



ENVIRONMENTAL IMPACT STATEMENT

PREPARED FOR

**THE ESTATE
111 PROSPECT AVENUE
BLOCK 151, LOT 17.01**

SUBMITTED TO:

WEST ORANGE PLANNING BOARD

PREPARED BY:

PETRY ENGINEERING, LLC

155 PASSAIC AVENUE

FAIRFIELD, NEW JERSEY 07004

DATED: FEBRUARY 27, 2026

155 Passaic Avenue, Suite 350, Fairfield, New Jersey 07004
973-227-7004 963-227-7074 (fax)
www.petryengineering.com

INTRODUCTION

This Environmental Impact Statement was written as part of an Amended Site Plan submittal for the existing banquet hall facility, formerly known as “The Manor”, which is located at 111 Prospect Avenue in the Township of West Orange in Essex County, New Jersey. This report was prepared by Petry Engineering and has considered all environmental regulations that have been outlined by the necessary authorities of the Local, State and Federal government.

Petry Engineering, LLC has performed a detailed review of the West Orange Land Use Regulations as well as the Essex County Site Plan Standards. In addition, we have reviewed the NJDEP GeoWeb mapping for the area to establish potential constraints and regulatory requirements. Since the property is currently developed and has been functioning as a catering facility for many decades, the property is significantly disturbed. The proposal that is before the Board calls for renovation of the existing banquet hall and restaurant and reconstruction of the rear parking lot, all of which is exclusively within previously disturbed areas. It should be noted that the Applicant has already received Preliminary and Final Site Plan approval for the reconstruction of the driveway entrances and front parking lot in May 2025 and is now submitting for Amended Site Plan Approval.

As part of the approval process, The Applicant will be required to seek approvals from the Township of West Orange Planning Board, the Essex County Planning Board, and the Hudson-Essex-Passaic Soil Conservation District (which issues the Soil Erosion Control Permit and RFA). In addition, the Applicant will be required to obtain a Soil Moving Permit and a Tree Removal and Replacement Permit from the Township.

EXISTING CONDITIONS

The subject property is located at 111 Prospect Avenue, at the corner of Prospect Avenue and Woodland Avenue in the Township of West Orange, NJ. The property consists of 8.29± acres of land. It is located within the B-2 General Business Zone. The adjacent properties to the south and



west are residential. To the north of the property is the Residence Inn. Finally, to the east of the property, across Prospect Avenue, is the Eagle Rock Reservation.

Currently, the site contains a catering hall and restaurant consisting of 3 buildings and multiple paved parking lots that service the buildings. The property slopes from elevation 555 to elevation 505, from the southeast to the northwest. The main building has a footprint of approximately 36,100 square feet and contains 2 stories. There are also 2 smaller buildings on the lot, located in the center and rear of the site. Three large parking lots are located throughout the site. An employee parking lot is located at the southwestern corner. A valet parking lot is located to the east of the main building, and a general parking lot is located to the north. The parking lot is also partially contained by a cross-access easement and connects to the Residence Inn parking lot.

PROJECT DESCRIPTION

The proposed improvements as part of this Amended Site Plan call for the renovation of the rear of the main building, the restaurant, and the reconstruction of the rear parking lot. The newly configured parking lot will result in an increase of 15 parking spaces, increasing the total parking count from 471 spaces to 486 spaces. As such, the amended site plan is proposing an increase in occupancy, from 1,515 persons to 1,563 persons. Also, a new storm sewer system is proposed throughout the parking lot to capture stormwater more effectively. The new parking lots will contain more landscape islands throughout which will help to guide traffic as well as allow for additional plantings. Subsequently, the proposed development will reduce the overall impervious on the site. The previously approved site plan had 5.02 acres of impervious coverage and 3.39 acres of motor vehicle surface. The proposed impervious coverage for the site is 4.96 acres and the proposed motor vehicle surface is 3.31 acres. The entirety of the proposed disturbance is limited to previously developed areas.



COMPATIBILITY WITH PLANNING DOCUMENTS

The existing and proposed banquet hall/restaurant is a permitted use in the B-2 District. However, the existing development does not meet all of the bulk and design standards in this zone, including building setbacks, maximum impervious coverage, and landscaped buffers, all of which are existing nonconformities. The proposed development will maintain the existing nonconformities as they relate to setbacks and buffers but will reduce the maximum impervious coverage bringing it into conformance with the requirements. As such, the proposed development will bring the site more closely into conformance with the existing Zone plan and Zoning Ordinance.

INVENTORY OF EXISTING ENVIRONMENTAL CONDITIONS

The existing property was mapped for Steep Slopes as part of this submittal. Included in the appendix of this report is the Existing Steep Slopes Plan (Fig. 1). This document has been prepared based on the survey that accompanies the application, which provides more detail than the ordinance requires. The steep slope areas are located adjacent to the residential properties to the west and contain a wooded buffer.

Overall, the proposed improvement will occur entirely within the existing disturbed areas. Additionally, no steep slopes are proposed to be disturbed as part of this application. As such, the proposed plan conforms with the steep slopes ordinance.

AREA AND REGIONAL DESCRIPTION

West Orange is centrally located in Essex County with nearby access to both NJSH Route 10 and Interstate 280. The area is well served by public transportation and provides easy accessibility to virtually anywhere in the tri-state area via highway connections.



The subject property is located along Prospect Avenue (County Route 577) which is an Arterial Roadway under Essex County Jurisdiction. The existing facility includes three driveways that provide access to the existing parking lot. These driveways provide access to staff, visitors and service vehicles that utilize the site daily. The reconstruction of the driveways was already approved as part of the prior Planning Board submission and was also approved by the Essex County Planning Board. The Amended Site Plan does not propose any changes to these entrances and driveways.

ASSESSMENT AND MITIGATION OF THE ANTICIPATED IMPACT OF THE PROJECT

Soils – The NRCS Websoil survey mapping indicates that the portion of the site subject to development contains Hydrologic Group “D” soils, Urban land, Boonton Substratum, (URBONB) with Urban Land (Fig.-2).

Wetlands and Waterbodies – NJ GeoWeb indicates that there are no wetlands in the wooded areas to the rear of the site (Fig.-3). Additionally, no portion of the property is categorized as flood plain.

Water Quality – The proposed development calls for a reduction in motor vehicle surface. Additionally, there is less than ¼ acre of motor vehicle surface being reconstructed. As such no water quality treatment is required at the site. This conclusion is made based on the most recent NJDEP stormwater regulations and standards which incorporate water quality as one of the components.

Groundwater Pollution – No Changes

Sewage Disposal – The existing property is serviced by multiple 8” sanitary sewer laterals that directed through Lot 6 (which is under common ownership), come together into one line within a sanitary sewer easement between Lots 5 & 6, and discharge to the West Orange system in



Seaman Road. The existing Banquet facility with an occupancy of 1,404 persons produces a total of 28,080 gallons per day based upon the NJDEP projections (20 gpd/person). Those same criteria show the proposed project would generate 31,260 gallons per day for the proposed occupancy of 1,563 persons. This results in an increase in sewage flow of 3,180 gpd, which is below the 8,000 gpd threshold for requiring NJDEP Treatment Works Application Approval for sewer extension.

Solid Waste Disposal – A Solid Waste Management Plan was submitted as part of the previous Planning Board application and approval. The facility will continue to be serviced by private haulers. They will continue to provide for separated recycling and will continue to utilize a compactor for trash. While there will be a slight increase in occupancy, the anticipated removal schedule will likely remain unchanged and the previously approved solid waste disposal plan remains applicable.

Vegetation – The previously approved allowed for the removal of 247 trees with a tree replacement total of 348 trees. The Amended Site Plan submittal calls for additional trees to be removed with a D.B.H. between 6” and 13”, which require a total of 10 replacement trees. A Tree Replacement plan has been prepared which calls for 10 Thuja Green Giants to be planted within an island in the rear parking lot.

Wildlife – Because the existing wooded buffer will remain undisturbed, no effect on the wildlife that utilizes that area for habitat and/or foraging is anticipated.

Unique, Scenic & Historic Features – The site is not identified as Unique, Scenic or Historic

Air Quality Degradation – The proposed site improvements include Soil Erosion and Sediment Control measures to protect against sediment as well as dust control. The measures called for are accepted by the State as reasonable solutions for the short-term impacts of construction. We do not anticipate any long-term impacts as the proposed use represents only a minor increase in



intensity compared to the existing conditions. As such, this project poses no real impact on air quality.

Noise – Short-term impacts of construction are generally not considered permanent impacts. The construction hours will be limited in accordance with the Municipal Ordinance requirements.

Neighborhood Deterioration – There are no anticipated impacts on the neighborhood associated with this project. Access will remain via the existing driveways on Prospect Avenue. Construction access will utilize those same driveways. All work will be performed from the existing disturbed areas. The wooded buffer that abuts the westerly property lines will remain.

Public Services – No Changes

Traffic Report – The Amended Site Plan proposes an increase of occupancy by 48 persons compared to the previously approved plan. This minor increase will result in an insignificant increase in traffic, so a Traffic Report is not warranted.

Health, Safety and Welfare of Existing Residents – The surrounding neighborhood will be largely unaffected from a health, safety and welfare perspective due to the design steps taken to prevent steep slopes disturbances, as well as the reduction in impervious surfaces, which will decrease the amount of runoff from a stormwater management perspective.

ALTERNATIVES

The existing banquet hall has not been operational for several years and is in a dilapidated condition. The Applicant is proposing to rehabilitate the entire site and has already received approval to renovate the banquet hall and reconstruct the parking lot. The Amended Site plan proposes to continue the rehabilitation of the site by renovating the existing restaurant to bring it



up to usable conditions and to reconstruct the rear parking lot, which is also in a declining state. All improvements are proposed within previously disturbed areas.

There is no alternative, as the site has already been approved to begin renovations and reconstruct a portion of the parking areas. If the remaining areas of the site were left as is, then the restaurant would remain unusable and the larger parking area at the rear would continue to deteriorate, which would not allow the banquet hall to operate at a functional capacity.

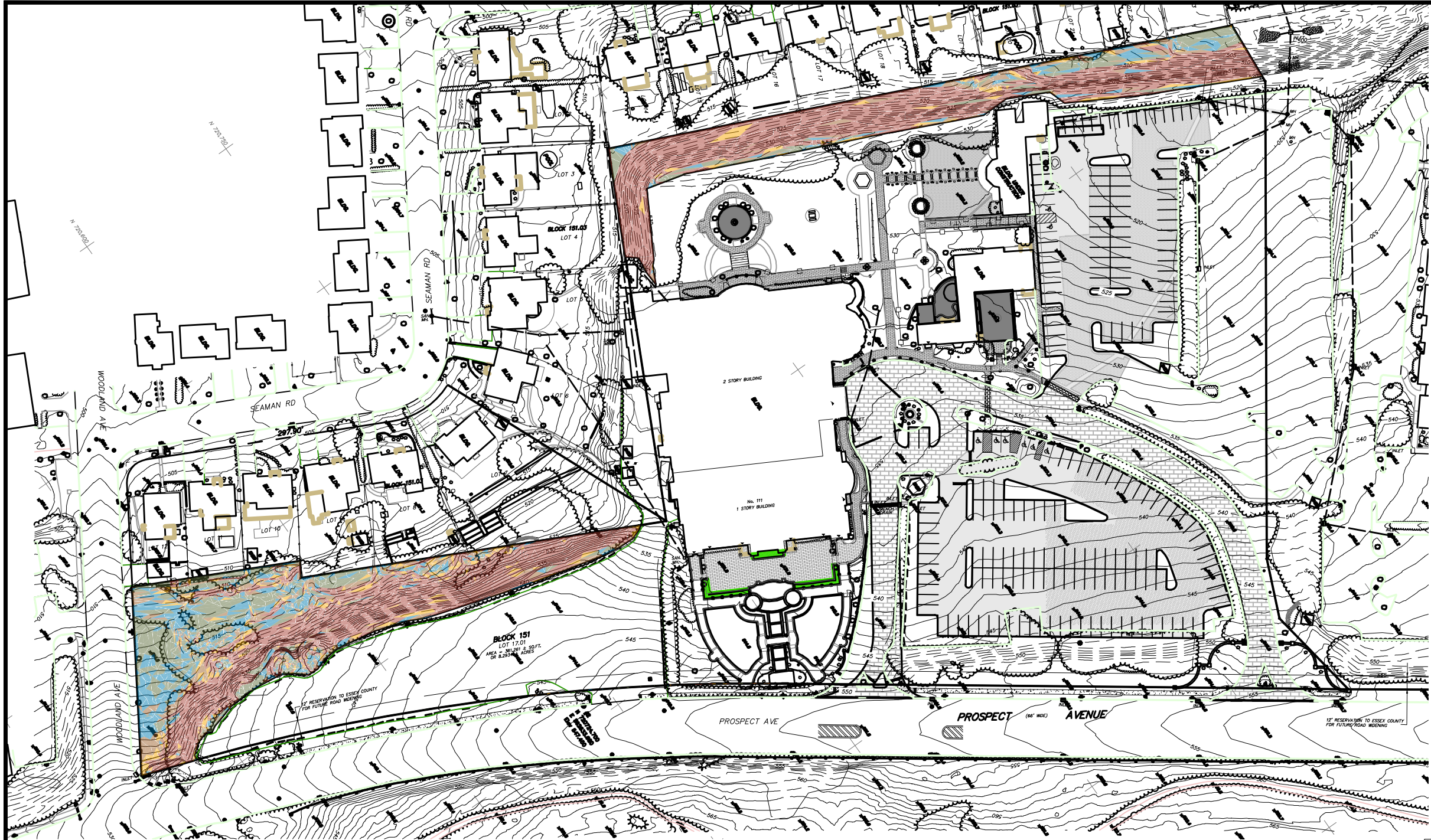
LICENSES, PERMITS AND APPROVALS

The subject redevelopment project requires the following approvals:

1. Township of West Orange Planning Board
2. West Orange Tree Removal and Replacement Permit
3. West Orange Soil Removal Permit
4. Essex County Planning Board – Site Plan Approval
5. Hudson-Essex-Passaic Soil Conservation District – Soil Erosion Control Permit & RFA

Certain other regulatory licenses, permits and approvals will be required independent of the land development review process. These are outlined in the Required Regulatory Approvals & Permits which accompanies the application for development.





STEEP SLOPE DISTURBANCE

RANGE	COLOR	MIN. SLOPE	MAX. SLOPE	AREA		AREA DISTURBED ALLOWABLE		AREA DISTURBED		Compliance
		% SLOPE	% SLOPE	SF	%	SF	%	SF	%	
1		0%	10%	314,334	87%	314,334	100%	-	0.0%	Yes
2		10%	15%	6,608	2%	3,965	60%	-	0.0%	Yes
3		15%	20%	4,622	1%	1,849	40%	-	0.0%	Yes
4		20%	25%	3,374	1%	675	20%	-	0.0%	Yes
5		25%	99%	32,325	9%	-	0%	-	0.0%	Yes
				361,263		320,822		-		

PREPARED FOR
THE ESTATE
111 PROSPECT AVENUE
LOT 17.01 BLOCK 151
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

EXISTING STEEP SLOPES PLAN



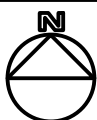
Designer: JMP
Draftsman: JAF
Checked By: JMP
Project No.: 24-170
Scale: 1"=100'
Sheet:

FIG.-1



Map Unit Symbol	Map Unit Name
BogBc	Boonton loam, 0 to 8 percent slopes, extremely stony
BogCc	Boonton loam, 8 to 15 percent slopes, extremely stony
BouB	Boonton - Urban land, Boonton substratum complex, 0 to 8 percent slopes
UdbonB	Udorthents, Boonton substratum, 0 to 8 percent slopes
URBONB	Urban land, Boonton substratum, 0 to 8 percent slopes

NRCS WEB SOIL SURVEY



PREPARED FOR
THE ESTATE
 111 PROSPECT AVENUE
 LOT 17.01 BLOCK 151
 TOWNSHIP OF WEST ORANGE
 ESSEX COUNTY, NEW JERSEY

REFERENCES:

INFORMATION OBTAINED FROM NRCS WEB SOIL SURVEY DATED 12/15/2024.



Designer: JMP
 Draftsman: JAF
 Checked By: JMP
 Project No.: 24-170
 Scale: 1" = 250'
 Sheet:

FIG -2

