



**Consulting & Municipal
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MEMORANDUM

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

**From: Ryan MacNeill, PE For
John J. Hess, PE, PP, CME
Zoning Board Engineer**

Date: December 3, 2025

**Re: Application No. ZB-25-08
127 Mitchell Street, LLC
Preliminary and Final Site Plan with 'C' and 'D' Variances - Review #1
512 & 516 Pleasant Valley Way
Block 154.06, Lots 11 & 12
Our File: 115.WRZ0154.V01**

**CC: Geniece Gary-Adams – Director of Planning & Development/Zoning Official
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Municipal Engineer
Steven K. Warner, Esq. – Zoning Board Attorney
127 Mitchell Street, LLC – Applicant
William C. Sullivan, Jr., Esq. – Applicant's Attorney
Michael T. Lanzafama, PE, PLS, PP – Applicant's Engineer
Laurance D. Appel, RA – Applicant's Architect**

Our office has received for review the following documents which were submitted in support of the above referenced application for Preliminary and Final Site Plan with 'C' and 'D' Variances:

- A set of Preliminary and Final Site Plan drawings (9 sheets) prepared by Michael T. Lanzafama, PE, PLS, PP with Casey & Keller Incorporated of Millburn, New Jersey dated July 17, 2025.
- A set of architectural plans (5 sheets) prepared by Laurance D. Appel, RA with Appel Design Group Architects of Florham Park, New Jersey and bearing a latest revision date of August 14, 2025.
- A Planning Report prepared by John McDonough, LA, AICP, PP with John McDonough Associates, LLC dated October 23, 2025.
- A Stormwater Management Report prepared by Michael Lanzafama, PE, PLS, PP with Casey & Keller, Incorporated dated August 11, 2025.

CONSULTING AND MUNICIPAL ENGINEERS LLC

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

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- A completed Application Form dated September 16, 2025.
- A Written Proposal and Reasons for Relief.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A print of a Buffer Report from the Office of the Assessor which lists the properties within 200 ft of Block 154.06, Lots 11 & 12 dated September 5, 2025.
- A copy of Zoning Board of Adjustment Resolution ZB-91-22 dated January 23, 1992.
- A copy of Planning Board Resolution PB-07-10T dated April 11, 2007.
- A copy of Planning Board Resolution PB-07-41T dated December 12, 2007.
- A copy of Planning Board Resolution PB-09-25T dated December 2, 2009.
- A copy of a Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated September 10, 2025 which states that the taxes are paid until October 31, 2025.

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

A. PROJECT DESCRIPTION

The property in question is comprised of two rectangular lots which front on the easterly side of Pleasant Valley Way approximately 550 feet from the intersection with Eagle Rock Avenue. Lot 11 has an area of 8,770 sf or approximately 0.20 acres and is currently developed with a 2-story mixed-use building containing office space on the first floor and a residential dwelling on the second floor. Additional improvements include an asphalt parking area with eleven (11) total parking spaces including one (1) ADA parking space and a shed. Lot 12 has an area of 7,472 sf or approximately 0.17 acres and is currently developed with a 1-story single-family residential dwelling with an associated asphalt driveway and a shed. Both lots are located within the OB-1 Zoning District.

The Applicant is seeking Preliminary and Final Site Plan approval with 'C' and 'D' variances to demolish the existing 1-story single-family residential dwelling on Lot 12 and the parking area associated with the mixed-use building on Lot 11 and construct a building addition to the existing mixed-use building on Lot 11. The cellar and first floor of the building addition will consist of office space and the second floor will include two (2) new apartment units. Additional improvements include an asphalt parking area with twenty-two (22) total parking spaces including one (1) ADA parking space with EV charging capabilities and one (1) standard parking space with EV charging



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capabilities. Access is provided to the parking area via a proposed full movement driveway from Pleasant Valley Way.

B. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:
 - a) Item #14 – *Affidavit of ownership.*
 - b) Item #45 – *Landscape plan & details prepared by a professional Landscape Architect.*
 - c) Item #46 – *Solid waste management plan.*
 - d) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*
2. The Applicant has requested the following waiver from the Township's Site Plan/Subdivision Checklist:
 - a) Item #49 – *Vehicular and pedestrian circulation patterns.*
3. The Applicant should address the board regarding the existing building to remain and if any improvements are proposed to the same.
4. The Applicant should address the Board regarding the proposed frequency and hours for deliveries to the site.
5. The Applicant should provide testimony regarding the parking spaces associated with the residential component of the development. Clarification should be provided regarding whether each residential dwelling unit will have reserved parking spaces.
6. The Applicant should clarify if Lot 11 and Lot 12 will be consolidated should the application be approved.
7. The Drawing Index on the Area Map (sheet 1) should be revised to reflect the number of sheets within the plan set. Our office notes that the Drawing Index indicates 11 total sheets while only 9 sheets were submitted. This discrepancy should be resolved.
8. It shows on the Site Plan (sheet 5) that a trash area is proposed in the easterly portion of the parking area. The Applicant should provide testimony to the Board to demonstrate that the proposed trash area will have adequate capacity to accommodate the trash and recyclables that will be generated at the site. Additionally, the plans should be revised to clarify if a trash enclosure will be installed.



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9. The Applicant should provide a circulation plan that shows how the largest vehicle that will access the site will traverse the parking area and where they will stage (specifically emergency vehicles, delivery vehicles and trash trucks accessing the trash area).
10. The plans should be revised to indicate a minimum strength of 4,500 psi for all proposed concrete improvements.
11. The plans should be revised to include construction details for the following:
 - a) Trash area.
 - b) Utility trench restoration.
 - c) Electric vehicle charging station.
 - d) Depressed concrete curb (on-site).

C. STORMWATER MANAGEMENT COMMENTS

1. On May 20, 2025, the Township of West Orange adopted Ordinance 2918-25 which amended the Township's Stormwater Control Ordinance (SCO). This Ordinance defines a major development as an individual development, including redevelopment, that individually or collectively results in:
 - a) The disturbance of 0.5 acre of land since February 2, 2004.
 - b) The creation of 5,000 square feet or more of "regulated impervious surface" since February 2, 2004.
 - c) The creation of 5,000 square feet or more of "regulated motor vehicle surface" since March 2, 2021, or
 - d) A combination of b and c above that totals 5,000 square feet or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre or more.

The Stormwater Management Report indicates that 4,746 sf of regulated impervious coverage and 6,473 sf of motor vehicle surface coverage is proposed. As a result, this project appears to be classified as a major development and must comply with the requirements outlined under the Stormwater Control Ordinance (Section 25-29). In addition, the Applicant must submit an Application for Stormwater Permit and must pay the stormwater permit fee stipulated in Resolution 153-25 which was adopted by the Township on June 24, 2025.

2. A soil report must be provided in accordance with Section 25-29.10 of the Township Code. Further, permeability testing should be provided to verify the exfiltration rates utilized within the hydrograph routings.



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3. The Stormwater Management Report should be revised to indicate that the project is classified as a major development in accordance with the Township's Stormwater Control Ordinance (Section 25-29).
4. The Stormwater Management Report should be revised to verify compliance with the applicable groundwater recharge standards.
5. The Stormwater Management Report should be revised to indicate how the proposed BMPs comply with the applicable green infrastructure (GI) standards.
6. The hydrograph routings provided within the Stormwater Management Report should be revised to model impervious areas and pervious areas separately.
7. The Stormwater Management Report should be revised to include a stormwater runoff quantity analysis for the pre-construction and post-construction projected 2-, 10-, 25- and 100-year storm events.
8. The existing and proposed drainage area maps should be revised to label each segment of the time of concentration flow path including indicate the flow type, length of segment and slope of segment. Additionally, existing and proposed time of concentration calculations should be provided for review.
9. Revise the Grading, Drainage, Soil Erosion & Sediment Control Plan (sheet 6) to include invert elevations for all pipes, including roof leaders and at the underground basin connection.
10. Revise the plans to ensure that all inlet grates are set higher than the 100-year water surface elevation within the basins.
11. The proposed inlet located at the bottom of the proposed staircase provides 6" of cover over the top of the pipe. The concrete sidewalk detail on sheet 8 indicates that 4" of concrete and 4" of stone is required for concrete sidewalk installation. Therefore, it appears that additional cover should be provided over the pipe.
12. The design of the proposed underground basin should be clarified. The basin is indicated on the Grading, Drainage, Soil Erosion & Sediment Control Plan (sheet 6) as a detention basin, however, it will be constructed with perforated pipes (infiltration) and is modeled with exfiltration within the hydrograph routings. Our office notes that underground detention basins are only permitted when granted a waiver or variance from NJAC 7:8-5.3.
13. Groundwater mounding and duration of infiltration period calculations should be provided for all proposed infiltration systems.
14. Revise the plans to clarify how roof runoff will be pre-treated prior to infiltration.



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15. Revise the permeable pavement detail on the Construction Details (sheet 8) to indicate the separation from the bottom of the system to the seasonal high water table elevation. Additionally, the detail should be revised to indicate that filter fabric should be installed on the sides of the storage bed.
16. Revise the Grading, Drainage, Soil Erosion & Sediment Control Plan (sheet 6) to provide at least one inspection port within the permeable pavement system. Further, the permeable pavement detail should be revised accordingly.
17. Pipe capacity calculations should be provided for review.
18. As stipulated under the Stormwater Control Ordinance (Section 25-29), the Applicant must submit a maintenance plan for the stormwater management system. We note that the maintenance plan and any future revisions must be recorded upon the deed of record for the property. Prior to recording, the form of the deed must be approved by the Board Attorney and our office.
19. The plans should be revised to include construction details for the following:
 - a) Stormwater management basin.
 - b) Inlet with 6" orifice and 12" outflow.

D. LANDSCAPING COMMENTS

1. The Lighting & Landscape Plan (sheet 7) should be revised to demonstrate compliance with Section 25-11.3 of the Township Code.
2. Revise the Lighting & Landscape Plan (sheet 7) to provide a four-season buffer around the proposed trash area.
3. Revise the Lighting & Landscape Plan (sheet 7) to indicate the proposed disposition for all open areas, such as lawn, mulch, stone, sod, etc.
4. Revise the tree planting detail on the Lighting & Landscape Plan (sheet 7) to include a rigid, plastic, open mesh truck guard to prevent irreparable damage from buck rub.

E. LIGHTING COMMENTS

1. In accordance with Section 25-14.1b of the Township Code, the Lighting & Landscape Plan (sheet 7) should be revised to indicate all lighting fixtures will be directed downward and equipped with shielding so as to prevent the direct source of light from being visible from any point beyond the property lines of the premises upon which the light is located.
2. In accordance with Section 25-14.3 of the Township Code, the Lighting & Landscape Plan (sheet 7) should be revised to provide a minimum illumination of 0.6 fc within pedestrian walkways and a minimum illumination of 1.5 fc within the parking area.



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3. Revise the Lighting & Landscape Plan (sheet 7) to indicate proposed lighting timers and hours of operation.
4. Revise the 'Area Light Foundation Detail' on the Lighting & Landscape Plan (sheet 7) to indicate a concrete strength of 4,500 PSI.
5. Revise the plans to provide the catalog cuts for all proposed light poles and fixtures, for further review. Also, include ordering information for the proposed light pole.
6. Revise the plans to indicate proposed color and finish for all fixtures and poles.

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