

Memorandum

From: West Orange Pedestrian Safety Advisory Board

To: West Orange Planning Board

RE: PB-25-02 Orange Prospect LLC - 111 Prospect Avenue

Date: May 5, 2025

Based on review of the Site Plan prepared by Petry Engineering LLC, dated January 31, 2025, in support of the planning board application PB-25-02 Orange Prospect LLC, West Orange Planning Board members offer the following comments for consideration:

- The internal pedestrian circulation appears to be acceptable.
- The fire truck access appears to be acceptable. We defer to fire official for review.
- We request the pedestrian accommodation to and from the site along CR 577/ Prospect Avenue. A sidewalk could be provided behind the row of buffer evergreen trees along the southern 'parking lot A'. There appears to be sufficient room to narrow the circulation drive aisle and pull back the parking row adjacent to the roadway.
- There is also a 12-foot reservation to the County for future roadway widening. Is that for an additional travel lane, or for a new shared-use path? Either would take similar space and would be accommodated with that 12-foot dedication.
- The West Orange Township Complete and Green Streets policy, along with Essex County Complete Streets Policy, should be considered.
- The self-parking (Lot C Public Parking) spaces were less convenient to the main entrance than the valet (Lot B) parking spaces.
- Lot A (Employee lot) It's closest to the rear entrance, assuming that is the service entrance. This makes sense.
- Lot B (Valet Lot) that seems like it should be the self-parking lot. The ADA spaces are closer to the entrance. If an ADA driver wants to self-park, they would be mixing with the valet parking.
- Lot C (Public Parking) the location of this lot away from the entrance should be the valet lot. If Lot C is self-parking, they need a path from Lot C to the building entrance. A painted crosswalk like at a shopping center.
- Lot D (Cross-Access Easement) that is shared with the Residence Inn next door. That also should be valet. That way they can control which spaces are for the Residence Inn.
- Has 100% valet parking been considered?