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July 30, 2024

Ms. Diana Chandler-Zimmerman
Board Secretary
Township of West Orange Zoning Board of Adjustment
66 Main Street
West Orange, NJ 07052

Re: **Site Plan Review Advisory Board Report**
325 Mount Pleasant Ave
Block #155, Lot 26.01
ZB-24-06

Dear Ms. Chandler-Zimmerman,

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting on July 9, 2024. At this meeting, the SPRAB reviewed the above application with the applicant's attorney, project manager, civil engineer, electrical engineers, landscape architect, professional planner, and acoustical engineer. The Applicant filed an application with the West Orange Board of Adjustment for a preliminary and final site plan approvals with C and D variances in connection with upgrades at their facilities at 325 Mount Pleasant Avenue within the Township's O-R, PURD, and R-5 zones.

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

Site Plan: Applicant will revise site plan to refer to a one-story switch gear, not two-story.

Tree removals: The Board discussed the extent and location of the tree removals, primarily along the Mount Pleasant Avenue frontage. The applicant states these removals were necessary for the mandatory installation of the bioretention basins. Some trees being removed are ash trees, trees of heaven or dead trees that posed hazards to pedestrians. Applicant will need to be prepared to provide detailed explanation for the tree removal and replacements. Additional buffering and screening was recommended as feasible.



Vehicular circulation: The applicant was asked about material of the drive paths, which was stated to be macadam at a width of 16-feet. There was no plan for interior traffic control. The applicant was asked about needing an access permit to NJDOT onto Mount Pleasant Avenue (NJ 10). Site plan does not indicate any traffic control devices at the driveway onto Mount Pleasant Avenue.

Pedestrian circulation: The Board discussed pedestrian circulation around the perimeter. The applicant confirmed there are sidewalks along Mount Pleasant Avenue and Prospect Avenue.

Emergency Access: The board asked about emergency access onto the site. The applicant should be prepared to address vehicular access at the hearing.

Fencing: Existing and deteriorating fencing to be replaced by eight-foot tall black metal fencing around the perimeter of the site as marked.

Other items: The applicant confirmed the photosimulations are representative of the proposed improvements on site.

July 23rd, 2024 Call with Noreen Merainer, PSE&G Planner:

- Discussed landscape plans. Will colorize landscape plans for the Board
- Will include drive path road profiles in application
- Will add a stop sign at end of driveway onto Mount Pleasant Avenue

The applicant indicated its professionals will submit additional information and revised plans, as necessary, with the intention of being scheduled for an upcoming Zoning Board of Adjustment meeting.

Respectfully submitted,

George Wheatle Williams, PP, AICP
Principal, Nishuane Group, LLC.



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