

TO: Township of West Orange Planning Board

FROM: Malvika Apte, PP, AICP, Planning Board Planner 
Langley Oudemans, Associate Planner

RE: PB Application 25-11
Planning Review # 2
525 Northfield Avenue
Block 159.04, Lot 1.01
Preliminary & Final Major Site Plan Approval and "C" Variances Approval

DATE: April 8, 2026

1. Materials Reviewed

As requested, we have reviewed the following **resubmitted materials as of March 31, 2026**. This review has been revised since our previous review, dated March 13, 2026.

1. Amended Township of West Orange Planning Board or Zoning Board of Adjustment Application Package, dated March 31, 2026 (7 pages);
2. Copy of email from Brian Feeney, Chair of the West Orange Historic Preservation Commission (1 page);
3. Transmittal Letter for 525 Northfield Avenue prepared by Post Polak, PA, dated March 31, 2026 (2 pages);
4. Memo Regarding Revisions to Site Plan and Stormwater Management Report, prepared by Jarmel Kizel Architects and Engineers, Inc., dated March 31, 2026 (2 pages);
5. 525 Northfield Avenue Preliminary and Final Site Plan, prepared Anthony Facchino, PE, of Jarmel Kizel Architects and Engineers LLC, dated October 22, 2025, revised through March 30, 2026 (16 sheets);
6. Stormwater Management Report for Sofia by Gomes, prepared by Jarmel Kizel Architects & Engineers, Inc., revised March 30, 2026 (313 pages);
7. 525 Northfield Avenue Architectural Drawings, approved by Matthew B Jarmel, AIA, of Jarmel Kizel Architects and Engineers, dated October 20, 2025, revised March, 30, 2026 (5 sheets).

The following materials were reviewed as part of our previous review:

1. Township of West Orange Planning Board or Zoning Board of Adjustment Application Package, dated November 3, 2025;

2. Township of West Orange Tree Removal Application Procedure, dated November 3, 2025;
3. Township of West Orange Tree Removal and Replacement Permit Application [Application Only], dated February 26, 2026 (1 page);
4. EIS Waiver Memo prepared by Jarmel Kizel Architects and Engineers, Inc., dated February 25, 2026 (3 pages);
5. Planning Memo for 525 Northfield Ave., LLC, prepared by Stonefield Engineering and Design, LLC., dated February 27, 2026 (4 pages);
6. Ownership Disclosure Statement, signed by Pedro Gomes and James Markouris, dated November 3, 2025;
7. 525 Northfield Avenue Preliminary and Final Site Plan Application Conditional Use Statement, undated;
8. 525 Northfield Avenue Preliminary and Final Site Plan, prepared Anthony Facchino, PE, of Jarmel Kizel Architects and Engineers LLC, dated October 22, 2025, revised January 26, 2026 (16 sheets).
9. Copy of Treasurer's Check for Application Fees, dated November 3, 2025;
10. 525 Northfield Avenue Architectural Drawings, approved by Matthew B Jarmel, AIA, of Jarmel Kizel Architects and Engineers, dated October 20, 2025, revised January 29, 2026 (5 sheets).
11. 525 Northfield Avenue 200' Property Owners List and Public Utilities List, prepared by Shayne Radice, Sr. Assessing Clerk, undated;
12. Township of West Orange Verification of Taxes and Sewer Charges Paid, prepared by the Office of the Tax Collector, dated November 10, 2025;
13. Sustainability Checklist Form, undated;
14. Township of West Orange Site Plan/Subdivision Checklist; undated;
15. W-9 Request for Taxpayer Identification Number and Certification, prepared by 525 Northfield Ave., LLC, dated November 3, 2025;
16. Checklist for Tree Removal Construction Application/Projects, undated;
17. Township of West Orange Department of Public Works Tree Removal and Replacement Permit Application, dated November 13, 2025;
18. 525 Northfield Ave Traffic Impact Study, prepared by Craig Perego and Connor Hughes of Dynamic Traffic, dated November 10, 2025;
19. Stormwater Maintenance Plan and Field Manual for 525 Northfield Avenue, prepared by Jarmel Kizel Architects & Engineers, Inc., dated January 28, 2026 (22 pages);
20. Stormwater Management Report for Sofia by Gomes, prepared by Jarmel Kizel Architects & Engineers, Inc., dated January 28, 2026 (321 pages);

21. 525 Northfield Avenue Boundary and Topographic Survey, prepared by Michael Pronesti, PLS, dated May 14, 2025;
22. 525 Northfield Avenue Title & Topographic Survey prepared by Michael Lanzafama of Casey & Keller Inc., most recently revised as of July 1, 2011 (1 sheet);
23. List of All Trees on Property for 525 Northfield Avenue, undated;
24. Two (2) Letters to Board Secretary "Preliminary and Final Site Plan Application," prepared by Marsha M. Moore, dated November 10, 2025 and November 18, 2025;
25. Flood Hazard Area Applicability Determination, prepared by Dennis Contois, Supervising Engineer, dated February 21, 2025;
26. Attachment to Application – Requirements for Variances, undated.
27. Transmittal Letter for 525 Northfield Avenue prepared by Post Polak, PA, dated February 6, 2026 (2 pages).
28. Response Letter for Planning Board Application No. PB-25-11 prepared by Anthony Facchino, PE, PLS, PP of Jarmel Kizel Architects & Engineers, dated January 29, 2026 (9 pages).
29. Steep Slope Ordinance 25-28 Letter for PB Application 25-11 prepared by ANS Consultants, Inc., dated January 27, 2026 (4 pages).
30. Transmittal Letter for 525 Northfield Avenue prepared by Post Polak, PA, dated March 2, 2026 (2 pages).

2. Site Description *(This comment is reiterated from our previous memorandum)*

The subject property, identified as Lot 1.01 of Block 159.04, is located in the southern portion of the Township. The site is an irregularly shaped lot with approximately 436 ft of frontage on Northfield Ave and approximately 172 ft of frontage on Sheridan Avenue. The subject site is approximately 2.53 acres (110,205 SF) in area. A tributary of the Rahway River, Turtle Brook, flows through the property underground via storm pipes.

The subject property is currently developed, but not in operation, with a 1 ½ story commercial building and parking area, formerly known as the Essex House Restaurant. The northern portions of the site include steep slopes, which are currently forested/vegetated and separate the site from the neighboring residential lots. Northfield Avenue, also known as County Road 508, is a four-lane road with a median and center turning lane. Currently there are entrances to the parking lot from both Northfield Avenue and Sheridan Avenue.

The properties surrounding the subject property include residential dwellings to the north, commercial buildings and St. Cloud Elementary School to the west, a large, forested area known as the South Mountain Reservation to the south, further west of which is the Essex County Turtle Back Zoo. The subject property is in the B-2 Retail Business zone, which begins at the subject property and continues along Northfield Avenue to the west. The area includes multiple commercial uses in this district. The remaining surrounding area includes R-5 and R-6 Single Family Residential zones.

Subject Site Aerial



Source: NJ Geo Web

3. Project Review of Revised Application:

- i. The applicant is seeking a preliminary and final major site plan and conditional use approval along with ten (10) "c" variances, to construct a four-story, mixed-use property. The applicant is proposing to demolish the existing building, associated structures, and site improvements currently on the site.
- ii. Layout:
 - a. The upper floor changes are as follows:

- i. Ninety-five (95) residential units are proposed on the upper floors. This includes 19 affordable units, reduced from the previously proposed 21 affordable units. The changes to the residential unit types include:

Changes to Residential Unit Breakdown		
Unit Type	Previous Proposal	Current Proposal
Studio	2	0
1-Bedroom Market Rate	65	78
1-Bedroom Affordable	3	4
2-Bedroom Market Rate	11	4
2-Bedroom Affordable	11	12
3-Bedroom Affordable	5	5
Total	105	95

- ii. Upper and lower residential amenity decks are no longer proposed.
- iii. Level two now includes a 900 square foot sports simulator room instead of a club room.
- iv. The changes to residential units on each floor include:

Changes to Total Units by Floor		
Floor	Past Proposal	Current Proposal
Level 2	18	16
Level 3	43	39
Level 4	44	40

- b. The parking area changes are as follows:

- i. The number of spaces was reduced from 180 to 165.
- The lower-level parking area includes 79 spaces, down from 87, of which 6 spaces are in tandem (totaling 12 spaces), and 16 are on stacked, mechanical lifts (totaling 32 spaces.) The original application included 23 spaces in tandem.
 - The upper-level parking area includes 71 spaces, down from 77, and the ramp parking area with 15 spaces, down from 16.

- c. The ground floor changes are as follows:

- i. The commercial space is 1,250 square feet, expanded from the previous proposal by 50 square feet.

- ii. The coworking space was reduced from 1,950 to 1,750 square feet, and there is now only one entrance from Northfield Avenue.
 - d. The following proposal details have remained the same:
 - i. The proposed building sits on a rising grade with three stories above the average grade and a ground floor sitting below the average grade.
 - ii. The flat areas of the rooftop will house multiple HVAC units.
 - iii. Level Three includes a 1,000 square-foot gym.
 - iv. The tenant spaces on the ground floor, including the lobby, Zen garden room, and a leasing office, have remained the same.
 - e. Layout Planning Comments:
 - i. **The Applicant should provide more details on the intended use and layout of the various amenity spaces.**
- iii. Entrances/Accessibility
- a. The revised proposal includes the following changes:
 - i. Entry gates have been added at Parking Entrance A and B. Entrance B includes an entry gate beyond the newly proposed visitor spaces.
 - b. The following proposal details have remained the same:
 - i. The commercial space on the ground floor is only accessible from one entrance on the Northfield Avenue side of the building.
 - ii. The residential lobby, which connects to the other residential spaces (Zen Garden, leasing office, mail room, elevator) is accessible from an entrance on Northfield Avenue.
 - iii. Stairwells #3 and 5 are accessible from inside the parking garage. Stairwell # 4 can be accessed from Northfield Ave. All five stairwells are accessible to the residents from inside the building.
 - c. Entrances/Accessibly Planning Comments:
 - i. **Applicant should confirm what type of security gate is proposed for Parking Entrances A and B.**
 - ii. The amenity/coworking space is accessible from inside the building and also from an entrance on Northfield Avenue. **Applicant should provide more details on the future intentions of the amenity/coworking space and whether the Applicant intends to convert it into commercial space in the future. Conversion of this space for commercial use would require compliance with parking requirements.**

- iii. **Applicant should provide more details on proposed security measures for the residential access points at stairwells and other entrances, including at the street-facing coworking space entrance.**
 - iv. **Applicant should provide testimony on the move in/move out arrangements for the tenants of the building.**
 - v. A number of the parking spaces are open in layout, as there is no roof over the parking area beyond the building footprint. **Applicant should discuss how snow removal for this area will be conducted.**
 - vi. **It is recommended that the Applicant consider adding bike racks and/ or storage areas for the tenants of the building.**
 - vii. Northfield Avenue is a busy street, and delivery trucks do not have space to temporarily stop and deliver parcels. **Applicant should provide testimony regarding how packages and other materials will be delivered to residents, and whether delivery vehicles will be provided access to the parking area.**
- iv. Refuse and Recycling
- a. The following proposal details have remained the same:
 - i. Trash rooms for tenant use are located next to elevator #2 on the third and fourth floors. A trash chute is present and connects to the trash room in the upper parking area.
 - ii. There is also a trash storage room adjacent to the tenant spaces in the upper parking area.
 - b. Refuse and Recycling Planning Comments:
 - i. The trash storage room on the second floor only has an access door from the parking area. **Applicant to confirm if this is for tenant use.**
 - ii. There is a large trash room in the upper-level garage. **Applicant shall confirm if this is intended for both residential and commercial use.**
 - iii. **Applicant should provide details on the location of storage and disposal of commercial refuse and recycling.**
 - iv. **Applicant should provide details on how regular trash and recycling are getting separated and adequacy of the size of the trash room. We recommend a Refuse and Recycling Plan be provided.**
 - v. We note the garbage truck turning diagram shows the turnaround from Entrance B, however trash room is located toward the northeast portion of the building. **We**

recommend truck-turning access from Entrance A should be provided. Applicant to provide testimony on location of trash staging area.

v. Unit Layout

a. The revised proposal includes the following changes:

- i. Some of the triangular-shaped one-bedroom units have been modified in the revised proposal to two-bedroom units. However, several of the triangular-shaped one-bedroom units are still present from the previous proposal, and the amenity decks have been removed. See planning comment below.
- ii. Windows have been illustrated in this revision. Given this information, we still question the adequacy of windows provided for the triangular unit apartments.
- iii. The two-bedroom units, both market rate and affordable, range from 1,000-1,200 square feet, down from a lower size limit of 1,050 square feet.
- iv. The three-bedroom units are 1,350 square feet, up from a range of 1,250 to 1,300 square feet.

b. The following proposal details have remained the same:

- i. All the units include a kitchen, living room, and dining room.
- ii. One-bedroom units include one full bathroom, and the two- and three-bedroom units include two full bathrooms.
- iii. There are a total of 15 units with balconies on the Sheridan Avenue and Northfield Avenue side, including five (5) two-bedroom units and ten (10) one-bedroom units.

c. Unit Layout Planning Comments:

- i. The removal of the amenity decks has provided more privacy for the triangular-shaped one-bedroom units that have not been considerably modified from the original proposal. However, we question why more of these units were not reconfigured and why the amenity decks, which would provide value to the residents, were removed instead. Part of the suggestion that was provided during the SPRAB meeting was to revise the floor layout and window placement of the triangular units that directly abutted the amenity decks due to concerns over adequate light, air, and privacy. **Applicant to provide testimony as to why the amenity decks were removed rather than reconfiguring more of the abutting triangular units.**
- ii. **Applicant shall confirm the room labels for the affordable units and market rate units, as some of the labels are conflicting.**

vi. Exterior Materials *(The following points are reiterated from the previous review):*

- a. Dark gray and tan Hardie board panels are proposed as the predominant building façade material. Dark gray brick is proposed for the ground level.
- b. A faux green wall is proposed on the façade along Sheridan Avenue. **Details on the quality of this “green wall” should be provided.**
- c. Vertical grills are proposed on the façade on Sheridan Avenue along the parking garage area. **Applicant should provide details on the proposed material and design.**
- d. Vents are proposed on the exterior of the building as part of the HVAC system. **Applicant to confirm that façade vents are not PTAC units and will be the same color as the proposed façade.**

4. Zoning Review:

(a) **Proposed Use:** The subject site is located in the B-2 General Business District, wherein mixed use is a **permitted conditional use per §25-24.2 b 2 m**. The following conditions must be met:

- i. Permitted uses on ground floor of mixed-use development include the following permitted uses in B-2 Districts: retail store, personal service store or studio, office, business or vocational school. Restaurant, bar, massage, bodywork or somatic therapy establishments, and fitness center/health club.
 - a. Per the proposed plan, the first floor of the building shall consist of leasing office, Zen Garden, residential lobby, amenity/co-working space, commercial space, building storage and parking.
 - b. **Planning Comments:**
 - i. **Applicants should confirm the proposed use for the 1,250 square feet commercial space identified on the floor plan will include one of the permitted uses. Impact on design as well as parking should be discussed. If proposed to be a restaurant and or café, we recommend the exhaust vent be included in the design. It should be noted depending on type of use, the parking calculation may change.**
 - ii. The floor plans show a direct outdoor entrance to the ground floor co-working space. **Applicant should clarify if this space is for residents only or if they will also include access for the public, and whether the future intended use of this space will change from residential to commercial.**

- ii. One or more dwelling units shall be permitted on the upper floor(s) above any of the permitted ground floor uses in § 25-24.2b2(m)(1).
 - a. The proposal includes a total of 95 dwelling units located on upper floors. This complies.
- iii. Access to upper floor uses shall be provided by means of a separate entrance than provided for ground floor uses.
 - a. There is a separate residential lobby entrance on Northfield Avenue. This complies.
- iv. Minimum Lot area shall be 5,000 square feet and the minimum street frontage of such lot shall be 50 feet.
 - a. The lot area is 110,205 square feet and the frontage on Northfield Avenue is approximately 436 feet. This complies.

(b) Bulk Regulations:

The following table notes the bulk regulations that are permitted in the zone and the proposed site plans compliance/non-compliance with the same.

B-2 General Business Zone				
	Ordinance Requirements	Existing	Proposed	Status
Min. Lot Area (sq. ft.) – §25 Attachment 3	10,000	110,205	No Change	Conforms
Min. Front Setback (ft.) – §25 Attachment 3	30	Northfield Ave: 0.4	Northfield Ave: 2.6	(V)
Min. Side Front Yard Corner (ft.) – §25 Attachment 3	25	Sheridan Ave: -3.3	Sheridan Ave: 0.4	(V)
Min. Side Setback (ft.) – §25 Attachment 3	10 (one) 20 (both)	237 +/-	28.5	Conforms
Min. Rear Setback (ft.) - §25 Attachment 3	30	110.54	30	Conforms
Max. Building Height (§25 Attachment 3)	2 ½ stories and not exceeding 35 ft.	31 ft. / 1.5 stories	38.5 ft*. / 4 stories	(V)

Height Limit Exceptions (§25-24.4)	Roof features shall not exceed 10' above the top of roof	N/A	Applicant to Confirm*	Unknown
Max. Building Cover (§25 Attachment 3)	40%	9.93%	40.41%	(V)
Max. Impervious Cover (§25 Attachment 3)	60%	69.21%	63.94%	(V)
Min. Lot Frontage (§25-4)	40 ft. or 75% of the required lot width, whichever is greater.	172.07 ft. along Sheridan Avenue; 436.84 ft. along Northfield Avenue	No Change	Conforms
Min. Side Yard Width (Contiguous to Residential Lots) (§25-11.2)	75 ft.	296 ft. and 130 ft. abut residential lots	No Change	Conforms

V = Bulk variance required

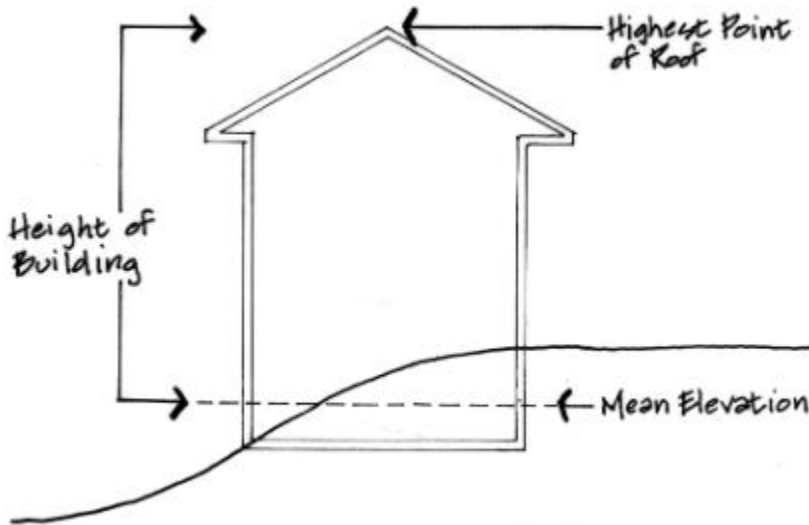
*The building height as measured from the average grade of the roof has been provided; however, the height of roof features has not been provided and compliance with height limits cannot be determined.

Applicant to provide the height of roof features including parapets, stair and elevator bulkheads, and overall height of the building in order to confirm compliance.

5. Site Plan Review:

i. Building Height:

The proposed building is 4-stories/ 38.5 ft, measured to the highest point of roof. Per the Land Use Ordinance §25-4, building height is depicted per the figure below taken from mean elevation to the highest point of the roof. We recommend a detailed calculation of the height of the building be provided based on this graphic.



Additionally, as stated above, **the applicant should provide the height of building appurtenances such as parapet, stair bulkhead and other mechanical features to determine they do not exceed 10 feet in height.**

ii. Parking and Circulation:

a. The revised proposal includes the following changes:

i. 165 parking spaces in an onsite parking garage are proposed, down from 180.

This includes:

- a. Twenty-nine (29) electric vehicle (EV) spaces (originally 30);
- b. Eight (8) stacked spaces on mechanical lifts;
- c. Eight (8) visitor spaces;
- d. Six (6) tandem spaces (originally 23); and
- e. Six (6) ADA accessible spaces (originally 4).
- f. The ADA accessible EV parking spaces were removed from the proposal.

ii. The parking area is no longer enclosed by a wall on the rear side, and more of the spaces area open to above. The parking garage will be in lower and upper parking areas on the ground floor of the proposed building, with the lower level sitting below-grade, but still at street level, due to the moderate slope present on this area of the site. The circulation throughout the parking area includes two-way travel between rows.

- iii. The lower parking area includes sixteen (16) parking spaces that are stacked and six (6) parking spaces in tandem, equaling a total of forty-four (44) spaces that will have a shared nature.

Parking and Loading Space Requirements (§25-12)			
	Ordinance Requirements	Existing	Proposed
Minimum Number of Off-Street Parking Spaces (§25-12.2)	Mid-Rise Residential Housing: 1.8 spaces / 1-Bedroom Unit (68) = 122 2 spaces / 2-Bedroom Unit (22) = 44 2.1 spaces / 3-Bedroom Unit (5) = 11 = 177 total off-street spaces required Retail: 1 space / 200 SF (1,250/200) = 6 commercial spaces required Total = 183 spaces required	171	165 + 18 (10% EV bonus credit*) = 183
Required Electric Vehicle Parking Spaces (§25-12.6)	Prepare as Make-Ready parking spaces at least 15% and install EVSE in at least 1/3 of the 15% of the Make-Ready spaces. At least 5% shall be ADA accessible. 183 spaces x 15% = 28 EV spaces 28 EV spaces x 5% = 1 ADA EV spaces	N/A	29 EV spaces 0 ADA EV spaces <u>Applicant must provide 1 ADA EV Space</u>
Loading Space Dimensions (§25-12.3)	Retail stores under 2,500 square feet are exempt. Proposed commercial Space = 1,250 SF	N/A	Exempt
Drive Aisle Width (§25-12.1)	All driveways for two-way traffic shall be a minimum of 24 feet wide	N/A	<u>Entrance A:</u> 25.9' <u>Entrance B:</u> 24' <u>Driveway throughout:</u> 24'
Distance from Residential District (§25-12.1)	Each entrance or exit from a parking area shall be at least 50' from any residential district	N/A	Entrance A within 10' of property line with Lot 1 (V)

Parking and Loading Space Requirements (§25-12)			
	Ordinance Requirements	Existing	Proposed
Parking Space Size (§25-12.1)	Standard size parking spaces shall have minimum dimensions of 9 feet by 18 feet	N/A	9' X 18' to 19'
Compact Space Size (§ 25-12.1p)	Compact size spaces shall not be less than 8' x 15'	N/A	Two Compact Spaces: 9' x 17'

ENC = Existing non-conforming condition; V = Bulk variance required

**A parking space prepared with EVSE or Make-Ready equipment shall count as at least two parking spaces for the purpose of complying with a minimum parking space requirement. This shall result in a reduction of no more than 10% of the total required parking.*

b. Parking and Circulation Planning Comments:

- i. **The Applicant must include one (1) ADA accessible EV space.**
- ii. The Applicant indicated in a SPRAB meeting on March 11, 2026 that the tandem spaces will be assigned to tenants of the same unit in order to simplify coordination, although this has not been confirmed in writing. **Applicant to confirm that the tandem parking spaces will be assigned to tenants of the same unit.**
- iii. The tandem spaces are located directly adjacent to the entry gate, creating the potential for coordination between users of the spaces to block the entry gate. **Applicant to provide comments regarding this situation and the coordination of these spaces.**
- iv. The area behind the visitors' spaces on the eastern side of the driveway is empty, with no indication of proposed use. **Applicant to confirm what the intended use of this empty space is.**
- v. **Applicant to provide information regarding who will operate the mechanical lifts/stacked spaces and the hours that an operator will be present. If tenants are expected to operate the lifts, Applicant shall provide testimony regarding the training needed to operate them.**
- vi. The majority of the stacked parking spaces are located in the areas of the parking lot that are open. **Applicant to provide information regarding the durability of these systems in harsh weather, such as snow, rain, and ice. Additionally,**

Applicant to provide information regarding the property's planned snow removal procedures for these spaces.

- vii. **The Applicant shall confirm whether or not the stacked parking spaces are visible from neighboring properties and the noise level that is produced from their operation.**
- viii. **The Applicant should provide testimony regarding how any issues with the lifts will be reported and resolved if there is no operator.**
- ix. **The Applicant should provide information regarding the assignment of the stacked spaces and how they will be coordinated between users.**
- x. **We recommend the Applicant include a parking plan to detail the operation and coordination of the various shared parking spaces.**
- xi. **Applicant should provide testimony regarding how parking will be assigned and how parking arrangements will be enforced.**
- xii. **Applicant should provide testimony regarding the intended use of the visitor spaces and whether they will be for guests of tenants or customers of the commercial space.**
- xiii. **It is recommended that location of EV spaces be confirmed by the Township of West Orange Fire Department.**

iii. **Landscaping and Fencing:**

- i. The revised proposal includes the following changes:
 - a. The revised Site Plan significantly reduced the number of trees being removed and shows that twenty-seven (27) total trees of varying sizes are to be removed, down from fifty-five (55). To meet the tree replacement standards, fifty-one (51) trees are required to be planted, down from 106. This does not include replacement for trees which do not meet the 4" diameter minimum standard to qualify as a tree. The Applicant is proposing to plant fifty-one (51) trees.
 - b. The majority of replacement trees will be planted in the back of the building in an existing wooded area in the northern and eastern areas of the lot. Six (6) thornless cockspur hawthorn trees are proposed along Sheridan Avenue. A total of 187 shrubs are proposed to line the street-facing facades along Sheridan Avenue and Northfield Avenue. **We defer to Township Forester to confirm compliance with tree replacement standards.**

- c. The building footprint was decreased from the previous proposal, and this widened the buffer area between the subject property and neighboring residential areas, but much of the rear and side yard still do not meet the 50' buffer requirement.

Landscaping and Screening			
	Ordinance Requirements	Existing	Proposed
Roof Equipment (§25-11.8)	Roof equipment should be located in the center of the roof when possible.	N/A	Rooftop units proposed in center of roof
Parking Area Screening (§25-12.1)	Any parking area shall be screened on any side which adjoins or faces premises situated in any residence district by a fence, wall, berm, evergreen or hedge maintained in good condition as required.	N/A N/A	Granite block curb proposed. Evergreen trees proposed in rear and side yard
Residential Buffer (§25-11.3)	Buffer strip with trees and shrubbery is required between residential and nonresidential districts in the nonresidential zone.	N/A	Rear yard and side yard buffers = <50' (V)
Landscape Requirements for Parking Areas (§25-12.1)	In parking areas with 30 or more parking spaces, there shall be a minimum of one tree plus ground level planting for each 10 parking stalls, which may be provided within and/or on the perimeter of the parking area. 165 parking spaces = 16 trees	N/A	0 Applicant to provide trees or payment in lieu

Walls and Fences (§25-8.4)			
	Ordinance Requirements	Existing	Proposed
Fences	In all nonresidential districts, fences or walls not exceeding six feet in height shall be permitted in the side and rear yards	N/A	Modular block wall 3' max. height

ii. Landscaping and Fencing Planning Comments:

- a. We note that the applicant submitted an application for a tree removal and replacement permit on November 13, 2025. **The Site Plan was updated on March 30, 2026. Applicant shall submit a revised tree removal and replacement permit with approval from the Township Forester.**
- b. **Applicant to provide elevations of the rear façade and provide height measurements for the proposed modular block wall that is enclosing the parking area in the rear yard.**
- c. **As per the landscape requirements for parking areas, the Applicant will need to provide 16 more trees or provide a payment in lieu of planting. We defer to the Township Forester to confirm requirements.**

iv. Lighting:

- i. A total of eight (8) different lighting fixtures are proposed for the subject property within the parking garage area. This includes a cluster of ceiling-mounted fixtures at the entrance areas and ceiling-mounted fixtures evenly dispersed throughout the garage. The mounting heights include 10', 15', and 18'. There are also pole-mounted and wall-mounted fixtures throughout the open areas of the garage at mounting heights of 10' and 15'.
- ii. The revised proposal shows the exterior lighting, which includes two (2) lighting fixture types to line the Sheridan Avenue and Northfield Avenue sides of the building. Additional lighting is proposed at the entrances to the residential lobby, commercial space, and parking entrances. The mounting heights range from 8' to 16.18'.

Illumination for B-2 District		
	Requirement	Proposed
Min. Illumination at Pedestrian Walkways (§25-14.3)	0.9 footcandles minimum throughout	Sheridan Ave.: 0.3 FC min. (V)
Min. Illumination at Parking Areas (§25-14.3)	2.0 footcandle minimum throughout	Flat Lower Parking Area: 2.1 FC min.
Min. Illumination at Streets (§25-14.3)	1.2 footcandle minimum throughout	Sheridan Ave.: 0.1 FC min. (V)
Max. Illumination at Property Lines	0.5 footcandle	Lot 1 Property Line: 0.9 FC (V)
Max. Height of Wall-Mounted Fixture (§25-14.1)	18 feet	Maximum mounting height 16.18'
Duration of Illumination (§25-14.1)	Provision shall be made for the reduction in the intensity of illumination to the minimum needed for	Plan notes, "For nighttime, dim the entry lights approximately 90% to match FC of garage."

	security purposes when the facility is not in operation.	
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v. Signage:

- i. Façade signage on the Northfield Avenue side of the building is proposed. This includes 51 SF of backlit lettering over top of 120 SF of green backing. The front wall area exceeds 800 SF, so the standard of 120 SF limit for a sign is applied. **Applicant shall provide details on the sign's projection distance from the building facade.**

Signage (§25-15.3) in B-2 Zone		
Ordinance Requirements	Existing	Proposed
Shall not exceed an area equal to 15% of the front wall area, or 120 square feet, whichever is less.	N/A	120 SF
Shall not project more than one-foot beyond the building line	N/A	Applicant to provide

vi. Steep Slopes (§25-28):

- i. The revised proposal significantly reduced the steep slope disturbance areas. Currently, a disturbance area of 45 square feet in an area with a slope between 15-19.99% is being proposed, which is within the allowable disturbance area threshold. The previous proposal included 7,781 square feet of disturbance area and exceeded the allowable disturbance area for multiple slope categories.

6. Statutory Criteria:

Bulk/ "C" Relief

1. Applicant must confirm the building height and conditional use requirements are met. The applicant requires eleven (11) c-variances relief for this application. The applicant shall provide testimony that demonstrates how the request for relief may be granted based on one of the standards provided in the MLUL at N.J.S.A. 40:55D-70c. It is the applicant's responsibility to bear the burden of proof.

In order to satisfy the positive and negative criteria for each c variance enumerated above, the applicant should provide testimony that satisfies either the c(1) hardship criterion or c(2) flexible criterion as set forth in the MLUL.

- a. Positive criteria: There are two types of c variances - the **c(1) hardship** and the **c(2) flexible variance**.

The c(1) *hardship* criteria states that a “hardship” will occur if the variance is not granted. The hardship relates to the physical or topographical features of the property and cannot relate to financial or personal hardship. Hardship relating to property can include:

- i. Narrowness, shallowness, or irregular shape
- ii. An exceptional topographic condition
- iii. Other unique conditions or features affecting the property

The c(2) *flexible variance* states that by granting the variance, the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirement and that the benefits of granting the variance substantially outweigh the detriments.

- b. Negative criteria: The applicant must satisfy the two-prong test of the negative criteria;
 - i. The variance can be granted without substantial detriment to the public good; and
 - ii. The variance can be granted without causing substantial detriment to the zone plan.

The applicant’s testimony regarding the negative criteria should address any potential impacts that the proposed variances may have on the neighborhood, as well as how the proposed development is consistent with, or in potential conflict with, both the zoning ordinance and the Township’s Master Plan.