



ARCHITECTURE
ENGINEERING
SPACE PLANNING
INTERIOR DESIGN
IMPLEMENTATION SERVICES

PRINCIPALS
MARVIN JARMEL, IIDA
MATTHEW B. JARMEL, AIA, MBA
IRWIN H. KIZEL, AIA, PP
RICHARD A. JARMEL, PE

NJ STATE BOARD OF
ARCHITECTS CERTIFICATE OF
AUTHORIZATION NUMBER 161

NJ STATE BOARD OF
PROFESSIONAL ENGINEERS AND
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION
GA278177

42 Okner Parkway
Livingston, NJ 07039

TEL: (973) 994-9669
FAX: (973) 994-4069

www.jarmelkizel.com

January 29, 2026

Ms. Jamilet Baquerizo Vita, Planning Board Secretary
West Orange Planning & Development Department
66 Main Street, Room 214
West Orange, NJ 07052

Re: **Planning Board Application No. PB-25-11**
525 Northfield Avenue
West Orange, NJ 07052
Block# 159.04, Lot# 1.01, 1.02 & 1.03

Dear Ms. Baquerizo Vite:

This memo has been prepared to address review comments in accordance with a review memo prepared by CME Associates, dated December 22, 2025 for the above referenced project. Attached please find the Preliminary and Final Site Plans dated 1/29/2026. We incorporated the review comments and provided responses.

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 #46 – *Solid waste management plan.*
- b) Item #49 – *Vehicular and pedestrian circulation patterns.*

RESPONSE- Vehicle Turning analysis has been provided in the site plan set sheet C-950. Testimony shall be provided.

2. The Applicant has requested the following submission waivers from the Site Plan/Subdivision Checklist:

- a) Item #31 – *Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property.*
- b) Item #45 – *Landscape plan & details prepared by a professional landscape architect.*
- c) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances.*

RESPONSE- No action taken. Shall be a condition of approval if required

3. RESPONSE-Variations have been requested by the applicant as part of this application.

4. The eastern portion of the proposed building appears to be located within an AE Flood

Hazard Area and Floodway. The plans should be revised to show the flood hazard area and floodway to demonstrate that the proposed development complies with the Township's flood regulations. In addition, a note should be added to the plans indicating that approval from the Township's Floodplain Administrator will be obtained prior to construction.

RESPONSE- The NJDEP has confirmed that the property is not within the flood hazard area. NJDEP applicability determination has been previously provided

5. The plans referenced within the NJDEP Flood Hazard Area Applicability Determination should be submitted to the Board for review.

RESPONSE-The survey referenced in NJDEP memo has been provided to the Engineer. Attached is a copy

6. It appears that the subject property is located within the St. Cloud Historic District. Therefore, the Applicant shall obtain approval from the Township's Historic Preservation Commission for the proposed development.

RESPONSE-Per an email sent from the Historical Preservation Commission by Brian Feeney on December 29, 2025, "This property is not located within an historic district and it is not a designated Local Historic Landmark"

7. The Applicant should address the Board regarding the anticipated hours of operation for the proposed commercial uses at the site.

RESPONSE-Testimony shall be provided

8. The Applicant should address the Board regarding whether the proposed parking spaces will be assigned to each unit.

RESPONSE-Testimony shall be provided

9. The Applicant should address the Board regarding how deliveries will be handled to the site.

RESPONSE-Testimony shall be provided

10. The Applicant should address the Board regarding the anticipated times for the trash and recyclables pickup.

RESPONSE-Testimony shall be provided

11. The Applicant should address the Board regarding whether any of the EV parking spaces are make-ready. If so, the Applicant should provide testimony to the Board regarding the timeline to convert the spaces from make-ready to EVSE.

RESPONSE-Testimony shall be provided

12. Sheet C-100 of the civil plans notes that no easement exists for the existing culvert that extends through the center of the property. The Applicant should address the Board regarding the ownership of the culvert. Further, the plans should be revised indicating any proposed modifications to the existing inlets along the culvert.

RESPONSE-Testimony shall be provided. The inlets grates are being adjusted to the new elevations as required

13. The Applicant is proposing the development on steep slopes greater than 10%. Therefore, the Applicant is required to submit the exhibits as specified in § 25-28.7b of the Land Use Regulations, which include but are not limited to:

a) Identification of soil types on the property, with specific reference to highly erodible

soils.

b) Plans and specifications for any retaining walls, steps, or other soil protective structures proposed.

c) A stabilization and revegetation plan.

d) A maintenance plan to ensure that the slope is maintained in a safe and stable condition over the years.

RESPONSE-A memo has been prepared by the Geotech to address ordinance 25-28.7 and is attached

14. The survey reference on the civil plans should be revised to include the date of the survey.

RESPONSE-Provided

15. There is a discrepancy between Sheet C-001 of the civil plans, the Stormwater Maintenance Plan and Field Manual, and the application regarding the identity of the Owner and the Applicant. This discrepancy must be resolved.

RESPONSE-Updated

16. The Zoning Schedule on sheet C-002 of the civil plans should be revised to demonstrate that the effective lot area is being utilized as described in §25-28.8d of the Land Use Regulations.

RESPONSE-The effective lot area is being used in our lot calculations

17. It appears that a portion of the existing sidewalk along the site frontages is damaged. Our office recommends that any damaged sidewalk should be replaced for safety reasons.

RESPONSE-A note has been added on sheet C-300 to repair any damaged sidewalk

18. The civil plans should be revised to provide Belgian block curbing along Sheridan Avenue to match existing conditions.

RESPONSE-Provided

19. Sheet C-300 of the civil plans should be revised to have a "no left turn" sign at the egress of the easterly driveway.

RESPONSE-Sign and detail provided

20. It appears that on sheet C-300 of the civil plans that there is a proposed pedestrian walkway at the northwesterly corner of the development connecting to the parking lot. Our office recommends extending the walkway to connect to the sidewalk on Sheridan Ave.

RESPONSE-Provided

21. Sheet C-300 of the civil plans shows a driveway adjacent to Block 159.05, Lot 1, which is within a residential district. As per §25-12.1i of the Land Use Regulations, each entrance or exit from parking areas shall be at least 50 feet from any residential district. The plans should be revised or relief requested.

RESPONSE-Variance requested

22. Sheet C-300 of the civil plans should be revised to separately call out the locations of the standard handicap parking signage and van-accessible handicap parking signage.

RESPONES-Provided

23. Sheet C-300 of the civil plans should be revised to show the location of the EV parking spaces charging stations and signage.

RESPONES-Provided

24. The following details should be added to the plans:

- a) Concrete Sidewalk.
- b) Detectable Warning Surface.
- c) Striped hatching.
- d) Belgian block curb.

RESPONES-Provided

25. The "Concrete and Apron Detail" on sheet C-900 of the civil plans should be revised to note the width of the concrete sidewalk and the slope of the concrete sidewalk and apron.

RESPONES-Provided

26. The "ADA Parking Space Striping" detail on sheet C-900 of the civil plans should be revised to note that the space and access aisle shall have a maximum slope of 2%.

RESPONES-Provided

27. The "Pedestrian Crosswalk Detail" on sheet C-900 should be revised to match the crosswalk layout shown on sheet C-100.

RESPONES-Sheet C-300 has been revised

28. The "Do Not Enter" sign and "One Way" sign details have been provided on sheet C-900 of the civil plans. However, these signs are not shown on sheet C-100. Revise plans accordingly.

RESPONES- Details have been removed

29. The "Traffic Sign Mounting Detail" on sheet C-900 of the civil plans must be revised to have a minimum height of 7 feet from grade to bottom of sign and have a breakaway post.

RESPONES-Provided

30. The "Pavement Strip Treatment" detail on sheet C-900 of the civil plans references County details. The applicable County details should be added to the plan set.

RESPONES-Provided

31. Sheet SLP-1 of the civil plans should be revised to relocate the survey reference for clarity purposes.

RESPONES-Provided

C. TRAFFIC COMMENTS

1. The Applicant should address the Board regarding whether the proposed tandem parking is permitted within the B-2 District.

RESPONSE-The B-2 District is silent on Tandem Spaces however, the IH-1 district indicates "Parking, which shall be permitted to be structured or surface, and further provided that tandem parking shall be permitted where such spaces are assigned to the same unit." The intent for the subject project is consistent and the tandem spaces will be assigned to a single unit such that they operate similar to a single family home with a 2 car driveway or driveway/garage combination.

2. The Applicant should address the Board regarding whether the use of the proposed amenities including the zen garden, amenity/co-working space, gym, lounge, and club room will be restricted to apartment tenants only.

RESPONSE-The amenity spaces will be for the use of residential tenants only. The commercial space is the only portion of the building not restricted to residents.

3. There is a discrepancy between sheet C-002 of the civil plans and the traffic impact study regarding the parking space requirement for the commercial use and the total required parking spaces for the development. The discrepancy must be resolved.

RESPONSE- The Civil Plans identify the EV parking spaces as additive to the proposed physical parking spaces whereas the Traffic Impact Study applies the EV credit to the baseline requirement. The net result is the same, an exceedance of the parking requirement by one (1) space. (180 physical spaces vs. 179 required with EV credit or 200 spaces provided with EV credit vs. 199 spaces required).

4. The loading space shown on sheet C-300 of the civil plans must be revised to demonstrate that the space has a length of 40 feet and 14 feet of overhead clearance.

RESPONSE-The loading area is not required per the Township ordinance because of the size of the retail space

D. STORMWATER MANAGEMENT COMMENTS

1. The civil and architectural plans must be revised to show the location, diameter, material, slope and invert of the proposed roof leaders and how the collected roof runoff gets discharged off-site.

RESPONSE-Provided on utility plan

2. The grading on sheet C-400 of the civil plans must be revised to show the parking lot north and east of the commercial space will have positive drainage off of the site.

RESPONSE-Provided

3. The varying invert elevations of the trench drain on sheet C-500 of the civil plans should be revised to reflect the proposed slope within the trench drain as shown in its respective detail on sheet C-902 of the civil plans.

RESPONSE-Provided

4. The rim elevations of Inlet D1 and F1 on sheet C-500 of the civil plans should be revised to match the proposed grade elevation as depicted by the proposed contours.

RESPONES-Revised

5. The "Manholes, Precast (Storm)" detail on sheet C-901 of the civil plans should be revised as there is overlapping text within the detail.

RESPONES-Revised

6. The "Type B Inlet" detail on sheet C-901 of the civil plans should be revised to indicate a 6" head to match the adjacent 6" curb reveal.

RESPONES-Revised

7. The "Trench/Backfill Section" detail on sheet C-902 of the civil plans must be revised to comply with the pavement restoration standard in §20-1.5g of the Township Code. Specifically, noting the time duration to let the asphalt trench settle and the procedures of milling and paving the restoration area afterwards.

RESPONES-Revised

8. The Stormwater Management Report described how the proposed development complies with the State's Stormwater Management Standards (NJAC 7:8). The report must be revised to demonstrate that it complies with the requirements set forth in §25-29.14 of the Land Use Regulations, as this ordinance has more restrictive regulations.

RESPONES-Revised to address ordinance 25-29.14

9. The proposed development will result in the disturbance of more than 0.5 acre. As a result, this project is classified as a Major Development and is subject to the stormwater management requirements set forth in §25-29.4 of the Land Use Regulations.

RESPONES-Revised in the updated Stormwater report revised 1/28/26

10. As required for major developments, the Applicant must submit an Environmental Site Analysis to the Board as per §25-29.10c2 of the Land Use Regulations.

RESPONES-Waiver requested

11. It appears that the stormwater runoff drains, directly or in indirectly, into a water with a total maximum daily load (TMDL) for TSS and an impaired water that is listed under New Jersey's Integrated Water Quality Assessment Report. The Applicant must demonstrate that the development complies with § 25-29.4r2iii and iv of the Land Use Regulations.

RESPONES-Not applicable. It does not drain into a water with TMDL

12. The Applicant shall file a stormwater permit application as per §25-29.14 of the Land Use Regulations.

RESPONES-Condition of approval

13. As per §25-29.4s2 of the Land Use Regulations, the site shall be designed to manage, through on-site retention, the retention storm, (or 1/2 of the projected two-year storm per square foot, as reflected in Table 6) at the site or on contiguous properties in common ownership.

RESPONES-Not applicable, we have a reduction in impervious coverage and we comply with 25-29.4(s)3(b) as we will not be increasing runoff rate or volume at our design points

14. The Applicant proposes to address the stormwater runoff quantity standards by reducing the peak flow rates from the current and projected 2-, 10-, and 100-year storm events. The Stormwater Management Report notes an increase in volume for the post-development condition and states that this will not cause any flood damage downstream. The Applicant has not provided enough information to demonstrate that the site complies with the stormwater runoff quantity standards set forth in §25-29.4s3 of the Land Use Regulations.

Responses-The stormwater report has been revised to include compliance with 25-29.4(s)3(b), as we will not be increasing runoff rate or volume at our design points

15. Within the Stormwater Management Report, the time of concentration calculation within the "Summary for Subcatchment E1A-B: E1A & E1B Disturbed" and "Summary for Subcatchment E3: E3" must be revised to have the first 100 feet be calculated as sheet flow.

RESPONES-Revised

16. Within the Stormwater Management Report, the time of concentration of 5 minutes for the roof was provided without calculations. The Applicant must provide calculations for this time of concentration.

RESPONES-Revised

17. The routing in the Stormwater Management Report must be revised to analyze impervious and pervious areas separately.

RESPONES-Revised

18. The Storm Sewer Tabulation within Appendix C of the Stormwater Management Report is not legible and must be revised for review.

RESPONES-Revised

19. The drainage area maps need to be revised to extend the drainage areas from the front lot lines to the limits of disturbance within the Northfield Avenue and Sheridan Avenue Rights-Of-Way.

RESPONES-Revised

20. The drainage area maps need to be revised to correctly draw the time of concentration path. The paths currently shown are not drawn perpendicular with each of the contour lines.

RESPONES-Updated

21. The drainage area maps need to be revised to show all of the time of concentration paths referenced in the routing analysis. In addition, the path must be labeled showing the sheet flow, shallow concentrated flows, and open channel flows.

RESPONES-Revised

22. There is an existing drainage ditch to the east of the existing driveway fronting Northfield Avenue which conveys stormwater runoff from the parking lot to the street. This is not depicted in the Stormwater Management Report. The Existing Drainage Area Map depicts all stormwater runoff from the parking lot to the inlets directly connected to the 72" culvert. Revise report accordingly.

RESPONES-Revised and shown on drainage area maps

23. The Proposed Drainage Area Map must be revised labeling drainage area "P1 Pervious".

RESPONES-Revised

24. The Stormwater Maintenance Plan and Field Manual should be revised to comply with the stormwater license and inspection requirement set forth in §25-29.13 of the Land Use Regulations.

RESPONES-Revised and final review to be a Condition of Approval

25. The Stormwater Maintenance Plan and Field Manual and any future revisions shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken. Prior to recording, the form of the deed must be reviewed and approved by the Planning Board attorney and our office.

RESPONES-Condition of approval

E. LANDSCAPING COMMENTS

1. Pursuant to § 28-8, trees shall be replaced on a one-to-one basis, ideally on the same lot or elsewhere in town. According to the 'Tree Removal Schedule' on Sheet C-100, 77 trees are proposed to be removed, whereas no new shade trees are proposed. Plans should identify where compensatory plantings will be installed or note that the Township's Tree Replacement Fund will be subsidized with approval from the Township Forester.

RESPONES-Tree removal chart on sheet C-100 has been updated per Township Forester. Township Foresters approval shall be a condition of approval.

2. Revise the plans to indicate the proposed disposition for all open areas, such as lawn, stone, mulch, etc., to prevent confusion during construction.

RESPONES-Revised to show mulch or lawn

3. Our office recommends that if deer pressure is high, rigid plastic open mesh trunk guards to prevent the irreparable damage from buck rub, and that burlap around root ball should be removed upon planting.

RESPONES-Updated detail

4. Revise the 'Deciduous Tree Planting' detail, and 'Evergreen Tree Planting' detail to have a note that states that tree staking and rigid plastic open mesh trunk guards shall be removed from the plantings after two calendar years.

RESPONES-Note added

5. Revise plans to reduce number of 'Pink Knockout Roses' and diversify plant selection for south and west side foundation plantings. Our office recommends adding 'Compact Inkberry Holly – Ilex glabra 'Compacta', 'Merlot Sweetspire – Itea virginica 'Merlot', and 'Encore Azalea – Rhododendron Encore'.

RESPONES-Landscape plan has been revised. Northfield Avenue will remain as previously shown as the shrubs proposed are salt tolerant shrubs during winter months. Sheridan Ave has been updated with native shrubs.

6. Revise the plans to include details and layout for the proposed 'Zen Garden'

RESPONES- Not a garden. Not open to the public. It is a place to meditate.

7. Sheet SLP-1 of the civil plans must be revised to mark the trees to be removed as per §25-28.7a4 of the Land Use Regulations.

RESPONES-Revised

F. LIGHTING COMMENTS

1. Revise the plans to indicate the proposed color and finish for all proposed fixtures and poles. Also, indicate timers and hours of operation.

RESPONES-The color was updated to Black. Testimony shall be provided

2. Sheet C-700 of the civil plans should be revised to include isolux pattern details for the proposed lights, including a scale and graph.

RESPONES-Provided on sheet C-700 and on detail sheet C-901

Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,

Jarmel Kizel Architects and Engineers, Inc.

A handwritten signature in blue ink, appearing to read "Anthony Facchino".

Anthony Facchino, PE, PLS, PP
Associate Director of Land Planning