



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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TO: Applicant
Zoning Official
Planning Board
Planning Board Engineer
Township Engineer

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: March 18, 2024

RE: **PB 24-01/West Essex Highlands, Inc.**
Block: 179; Lot: 32; Zone: IH-1
Warner Road
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a meeting on March 12, 2024. At this meeting, the SPRAB reviewed the above application with the applicant's attorney and engineer. The applicant is proposing to develop a 496-unit inclusionary multifamily residential development on a vacant 120-acre property in the northwest corner of the Township.

The following site plan and design issues were discussed at this meeting:

- **Parking:** It was noted that the submitted site plan (Sheet 3 of 66) has an inconsistency regarding the total number of proposed parking spaces for the property. Specifically, the "Zoning Schedule" table lists the total as 1,035 parking spaces, while the "Overall Development Summary" indicates a total of 1,078 parking spaces. The applicant indicated this issue would be addressed. The applicant was asked whether there would be designated guest parking and it was stated there would be assigned interior parking spaces.



- Affordable units: The applicant was asked to confirm the number of affordable units to be provided, as 97 are shown on the submitted plans, while the number must be 100 according to the applicant's settlement agreement with the Township. The applicant confirmed the number should be 100 and the plans will be amended accordingly.
- Buffer: It was noted that a minimum buffer width around the entire tract boundary of 100 feet is required, while Building D on Sheet 4 of the site plan is setback 91.9 feet from the northern property line, which encroaches in the buffer. The applicant indicated that the required buffer would be provided.
- Sewer: Questions were raised regarding the sanitary sewer calculations and the capacity for additional flow in the system, including at any affected pump stations.
- Dog kennel and park: There were questions about the proposed dog kennel and dog park in the development, and to whom these facilities would be available. The applicant stated this topic would be addressed at the Planning Board public hearing for the application.
- Other issues: Additional information was requested regarding the proposed driveway exiting Building C shown on Sheet SP-5 of the site plan where it crosses the sidewalk and what is proposed at the wetlands crossing on Sheet SP-6 of the site plan.

The applicant's professionals were asked to submit additional information and revised plans, as necessary, in order for the application to be scheduled for public hearing at a future Planning Board meeting.

