum side front yard	25 feet	3.0 feet
25-7.1 Maximum lot coverage	60%	66.1%
25-12.2b.1 Minimum number of parking spaces	70 spaces	45 spaces

30. N.J.S.A. 40:55D-46a. and b. and N.J.S.A. 40:55D-50a. govern the Board's review of the preliminary and final site plan application. N.J.S.A. 40:55D-46a provides that an "ordinance requiring site plan review and approval shall require the developer submit to the administrative officer a site plan and such other information as is reasonably necessary to make an informed decision as to whether the requirements necessary for preliminary site plan approval have been met." N.J.S.A. 40:55D-46a further provides that "The site plan and any engineering documents to be submitted shall be required in tentative form for discussion purposes for preliminary approval. If any architectural plans are required to be submitted for site plan approval, the preliminary plans and {Goddard School Draft Resolution}6

elevations shall be sufficient.” N.J.S.A. 50:55D-46b provides that “if the planning board required any substantial amendment in the layout of improvements proposed by the developer that have been the subject of a hearing, an amended application for development shall be submitted and proceeded upon, as in the case of the original application for development” and “the planning board shall, if the proposed development complies with the ordinance and this act, grant preliminary site plan approval.” N.J.S.A. 40:55D-50a. provides that final site plan approval “shall” be granted if the detailed drawings, specifications, and estimates of the application conform to the standards of all applicable ordinances and the conditions of preliminary approval. As such if the applicant meets the standards set forth in the ordinances, the planning board lacks the authority to deny approval of the site plan and subdivision. N.J.S.A. 40:55D-50a; PRB Enters., Inc. v. S. Brunswick Planning Bd., 105 N.J. 1, 7 (1987); Dunkin' Donuts of N.J., Inc. v. Twp. of N. Brunswick Planning Bd., 193 N.J. Super. 513, 515 (App. Div. 1984).

Conversely, if the application does not comply with all ordinance requirements, the Board must deny approval. Cortesini v. Hamilton Planning Board, 417 N.J. Super. 201, 215 (App. Div. 2010). However, there are two exceptions: (1) The first exception is where an application does not comply with all ordinance requirements but the Board grants relief in terms of variances or exceptions. In that case, the Board then must review the application against all remaining ordinance requirements and grant approval if the application complies with all such remaining requirements.

31. N.J.S.A. 40:55D-60 permits a planning board to grant variances from the bulk regulations of a zoning ordinance and other zoning deviations that do not require a “d”

variance as part of site plan or subdivision review. The variance proofs are the same as for "c" variances as set forth in N.J.S.A. 40:55D-70. A c (2) variance may be granted when the purposes of zoning are advanced and the benefits of deviating from the ordinance requirements outweigh any detriments. The benefits derived from granting a "c (2)" variance must include benefits to the community as a whole, not just the applicant or property owner. A "c" variance must address the "negative criteria," and affirmatively demonstrate that the variance can be granted "without substantial detriment to the public good" and "without substantial impairment to the intent and purpose of the zone plan and zoning ordinance" of the municipality.

NOW, THEREFORE, based upon the foregoing findings of fact, the Board reaches the following conclusions of law:

1. The use at the site is both a permitted use and an inherently beneficial use.
2. The requested variances for minimum front yard, minimum side front yard and maximum lot coverage satisfy the c (1) criteria as they are pre-existing conditions which are hardships caused by the property and as to the lot coverage the improvements to landscaping and curbing will improve the conditions on site.
3. The requested parking variance satisfies the c (2) criteria because the project as a whole advances the purpose of the MLUL as it is inherently beneficial and also will be an aesthetic improvement due to the removal of non-permitted uses (communication towers) and also is an encouraged use under the Master Plan.
4. The benefits of the project outweigh any negatives.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Township of West Orange that approval for Preliminary and Final Major site plan approval with c variances to expand the existing childcare center by modifying and expanding an existing building on an adjacent property is granted; and

IT IS FURTHER RESOLVED that the approval granted to GBSJ, LLC t/a Goddard School, is subject to the following terms and conditions:

1. The Applicant shall comply with all applicable Township, County, State and Federal laws, ordinances, regulations, and directives, including without limitation, obtaining all applicable local, state, and federal approvals, or permits. If another governmental entity or agency grants a waiver or a variance affecting the plans and/or exhibits submitted by the Applicant, this approval or the conditions attached to it, then the Applicant shall re-apply to this Board respecting the same and this Board shall have the right to view that issue as it relates to this approval and these conditions and modify and amend same, if appropriate.
2. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successor or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.

3. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.
4. The Applicant shall pay all outstanding application fees and technical review fees, board attorney fees for preparation of the resolution, as well as any inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of the notification or this approval shall be deemed withdrawn.
5. All notes included in the approved plans, including notes required by this Resolution, shall be deemed conditions of approval having the same force and effect as conditions expressly set forth in this Resolution.
6. Applicant agrees to abide by all of the suggestions and directives set forth in the Hess report dated October 30, 2023.
7. Applicant will correct the site plan to show that there are 70 required parking spaces on site.
8. Applicant shall install and maintain in perpetuity, native plantings with the approval of the Township Forester.
9. An additional "Watch for Pedestrian" sign (as shown on C300) before the crosswalk on the north side will be added.
10. Signs (other than those directional signs required in the parking lot or for traffic control as mentioned herein) will be mounted on the building and will comply with the Township Ordinance.

11. The trash enclosure will be re-located to the southwest corner.
12. The new additions will have white roofs and if it is determined that a new roof should be installed on the building, then Applicant shall install a white roof.
13. Applicant must submit proof of approval of the facility from the Division of Children and Family Services to the Zoning Official. (This is not a condition precedent to the signing of plans, associated construction or a Certificate of Occupancy.)
14. The Applicant shall list all conditions of approval onto a final site plan submission prior to the submission of the building permit.

The undersigned secretary certifies the decision set forth herein was made by this Board on November 1, 2023, and memorialized herein pursuant to N.J.S.A. 40:55D10(g) on November 29, 2023.


Jamilet Baquerizo Vite
Planning Board Secretary

Vote Action Taken by the Board on November 1, 2023:

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
K. Alper			X			
J. Guarino			X			
L. Klein						----
S. McCartney			X			
C. Morgan			X			
P. Smeraldo						----
W. Wilkes			X			
T. Williams		X	X			
S. Jensen						----
J. Cardoza			X			
R. Bagoff	X		X			

Vote on Memorialization on November 29, 2023:

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
K. Alper			X			
J. Guarino		X	X			
L. Klein					----	
S. McCartney			X			
C. Morgan			X			
P. Smeraldo					----	
W. Wilkes			X			
T. Williams			X			
S. Jensen					----	
J. Cardoza			X			
R. Bagoff	X		X			

RESOLUTION OF APPROVAL
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE

Decided: June 7, 2017
Memorialized: August 2, 2017

GBSJ PROPERTIES, LLC
Preliminary and Final Site Plan Approval
With "c" Variances
303 Mt. Pleasant Avenue and 9 Marcella Avenue
Block 83, Lots 5 & 23
PB-17-04

WHEREAS GBSJ Properties, LLC (the "Applicant") having an address at 271 Mt. Pleasant Avenue, 4th floor, West Orange, NJ 07052 having made application for Preliminary and Final Site Plan Approval with "c" variances for premises at 303 Mt. Pleasant Avenue and 9 Marcella Avenue, West Orange, NJ also known as Block 83, Lots 5 & 23 on the tax map of the Township of West Orange (the "Premises"); and

WHEREAS the Board having conducted a public hearing on this application on May 3, 2017 and June 7, 2017 and

WHEREAS the Applicant having appeared by Sal Anderton, Esq. and by witnesses Matthew Jarmel, RA, Nicole Harrison and Steve Harrison, the Franchisees, Gerard Gesario, PE, Harold Maltz, PE and Nicholas Graviano, PP, AICP, and the Board having received review letters from Township Planner Paul Grygiel, AICP dated April 28, 2017, and from Board Consulting Engineer Eric Keller, PE dated April 28, 2017 and June 6, 2017, and having granted an opportunity for public comment; and having deliberated on the merits of the application;

IT IS HEREBY RESOLVED:

EVIDENCE SUBMITTED

In summary, the following evidence was received and/or introduced in connection with this application:

1. A West Orange Planning Board application, and the following:
 - i. Proposal and Reasons for Relief (1 Sheet);
 - ii. Resolutions by the Zoning Board of Adjustment adopted on December 14, 1982 and December 20, 2007;
 - iii. Checklist;

- iv. Site Plans prepared by Jarmel Kizel Architects and Engineers, Inc. last revised May 23, 2017 (11 sheets);
- v. Architectural Drawings prepared by Jarmel Kizel Architects and Engineers dated Feb. 21, 2017 (2 sheets);
- vi. Turning Movement Exhibit prepared by Jarmel Kizel Architects and Engineers last revised April 21, 2017;
- vii. Steep Slope Plan prepared by Jarmel Kizel Architects and Engineers, Inc. dated April 21, 2017 (1 sheet);
- viii. Traffic Study prepared by Hamal Associates, Inc. dated April 20, 2017.

2. The following Exhibits were admitted into evidence:

- Ex. A-1 Colorized version of the Site Plan (Sheet C-300)
- Ex. A-2 Color Rendering of Architectural Style of Proposed Building
- Ex. A-3 Google Area Image of the subject property
- Ex. A-4 Architectural Elevation
- Ex. A-5 Google Earth aerial view of the property with evacuation route shown

3. Sal Anderton, Esq. introduced the application on behalf of the Applicant. He stated that it involves demolition of a vacant house and the former Mt. Fuji restaurant on the site and constructing a day care center.

4. Applicant called Matthew Jarmel, RA who was qualified as an expert in architecture with a specialty in child care centers. He testified that he had designed several similar facilities in the past and was also an investor and owner. Mr. Jarmel explained that Applicant wished to build a Goddard type center, which is a franchise which was started in 1986. There are 63 such centers in New Jersey. The proposed center would be approximately 8,800 square feet in size and would have a maximum of 136 children. Hours of operation would be 6:30 a.m. to 6:30 p.m. The facility would be a secure environment with a fob needed for door entry and a fence around the play area. The building would be sprinklered. He introduced a colorized rendering of the proposed building (Ex. A-2) to show the proposed architectural style which was described as "typical Goddard." There would be 18 employees. The trash enclosure would have separate dumpsters for trash and for recyclables.

5. Nicole and Steve Harrison were sworn and testified that they are the proposed franchisees. They spoke about their desire to operate the facility and about the Goddard preschool curriculum.
6. Gerard Gesario, PE was sworn and qualified as an expert in engineering. He introduced Ex. A-3, an aerial view of the area in question, and noted the nearby uses. He stated that the property is uniquely shaped and has four different road frontages. There is a significant grade change on Lot 5. Applicant proposes two separate parking levels with 23 spaces on the lower level and 22 on the upper level for a total of 45. The spaces in the upper lot are 9.75' and 10' in width to provide more room to exit and enter the vehicle with small children. One of the driveways to Prospect Avenue will be eliminated. Lot coverage will be reduced from 79% to 66%. Mr. Gesario described the utilities and lighting. Landscaping would be added especially near the intersection. The refuse enclosure would be located in the southeast corner.
7. The Board requested revised plans with additional information about signage, landscaping and parking. Plans revised through May 23, 2017 were submitted.
8. When the hearing resumed on June 7, 2017 Applicant introduced Ex. A-5 which was an aerial view of the site with a proposed emergency egress route onto the adjacent property. Cameras were shown on the outside of the building and in the play area. A discussion was had whether the parking stalls should be reduced in width to the Township minimum of 9' in order to create additional green space in the islands at the end of the parking aisles, and the Board determined it was unnecessary.
9. Harold Maltz, PE was sworn and recognized as an expert in traffic engineering. Mr. Maltz authored the Traffic Study dated April 20, 2017 which was submitted with the application. Mr. Maltz testified that each leg of the Mt. Pleasant Avenue / Prospect Avenue intersection has its own individual "green" signal phase. He discussed the findings of his study and the levels of service during a.m. and p.m. peak hours both existing and after the proposed development. He noted that the proposed child care center would have arrivals and departures spread out over several hours with maximum trips generated of 107 during a.m. peak and 109 during p.m. peak hour. The intersection, which currently operates a "D" or "E" levels of service during peak hours, would remain at this level post-build with between 1-4 seconds of added delay. He opined no mitigation was required due to the proposed project.

With regard to parking Mr. Maltz stated that according to the Ordinance 45.1 spaces were required and Applicant is providing 45. (Mr. Keller reviewed Ordinance §25-12.2(b)(3) and noted that 45 would not be "rounded up" to

46.) Mr. Maltz stated that according to the Institute of Transportation Engineers ("ITE") the predicted number of spaces needed was only 33 based on the number of children.

In response to questions from the public Mr. Maltz stated that he would recommend that the green phases of the signal be re-timed to slightly reduce Prospect Avenue NB and slightly add to Mt. Pleasant Avenue WB. However it was noted this change would be the jurisdiction of NJDOT.

10. Nicholas Graviano, PP, AICP was sworn and qualified as an expert in planning. Mr. Graviano described the property as being two lots in the B-2 zone and having 1.25 acres in size where only .23 ac is required, L-shaped, having four street frontages and ten different sides. He stated that the proposal to demolish the existing buildings and construct a child care facility required variance relief as follows:

SECTION	REQUIRED	EXISTING	PROPOSED
25-7.1 Minimum Side Front Yard	25 feet	± 12 feet	10 feet
25-7.1 Maximum Lot Coverage	60%	79% (90% on Lot 5, 30% on Lot 23)	66.7%
25-8.1 Accessory Structure location	Not permitted within 5 feet of a property line	NA	Trash enclosure proposed less than 5 feet from side property line
25-8.1a Accessory Use Location	Not permitted in required yards	NA	Trash enclosure proposed in minimum required front and side yard
25-8.2 Yard Encroachments	Not permitted in minimum required front or side yard	Existing structures within required yards	Trash enclosure proposed in required front and side yard
25-8.4c Fence Location in Nonresidential District	Permitted in side or rear yard	NA	Fence for play area located in side front yard
25-8.4d Maximum Height of Fence or Wall Used for Screening	6 feet	NA	8 feet, 3 inches for trash enclosure
25-12.2b.1 Required parking	Loading area for school buses	NA	Not provided
25-15.3c.2(d) Maximum Monument Sign Area	50 sq. ft.	None	Approximately 60 sq. ft.
25-15.3c.2(d) Minimum Monument Sign Height	2 feet	None	Less than 2 feet

25-15.3c.2(d) Maximum Monument Sign Width	6 feet (including supporting structures)	None	8 feet (not including supporting structures)
25-28.8c Disturbance of Slopes of 25% or	Not permitted	Existing disturbed areas	Disturbance in developed areas

11. Mr. Graviano stated that the variances could be granted on either "c(1)" or "c(2)" grounds. For the c(1) positive criteria he stated that the site was unusually shaped as noted above, which qualified for a hardship variance. For c(2) grounds he stated the proposal would further several purposes of zoning set forth in MLUL §2 including: (a) benefiting the public good, (g) providing sufficient space for a variety of uses, (h) by encouraging location and design which promotes the free flow of traffic, and (i) by promoting a desirable visual environment. For the negative criteria Mr. Graviano stated the proposed deviations would not impact upon neighbors nor impair the intent of the planning documents. He summarized saying the proposal would breathe new life into a blighted lot with a use which is inherently beneficial.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

12. The Premises are located in the B-2 Zone where child care centers are a permitted use pursuant to MLUL §66.6.
13. Applicant seeks to demolish a vacant restaurant building and dwelling and construct a day care center. The subject property consists of two lots (5 & 23) and is located on the northeast corner of two highly travelled roadways, Mt. Pleasant Avenue running north and south, and Prospect Avenue running east and west. Surrounding uses include an electric substation, the Essex County Country Club, offices and communication towers with related equipment.
14. The proposed facility would be a one-story building having 8,800 sq. ft. with a 5,600 sq. ft. outdoor fenced-in play area attached. Maximum occupancy would be 136 students, 18 teachers, 2 administrators and one staff person. Forty-five parking spaces would be built in two separate lots, one lower and one upper. The site would be accessed via a right-in, right-out driveway onto Mt. Pleasant Avenue and a two-way driveway on Marcella Avenue which then intersects with Prospect Avenue.
15. Although the use is permitted the proposed improvements would require variance relief. At the hearing the Applicant announced that following the original submission the plans were revised and three variances eliminated.

The remaining variances needed were:

SECTION	REQUIRED	EXISTING	PROPOSED
25-7.1 Minimum Side Front Yard	25 feet	± 12 feet	10 feet
25-7.1 Maximum Lot Coverage	60%	79% (90% on Lot 5, 30% on Lot 23)	66.7%
25-8.1 Accessory Structure location	Not permitted within 5 feet of a property line	NA	Trash enclosure proposed less than 5 feet from side property line
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25-8.4c Fence Location in Nonresidential District	Permitted in side or rear yard	NA	Fence for play area located in side front yard
25-12.2b.1 Required parking	Loading area for school buses	NA	Not provided
25-15.3c.2(d) Maximum Monument Sign Width	6 feet (including supporting structures)	None	8 feet (not including supporting structures)
25-28.8c Disturbance of Slopes of 25%	Not permitted	Existing disturbed areas	Disturbance in developed areas

16. The Board finds that the variances sought can be justified. The Applicant proposes a use deemed inherently beneficial, i.e. "universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare." (MLUL §4) The site is in disrepair and badly in need of redevelopment. The lots are sloped and irregularly shaped having 10 separate sides and 4 street frontages. In combination these factors represent grounds for c(1) and c(2) variances. In addition, the Applicant's planning testimony, summarized herein but more amply set forth in the record, provided sufficient justification for relief under either hardship or flexible variance grounds. There is no substantial detriment to the surrounding area which is largely commercial, and the bulk non-conformities can be accommodated without impairing the zone plan or ordinance because the design offers a better alternative.

17. The Board finds that the Applicant has carried the burden of proof, including both the positive and negative criteria, necessary to obtain the variance relief sought.
18. Applicant amended its application to include a Soil Removal permit in accordance with an Earthwork Plan prepared by Jarmel Kizel dated June 7, 2017.

THE DECISION

WHEREAS, the Board, having reviewed the application for Preliminary and Final Site Plan approval and associated "c" variance relief and having considered the impact of the proposed application on the Township's master plan and zoning ordinance and the surrounding property owners, and having considered whether the proposal complies with and furthers the goals of the land use and zoning ordinances of the Township of West Orange and the Municipal Land Use Law, and upon the imposition of specific conditions to be fulfilled, hereby, concludes that good cause has been shown to approve the application.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that the application for Preliminary and Final Site Plan approval with "c" variances relief and Soil Removal Permit as set forth in the plans, reports, representations, testimony, stipulations and Exhibits offered by the Applicant is granted subject to the following conditions:

1. The Applicant shall comply with all applicable Township, County, State and Federal laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local, state and federal approvals and/or permits. Without limitation of the foregoing, prior to the signing of the approved site plans, and prior to the commencement of any land disturbance or construction, the Applicant shall submit to this Board, with a copy to the Board Engineer, proof that it has obtained all required governmental approvals.
2. If another governmental entity or agency grants a waiver or variance affecting the plans and/or exhibits submitted by the Applicant, this approval or the conditions attached to it, then the Applicant shall re-apply to this Board respecting the same and this Board shall have the right to view that issue as it relates to this approval and these conditions and modify and amend same, if appropriate.
3. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of

this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.

4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.
5. The Applicant shall pay all outstanding taxes, tax liens, application fees and technical review fees, as well as any inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of notification or this approval shall be deemed withdrawn.
6. All notes included in the approved plans, including notes required by this Resolution, shall be deemed conditions of approval having the same force and effect as conditions expressly set forth in this Resolution. All conditions of approval shall be written on the plans.
7. Applicant to comply with the Complete Streets element of the Master Plan and implement its recommendation to the extent possible.
8. Applicant to comply with the review letters from Bowman Consulting dated April 28, 2017 and revised through June 6, 2017, and Planning Director Paul Grygiel dated April 28, 2017.
9. Any blasting must be in accordance with State regulations.
10. Applicant shall merge the lots and provide a proposed Deed for review by the Board Attorney and legal description for review by the Board Engineer.
11. The plans shall be revised to show the sidewalks and guide rails.
12. Applicant to provide an Engineer's estimate of the cost of improvements.
13. Prior to beginning work Applicant shall request a pre-construction meeting with Township officials.
14. Applicant to provide a chart of its compliance with the Township's sustainability checklist.
15. Applicant to provide the Board with a copy of the State-approved evacuation plan for the facility including a copy of any easement or license to use adjacent properties. Said easement or license shall be in recordable form and shall run with the land for so long as the Applicant operates a child care center at the premises.

Certified to be a true copy of the Resolution adopted on the 2nd day of August, 2017.


Rose DeSena, Acting Secretary

Vote on the Action Taken by the Board

Board Member	Motion	Second	Aye	Nay	Abstain	Absent	Recused
Cardoza (2 nd Alt.)		*	*				
Eben							
Ghebremicael						*	*
Keigher			*				
Klein (Vice Chair)			*				
McCartney							
Trenk			*				*
Wegner (1 st Alt.)			*				
Weston							
Wilkes						*	
Bagoff (Chair)	*		*			*	

Vote on the Memorializing Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent	Recused
Cardoza (2 nd Alt.)			*				
Eben							
Ghebremicael						*	*
Keigher			*				
Klein (Vice Chair)		*	*				
McCartney							
Trenk			*				*
Wegner (1 st Alt.)			*				
Weston							
Wilkes						*	
Bagoff (Chair)	*		*			*	



TOWNSHIP OF WEST ORANGE

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

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 1/27/24

BLOCK: 83

LOT: 1 QUAL:

NAME: FAMILY SOLUTIONS INC. - REGI

ADDRESS: 289 MT. PLEASANT AVENUE

TAXES PAID UNTIL: APRIL 30, 2024

2023 SEWER PAID IN FULL: ☒ YES ☐ NO

2024 SEWER NOT YET BILLED



AN EQUAL OPPORTUNITY EMPLOYER

www.westorange.org



TOWNSHIP OF WEST ORANGE

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

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 1/27/24

BLOCK: 83

LOT: 5.01 QUAL:

NAME: GBSJ PROPERTIES, LLC

ADDRESS: 303 MOUNT PLEASANT AVENUE

TAXES PAID UNTIL: APRIL 30, 2024

2023 SEWER PAID IN FULL: ☒ YES ☐ NO

2024 SEWER NOT YET BILLED



AN EQUAL OPPORTUNITY EMPLOYER

www.westorange.org

Buffer Report

created on 2/26/2024

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor

66 Main Street

West Orange, New Jersey 07052

Telephone: (973) 325-4060

Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (2)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC C/O ZIEMANN,M.	289 MT.PLEASANT AVE.	WEST ORANGE,N.J.	07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC,	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035

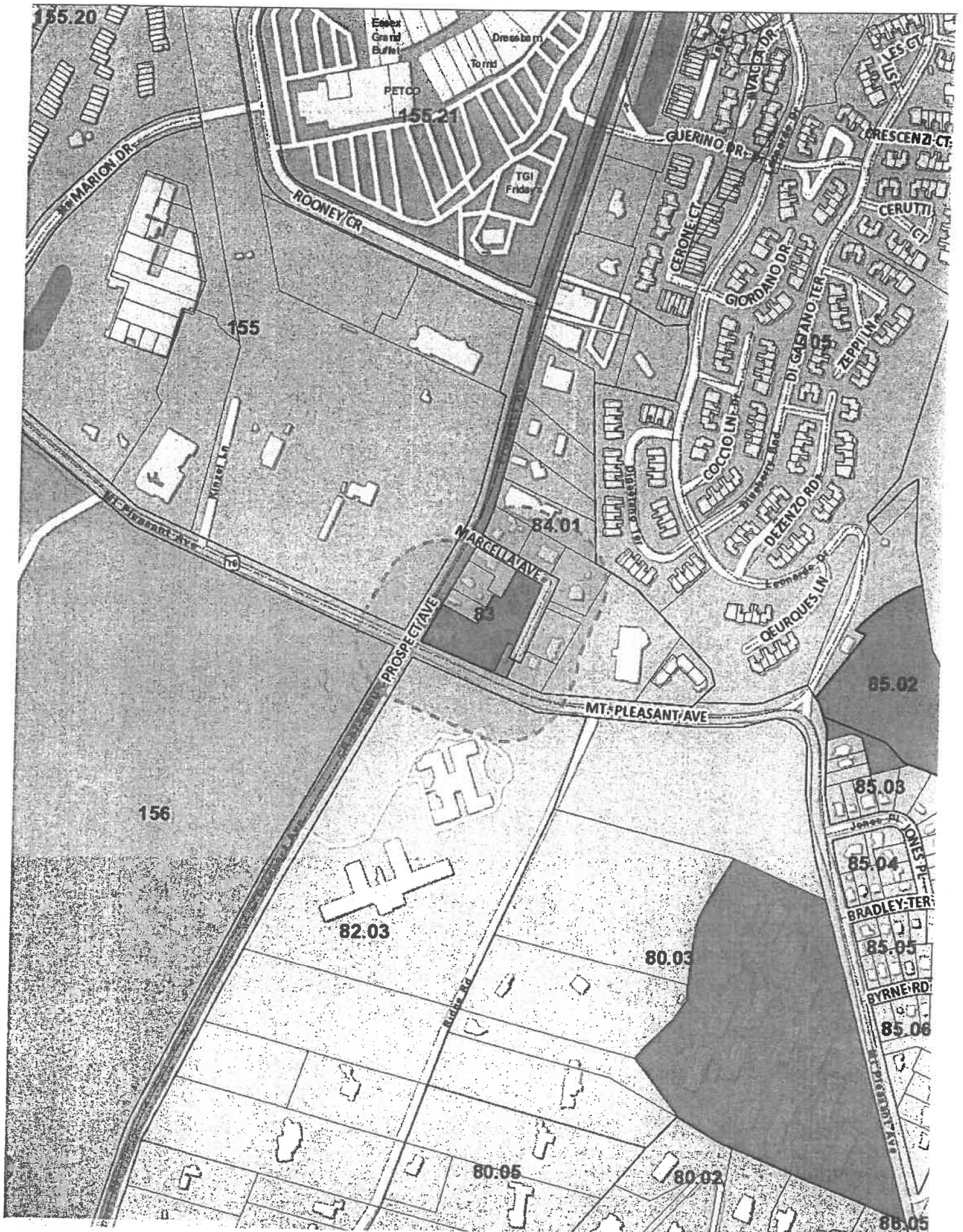
§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (16)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	82.03	27		510-520 PROSPECT AVE.	BREA WO EMERITUS,LLC%ECOVA 3349	PO BOX 2447	SPOKANE, WA	99210
West Orange Township	83	1		289 MT. PLEASANT AVENUE	FAMILY STATIONS INC. C/O ZIEMANN,M.	289 MT.PLEASANT AVE.	WEST ORANGE,N.J.	07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC,	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035
West Orange Township	83	13		504 PROSPECT AVENUE	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	15		502 PROSPECT AVENUE	ALBUQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	19		500 PROSPECT AVENUE	500 PROSPECT AVENUE, LLC.	22 WITTE PLACE	WEST ORANGE, NJ	07052
West Orange Township	84.01	10		271 MT. PLEASANT AVENUE	MCI TELE CORP/VERIZON PROP TAX DPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22		10 MARCELLA AVENUE	MCI TELE CORP/VERIZON PROP TAX DEPT	PO BOX 2749	ADDISON, TX	75001
West Orange Township	84.01	22.01		12 MARCELLA AVENUE	ATC WATERTOWN LLC.	10 PRESIDENTIAL WAY	WOBURN, MA	01801
West Orange Township	84.01	32		MARCELLA AVENUE	NJ AMERICAN WATER SHARED SERVICES	GEN TAX - PO BOX 5627	CHERRY HILL, NJ	08034
West Orange Township	84.01	37		8 MARCELLA AVENUE	MAIN STREET COUNSELING SERVICE	8 MARCELLA AVENUE	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	84.01	45		492 PROSPECT AVENUE	SONRIA REALTY LLC,	675 MORRIS AVENUE #201	SPRINGFIELD, NJ	07081
West Orange Township	84.01	47		490 PROSPECT AVENUE	BELL ATLANTIC % KROLL	P.O. BOX 2749	ADDISON, TEXAS	75001
West Orange Township	105	7		454 PROSPCT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	155	26.01		325 MT PLEASANT AVENUE	P.S. ELECTRIC & GAS CO. T24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011
West Orange Township	156	1		PROSPECT & MT. PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052



PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

STONEFIELD

October 20, 2023

Planning Board
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**RE: Parking Utilization Memorandum
Proposed Childcare Facility Expansion
289 Mt Pleasant Avenue
Block 83, Lots 1 and 5
Township of West Orange, Essex County, New Jersey
SE&D Job No. RUT-230300**

Dear Board Members:

Stonefield Engineering and Design, LLC ("Stonefield") has prepared this memorandum to examine the potential parking impacts of the proposed facility expansion to the existing Goddard School of West Orange. The subject property is located at the northeasterly quadrant of the intersection of Mt Pleasant Avenue and Prospect Avenue in the Township of West Orange, Essex County, New Jersey. Access to the site is facilitated via one (1) full-movement driveway along Marcella Avenue and one (1) full-movement driveway with a left-turn egress restriction along Mt Pleasant Avenue. Access to the site and the existing parking area, inclusive of 45 parking spaces, are to remain.

In order to assess the existing parking availability of the childcare facility, on-site parking utilization counts were conducted on Wednesday, October 18, 2023, throughout the operational hours of the facility. Data was collected in 10-minute intervals from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:30 p.m.; and in 30-minute intervals from 9:00 a.m. to 4:00 p.m. The 10-minute interval study time periods were chosen as they are representative of the expected peak parking turnover of the existing Goddard School during child drop-off and pick-up operations. The results of the on-site parking utilization study are provided in Table I.

TABLE I – MAXIMUM OBSERVED PARKING DEMAND

Time Period	Peak Period	Parking Supply	Maximum Demand	Parking Utilization
Weekday Morning (Child Drop-Off)	7:00 AM – 9:00 AM	45	23	51%
Weekday Midday (Faculty Parking)	9:00 AM – 4:00 PM	45	15	33%
Weekday Evening (Child Pick-Up)	4:00 PM – 6:30 PM	45	16	36%

Based on a review of the count data, the maximum parking demand was 23 vehicles during the weekday morning peak period, 15 vehicles during the weekday midday peak period, and 16 vehicles during the weekday evening peak period. Based on the on-site parking utilization observations conducted, a maximum parking demand of 23 parking spaces was observed at 8:40 a.m. during the critical weekday morning student drop-off time period.

STONEFIELDDENG.COM

92 PARK AVENUE, RUTHERFORD, NJ 07070 201.340.4468 T. 201.340.4472 F.

Appended **Exhibit A1** provides a summary of the parking utilization results, and **Exhibit A2** and **A3** are aerial drone images of the maximum parking demand during the 10-minute peak weekday morning and weekday evening parking demand periods, respectively.

The on-site parking utilization observations were conducted on the peak child attendance day, where an attendance was recorded of 138 students supported by 25 faculty. The proposed childcare expansion would accommodate an enrollment of potentially up to 60 additional students and the hiring of potentially up to seven (7) additional faculty for a total of 198 students and 31 faculty under the proposed condition. The proposed childcare facility expansion would equate to a 44% increase in student enrollment and 28% increase in faculty for a total increase of approximately 41% (students + faculty). This would result in a proposed maximum parking demand of 33 vehicles during the weekday morning peak period, 21 vehicles during the weekday midday peak period, and 23 vehicles during the weekday evening peak period. Based on the existing parking utilization percentage and number of open spaces available for each time period, the existing parking supply of 45 parking spaces would be sufficient to support the expected parking demand of the proposed expansion.

If you have any comments regarding the above information, please contact our office.

Best regards,



Matthew J. Seckler, PE, PP, PTOE
Stonefield Engineering and Design, LLC



John R. Corak, PE
Stonefield Engineering and Design, LLC

STONEFIELD

Exhibit A1 - Parking Utilization Counts

Proposed Childcare Facility Expansion

289 Mt Pleasant Avenue

Township of West Orange, Essex County, New Jersey

Wednesday, October 18, 2023

RUT-230300

Weekday Morning Peak Period

Supply	45	Open Spaces
Time	Parked Vehicles	Utilization
7:00 AM	1	2%
7:10 AM	2	4%
7:20 AM	3	7%
7:30 AM	3	7%
7:40 AM	4	9%
7:50 AM	5	11%
8:00 AM	5	11%
8:10 AM	8	18%
8:20 AM	16	36%
8:30 AM	12	27%
8:40 AM	23	51%
8:50 AM	22	49%
9:00 AM	17	38%

Weekday Midday Peak Period

Supply	45	Open Spaces
Time	Parked Vehicles	Utilization
9:30 AM	13	29%
10:00 AM	14	31%
10:30 AM	15	33%
11:00 AM	14	31%
11:30 AM	14	31%
12:00 PM	14	31%
12:30 PM	12	27%
1:00 PM	14	31%
1:30 PM	10	22%
2:00 PM	11	24%
2:30 PM	9	20%
3:00 PM	12	27%
3:30 PM	11	24%

Weekday Evening Peak Period

Supply	45	Open Spaces
Time	Parked Vehicles	Utilization
4:00 PM	10	22%
4:10 PM	10	22%
4:20 PM	10	22%
4:30 PM	14	31%
4:40 PM	11	24%
4:50 PM	14	31%
5:00 PM	12	27%
5:10 PM	13	29%
5:20 PM	12	27%
5:30 PM	16	36%
5:40 PM	16	36%
5:50 PM	11	24%
6:00 PM	9	20%
6:10 PM	8	18%
6:20 PM	4	9%
6:30 PM	1	2%

Exhibit A2

Maximum Observed Parking Demand – Weekday Morning (Child Drop-Off) Peak Period

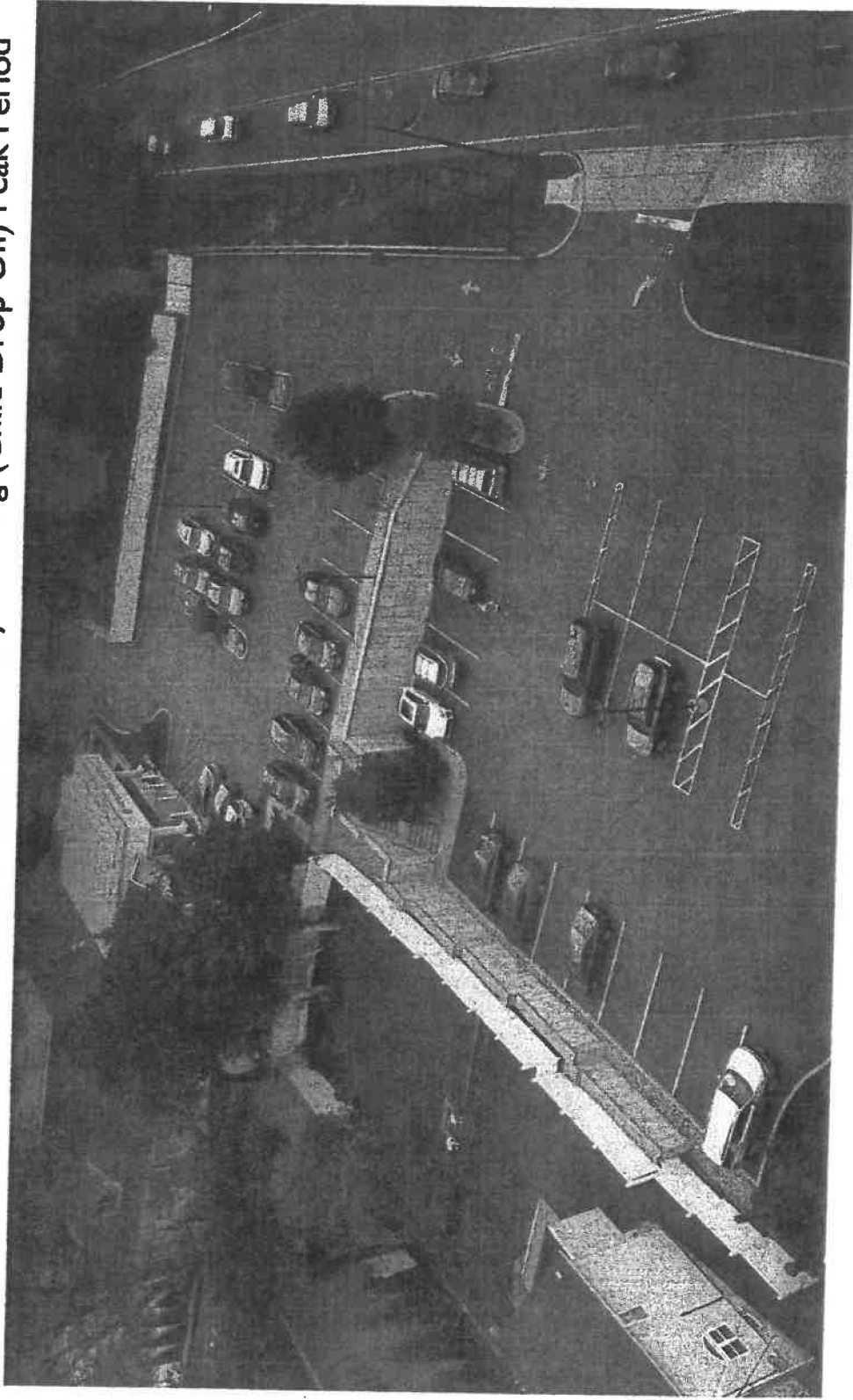
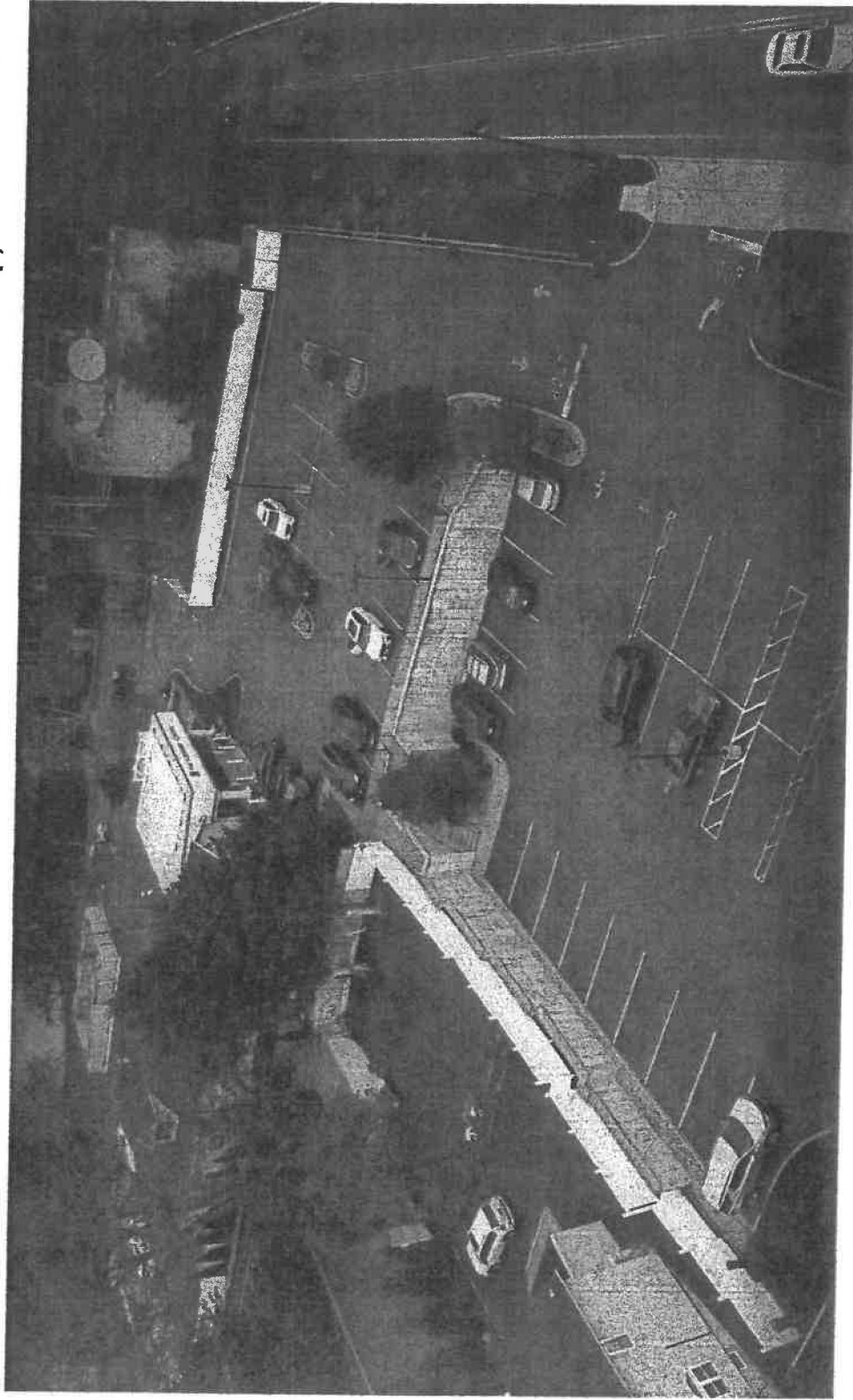


Exhibit A3

Maximum Observed Parking Demand – Weekday Evening (Child Pick-Up) Peak Period





Jamel Kizel
ARCHITECTS AND DESIGNERS INC.
200 N. Pleasant Avenue
West Chicago, IL 60185
TEL: 708.644.4488
FAX: 708.644.4489
www.jkizel.com

Architecture
Interior Design
Implementation Services

© 2008 Jamel Kizel Architects and Designers Inc. All rights reserved.

ISSUE			DATE	DESCRIPTION	BY
1	2008-03-18	PROPOSED			

REVISION			DATE	DESCRIPTION	BY
1	2008-03-18	PROPOSED			

PROPOSED
GODDARD SCHOOL ANNEX
200 N. Pleasant Avenue
West Chicago, IL 60185
TEL: 708.644.4488
FAX: 708.644.4489
www.jkizel.com

GODDARD SCHOOL ANNEX
200 N. Pleasant Avenue
West Chicago, IL 60185
TEL: 708.644.4488
FAX: 708.644.4489
www.jkizel.com

PROPOSED FLOOR PLANS

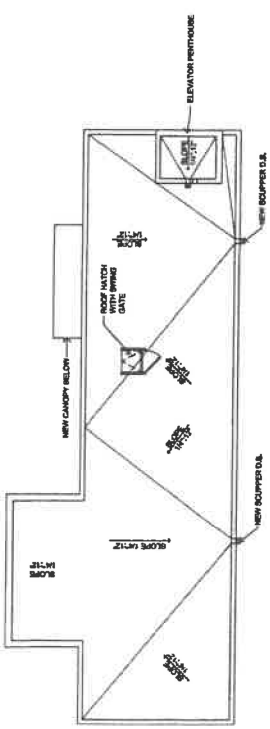
SA-2.1

SA-2.1

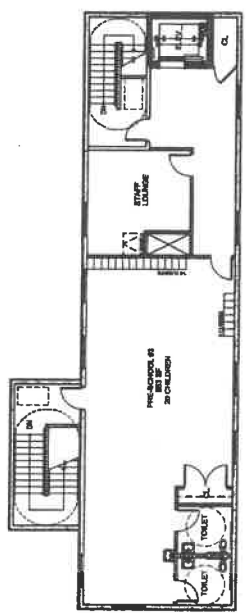
SA-2.1

SA-2.1

SA-2.1



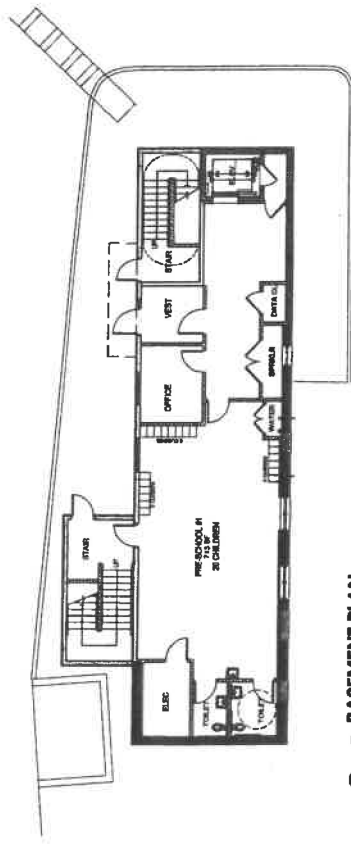
ROOF PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



BASEMENT PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: NTS



www.formaltech.com

Architecture

Engineering
Technical Division

Implementation Services

[illegible]

REVISION		
NO.	DATE	DESCRIPTION
		BY:

STUDY DESIGN

379-2211 E. 4400th, PM, MN
RECHART & ASSOC. INC.

Charles H. Kopp, AIA, FAI

Source: *Journal of the American Statistical Association*, 1997, 92, 103-114.

THE UNIVERSITY OF ALABAMA
IN SYSTEMS ENGINEERING
IN THE DEPARTMENT OF

ARMING & CO., INC.
CHICAGO, ILLINOIS, U.S.A.

Shirley P. Rosenberg, PE
Joseph M. Ryan, PE
Shirley L. Rosenberg, PE

WILSON JONES, JR.
WILSON JONES, JR.
WILSON JONES, JR.

Bd 70617

DARD SCHOOL ANN

WOMEN IN PARLIAMENTS

WEST ORANGE, NEW JERSEY

Order.	from
BOOKS, 107/3 1 & 8.07	

UJ23-110 1" = 20'

C.R.O.	G.P.A.
--------	--------

3

EXISTING CONDITIONS

PLAN

Letter

C-100

35

2000

DATE: APRIL 01, 2024

DEFINITION OF NEEDS

1

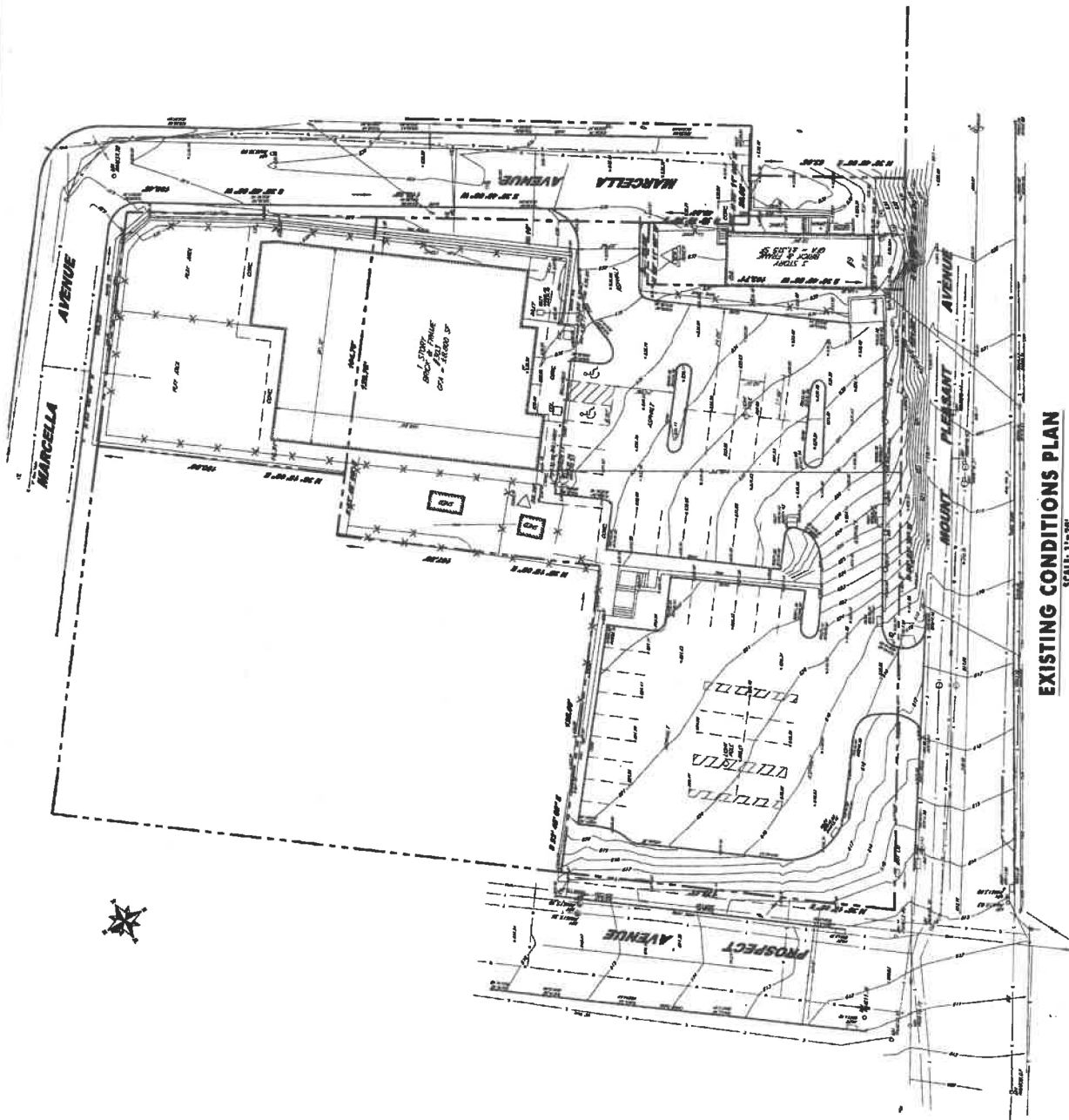
Edward L. Davis

DERARD P. DESARD, PE

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70000000

- RECORDS & PHOTOGRAPH INFORMATION IS BASED ON A SUITY FILED "SUITY OF PROPERTY
IN FACES OF ESTATE OF MARCELLA ANGLE IN THE TOWN OF WEST OMAHA, KANSAS
COUNTY, KANSAS" BEING NUMBER 1015 & 1016 IN BLOCK 4 ON THE MAP FOR THE ESTATE
OF WEST OMAHA, KANSAS COUNTY, NEW JERSEY, BY P LAND SURVEYING INC., P/O BOX 3200, WILM-
M, DATED JULY 28, 2021.
- UNIT INFORMATION ALONG WITH PLANNING ANGLE AND PROTECT ANGLE IS BASED ON A SUITY
FILED "TOWNSHIPS AND TOWNSHIP SUITY, 300 MOUNT PLANNING ANGLE & MARCELLA ANGLE,
THE 1015 & 2, BLOCK 48, TOWNSHIP OF WEST OMAHA, KANSAS COUNTY, NEW JERSEY" BY CC
STEWART & ASSOCIATES INC. CHARLES P. STEWART, PLS. DATED 01/11/2017.



EXISTING CONDITIONS PLAN

CALL: 1-833-

PROJECT: 25-23-119 GOODARD WEST ORANGE AMENITY-23-119 C100 BLDG. COCASO NOTED: 6/1/2024 3:34 PM



[Signature]



100

PROJECTS: 4/1/2024 3:34 PM COCASO DND: 119 COCA DND: 119 COCA DND: 119

ISSUE			
NO.	DATE	DESCRIPTION	INT.
1	19-11-2018	INITIAL INVESTMENT	CRD

REVISION			BYT.
NO	DATE	DESCRIPTION	

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GODDARD SCHOOL ANNEX

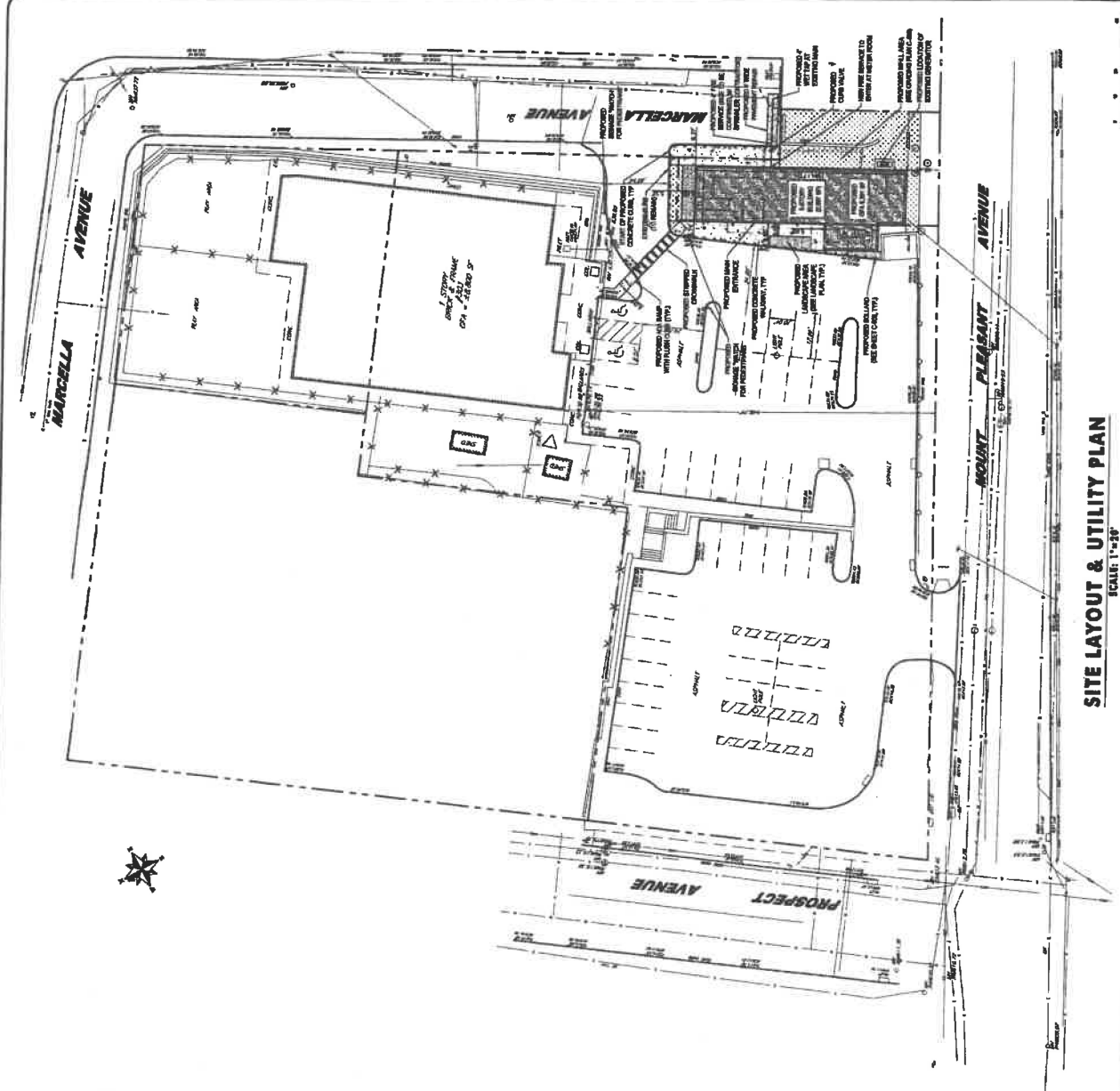
255 MOUNT PLEASANT AVENUE WEST ORANGE, NEW JERSEY BLOCK 83, LOTS 1 & 2.01	1" = 20'	G.P.G.
GSUN 723-119	Approved By:	
Change 3:		
C.R.O.		

SITE LAYOUT & UTILITY PLAN

C-300

0-3000
4 OF 10
Issued Date: APRIL 04, 2004

DESIGN OF MEMBERS



SITE LAYOUT & UTILITY PLAN

- [illegible]

NO	DATE	DESCRIPTION	INT.	CRO
1	20-01-2010	INTIAL DISCUSSION		

NO.	DATE	DESCRIPTION	INT.
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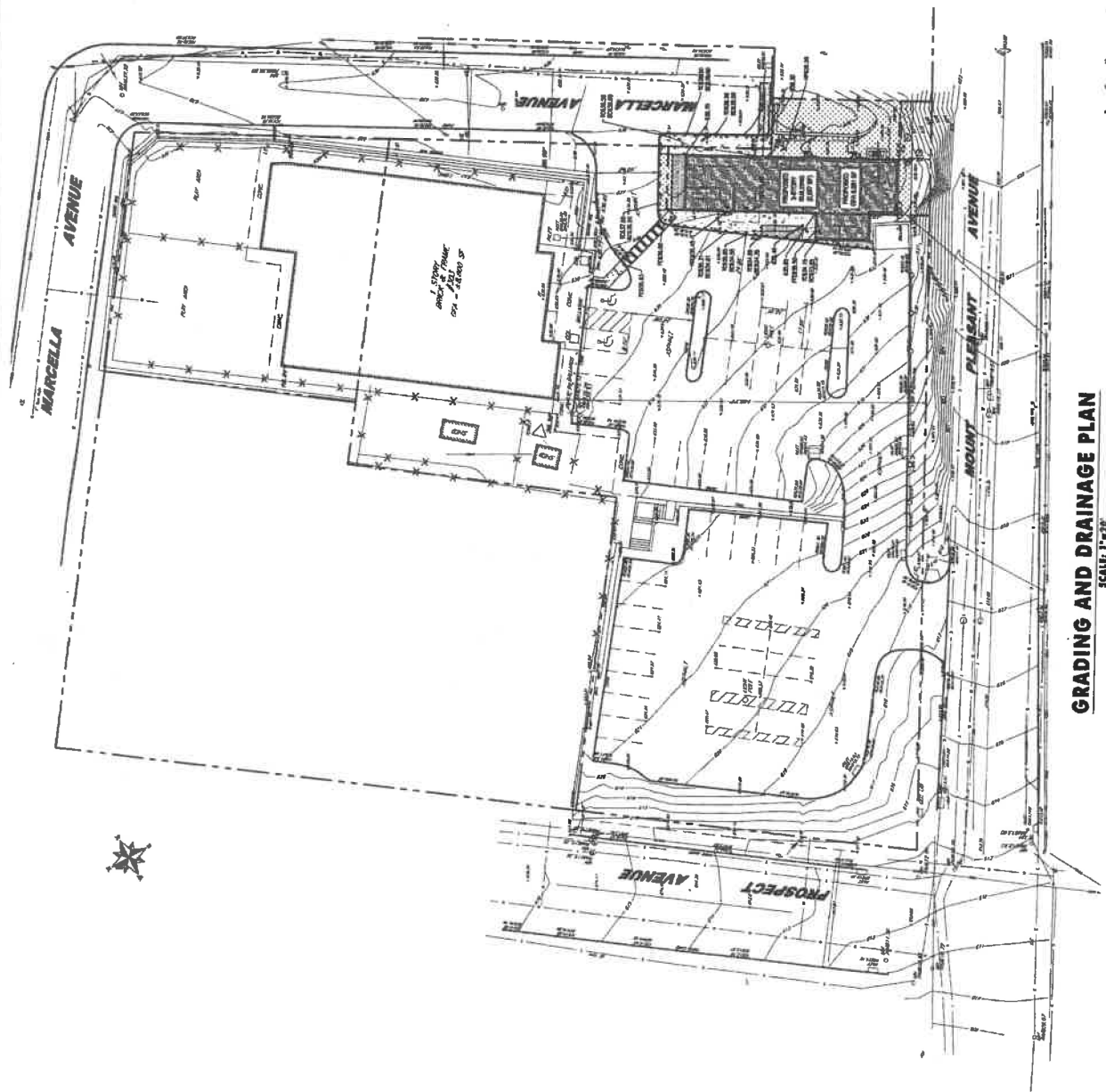
WILLIAMS & WILKINS
WILLIAMS & WILKINS, INC., 1001
N. W. 10th St., Miami, FL 33136
TEL: (305) 371-1111, FAX: (305) 371-1112
WWW.WILLIAMSANDWILKINS.COM

GODDARD SCHOOL ANNEX
288 MOUNT PLEASANT AVENUE
WEST ORANGE, NEW JERSEY
BLOCK 43, LOT 1 & 2

GRADING AND DRAINAGE
PLAN

C-400

ENGINEER OF RECORD
Gerard P. Gerardo
GERARD P. GERARDO, PE
MTC #00000000



GRADING AND DRAINAGE PLAN

NOTES

- [illegible]

5/20/2023 4:23:19 PM CORDO WEST CHARGE ANNUAL/CPA/23-19 CORDO LANSING/DANA CORDO CORDO 4/1/2023 3:32 PM



Jamel Kizel
ARCHITECTS AND ENGINEERS
4200 LEXINGTON AVENUE
SUITE 1000
NEW YORK, NY 10017
TEL: 212-696-1666
WWW.JAMELKIZEL.COM

Architecture
Engineering
Interior Design
Implementation Services

Professional Seal of the State of New York

ISSUE		REV.
NO.	DATE	DESCRIPTION
1	04/17/2017	INITIAL SUBMISSION

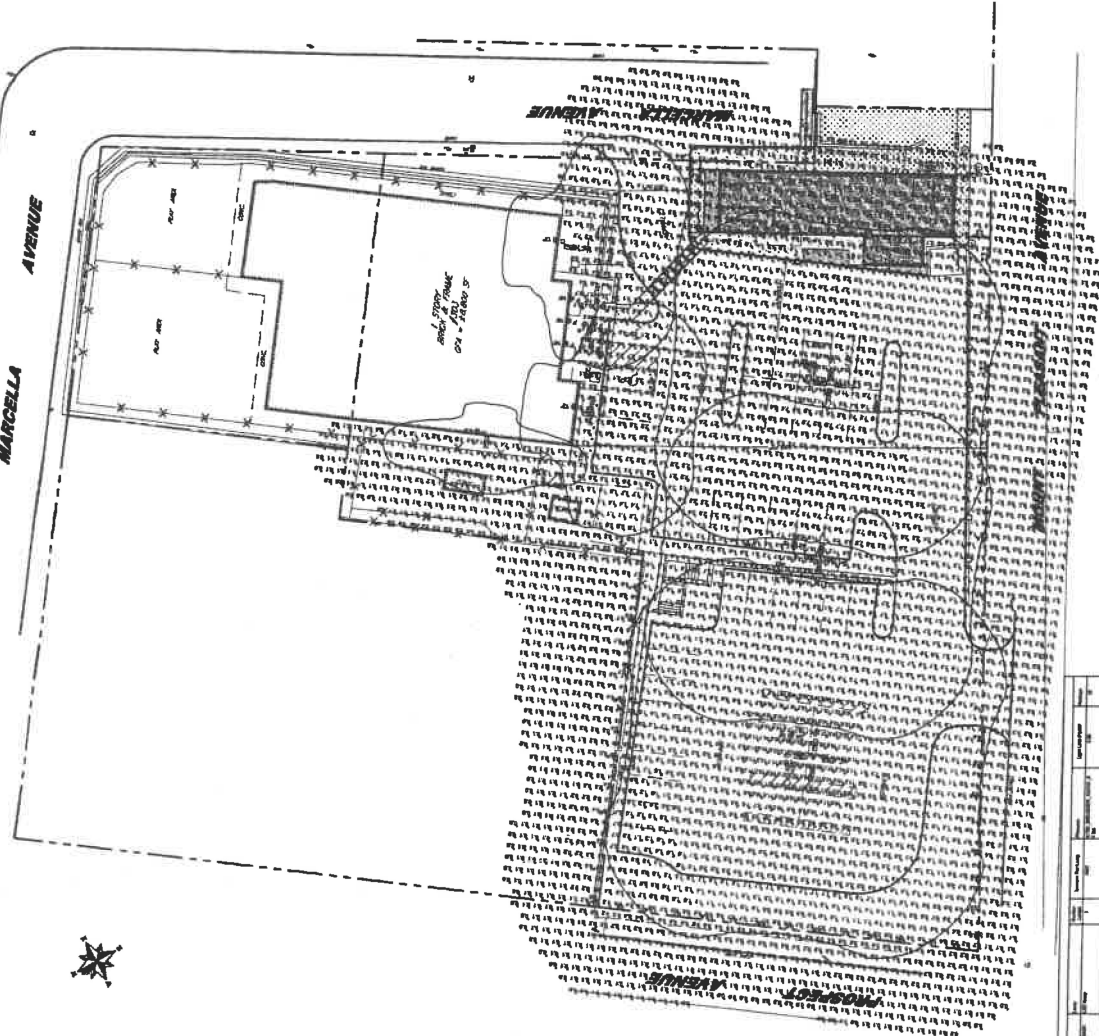
REVISION		REV.
NO.	DATE	DESCRIPTION

CONTRACTOR
GODDARD SCHOOL ANNEX
288 MOUNT PLEASANT AVENUE
WEST JERSEY
ROCKY HILL, CT 06151
TEL: 203-261-1111
WWW.GODDARDSCHOOL.COM

PROJECT	GODDARD SCHOOL ANNEX
LOCATION	288 MOUNT PLEASANT AVENUE WEST JERSEY ROCKY HILL, CT 06151
DATE	4/17/2017
BY	GRAND-119
CHECKED BY	GRAND-119
SCALE	AS SHOWN

LIGHTING PLAN
C-650
1 OF 16
DATE: APRIL 17, 2017

DESIGNER OF RECORD
JAMEL KIZEL
ARCHITECTS AND ENGINEERS
4200 LEXINGTON AVENUE
SUITE 1000
NEW YORK, NY 10017
TEL: 212-696-1666
WWW.JAMELKIZEL.COM



- LEGEND**
1. LIGHTING TO BE PROVIDED WITH PHOTO CELLS SHOWN TO BE IN OPERATION.
 2. LIGHTING TO BE PROVIDED WITH CALCULATED LUMINOUS FLUX. LUMINOUS FLUX SHALL BE LISTED ON THE LIGHTING FIXTURE SPECIFICATION SHEET. THE LUMINOUS FLUX SHALL BE LISTED ON THE LIGHTING FIXTURE SPECIFICATION SHEET. THE LUMINOUS FLUX SHALL BE LISTED ON THE LIGHTING FIXTURE SPECIFICATION SHEET.
 3. IN ADDITION TO NOTE 2 ABOVE, THE THREE (3) LUMINOUS FLUX VALUES AS SHOWN ON THIS PLAN SHALL BE LISTED AS SHOWN ON THIS PLAN. BUSINESS HOURS SHOWN IN NOTE 2 ABOVE.

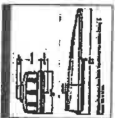
Fixture	Qty	Wattage	Footcandle	Notes
1	1	100	10	
2	1	100	10	
3	1	100	10	
4	1	100	10	
5	1	100	10	
6	1	100	10	
7	1	100	10	
8	1	100	10	
9	1	100	10	
10	1	100	10	

Fixture	Qty	Wattage	Footcandle	Notes
1	1	100	10	
2	1	100	10	
3	1	100	10	
4	1	100	10	
5	1	100	10	
6	1	100	10	
7	1	100	10	
8	1	100	10	
9	1	100	10	
10	1	100	10	

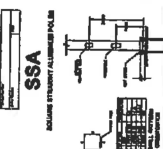
1. Lighting Fixtures shall be of the type shown on the drawings and shall be installed in accordance with the manufacturer's instructions. The lighting fixtures shall be installed in accordance with the manufacturer's instructions. The lighting fixtures shall be installed in accordance with the manufacturer's instructions.

Autobahn Series AT80
Recessed Lighting

Autobahn Series AT80 is a recessed lighting fixture that is designed to provide a wide range of lighting options. It is available in a variety of finishes and is designed to be installed in a variety of locations. The fixture is designed to provide a wide range of lighting options. It is available in a variety of finishes and is designed to be installed in a variety of locations.



SSA



SSA (Structural Steel Assembly) is a connection detail that is used to connect structural steel members. It is designed to provide a strong and reliable connection between the members. The SSA is designed to provide a strong and reliable connection between the members.



SSA (Structural Steel Assembly) is a connection detail that is used to connect structural steel members. It is designed to provide a strong and reliable connection between the members. The SSA is designed to provide a strong and reliable connection between the members.

Fixture	Qty	Wattage	Footcandle	Notes
1	1	100	10	
2	1	100	10	
3	1	100	10	
4	1	100	10	
5	1	100	10	
6	1	100	10	
7	1	100	10	
8	1	100	10	
9	1	100	10	
10	1	100	10	



Valid Date: APRIL 01, 2004

ENGINEER OF RECORD
[Signature]
GERARDO P. GEBARDO, PE
14-000000000000000000



N.T.S.



Jamel Kizel
ARCHITECTS AND ENGINEERS P.C.
1000 WEST 10TH AVENUE
DENVER, CO 80202
TEL: 773.594.4466
WWW.JAMELKIZEL.COM

Architecture
Interior Design
Landscape Architecture
Implementation Services

1000 West 10th Avenue, Suite 1000, Denver, CO 80202

ISSUE	DATE	DESCRIPTION	BY	CHK
1	01/11/11	ISSUED FOR PERMIT	JK	CD

REVISION	DATE	DESCRIPTION	BY	CHK
1	01/11/11	ISSUED FOR PERMIT	JK	CD

PROFESSIONAL SEAL
ARCHITECTS & ENGINEERS P.C.
1000 WEST 10TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: 773.594.4466
WWW.JAMELKIZEL.COM
JAMEL KIZEL, P.E., P.E.
JAMIE KIZEL, P.E.
JAMIE KIZEL, P.E.
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JAMIE KIZEL, P.E.

GODDARD SCHOOL ANNEX
3800 WEST PLUMMER AVENUE
DENVER, CO 80231
BLOCK 81, LOT 11 & 12

PROJECT NO. 1000-110
DATE: 01/11/11
AS NOTED
C.R.O.
G.P.O.

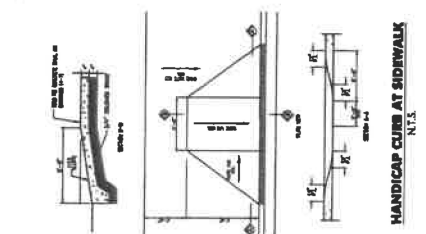
CONSTRUCTION DETAILS

C-900
8 OF 10

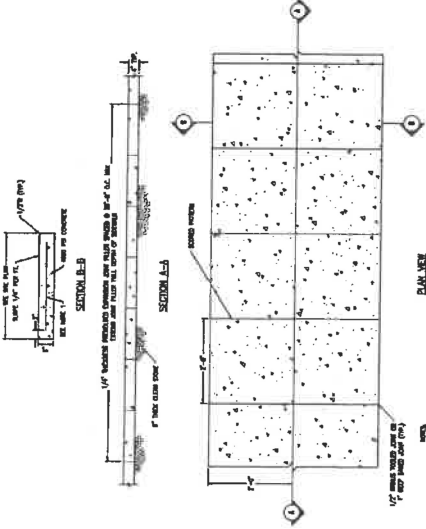
ISSUED DATE: 01/11/11

DESIGNED BY: JK

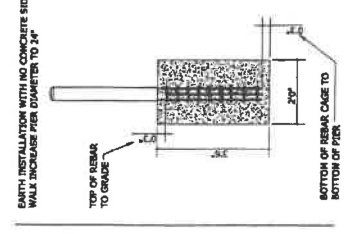
ENGINEER OF RECORD:
GERARD P. GEMARCO, P.E.
G.P.G.



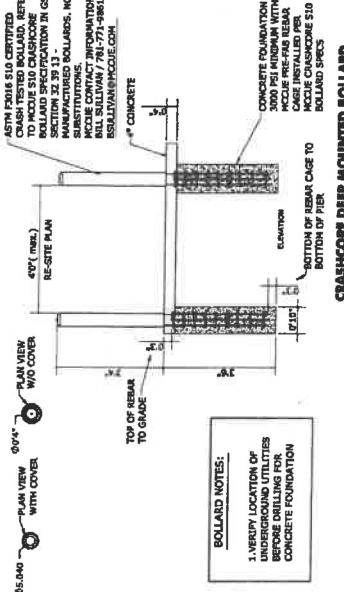
HANDICAP CURB AT SIDEWALK
N.T.S.



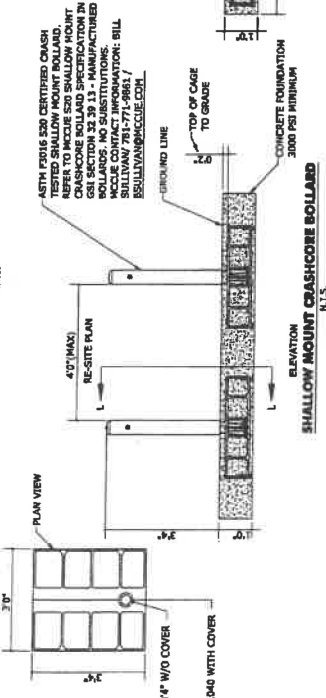
CONCRETE SIDEWALK
N.T.S.



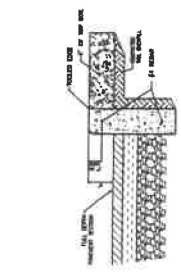
EARTH INSTALLATION WITH NO CONCRETE SIDE WALK INCREASE PIER DIAMETER TO 24"



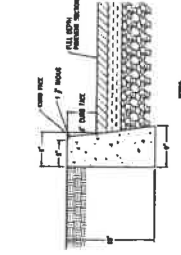
CRASHCORE DEEP MOUNTED BOLLARD
N.T.S.



SHALLOW MOUNT CRASHCORE BOLLARD
N.T.S.



6" CONCRETE CURB
N.T.S.



TRAFFIC SIGN MOUNTING DETAIL
N.T.S.



Jamel Kizel
ARCHITECTURAL FIRM, INC.
1500 WEST 10TH AVENUE
DENVER, CO 80202
TEL: 727-594-4999
www.jkfirm.com
Architectural
Engineering
Interior Design
Landscape Services

3/20/2019 10:00 AM 10/10/2019 10:00 AM

ISSUE	
NO.	DATE
1	10/10/2019
2	10/10/2019

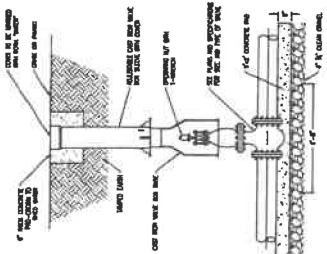
REVISION	
NO.	DATE
1	10/10/2019
2	10/10/2019

CONSTRUCTION
GENERAL NOTES:
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE CITY OF DENVER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND TRAFFIC CONTROL DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES.

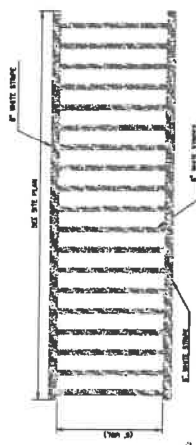
GOODARD SCHOOL ANNEX
2800 WEST 10TH AVENUE
WEST CHAMPE, NEW JERSEY
BLOCK 60, LOTS 1 & 2
SHEET NO. 119
AS NOTED
C.R.O.
09/10/2019

CONSTRUCTION
DETAILS
C-901
10 OF 19
10/10/2019

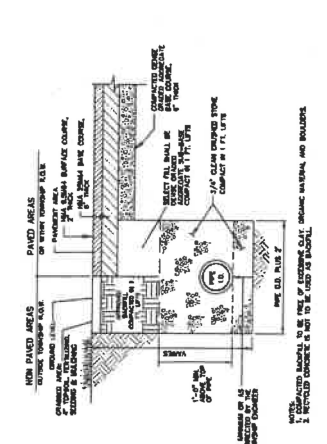
REVISIONS OF RECORD
10/10/2019



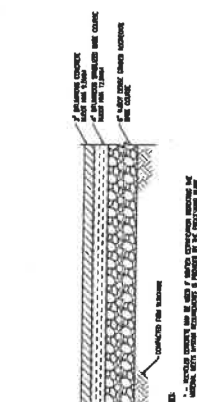
CURB VALVE DETAIL
N.T.S.



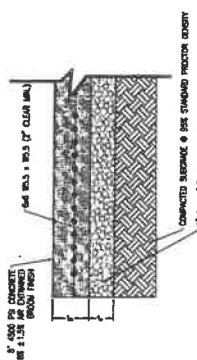
PEDESTRIAN CROSSWALK DETAIL
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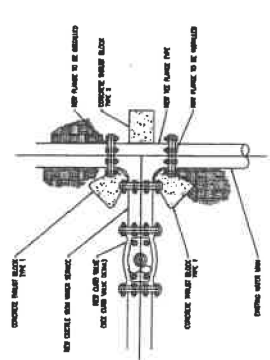
TRENCH/BACKFILL SECTION
N.T.S.



ASPHALT PAVEMENT SECTION (ON-SITE)
N.T.S.



CONCRETE SLAB FOR GENERATOR
N.T.S.



WATER MAIN CONNECTION DETAIL
N.T.S.