

CASEY & KELLER, INC.

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N.J. STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION NO. 24GA27985400

258 MAIN STREET, MILLBURN, NEW JERSEY, 07041
VOICE : 973-379-3280 FAX: 973-379-7993

ENVIRONMENTAL IMPACT STATEMENT

PROPOSED MIXED-USE DEVELOPMENT

512-516 PLEASANT VALLEY WAY

LOTS 11 & 12 BLOCK 154.06
TOWNSHIP OF WEST ORANGE

ESSEX COUNTY, NEW JERSEY

FEBRUARY 2026

MICHAEL LANZAFAMA, P.E. & P.L.S. NJ REG. # 30084
P.P. NJ REG. # 3503

PROJECT No. 1240815

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I. INTRODUCTION

The subject property is designated as Lots 11 & 12 of Block 154.06 on Tax Map Sheet 40.02 of the Township of West Orange Tax Maps. It is located on the easterly side of Pleasant Valley Way approximately 560 feet south of Eagle Rock Avenue. The property is just north of West Orange High School. To the east of the project site are adjoining residential properties fronting on Beasley Street. To the north there are a mixture of residential and commercial uses. The FEMA mapping indicates that the site is not impacted by any 100-year flood hazard areas. No evidence of freshwater wetlands exists on the site.

There is an existing one (1)–story frame dwelling located within tax lot 12. A bituminous parking area exists behind the structure. On tax lot 11 there is a two (2) story structure which contain office uses on the first floor and residential on the second floor. Parking for eleven (11) vehicles exist to the east of the structure, access to the parking area is by means of a driveway located to the south of the existing building.

The subject property lies within the Township’s OB-1 Zone, which allows commercial and residential type uses.

Owner and Applicant

127 Mitchell Street LLC
516 Pleasant Valley Way
West Orange, New Jersey 07052

II. DESCRIPTION OF THE PROPOSED PROJECT

The proposed development plan is to demolish the existing 1 story frame dwelling on the northern half of the property and refurbish the existing building to the south, The building will be extended to the east and a new parking facility will be established on the north side of the building. The footprint of the original building will continue to be utilized for office space with a residential unit above. The building extension would contain offices in both the lower level and ground floor. Two new apartments will be constructed over the office space. The new parking area would have a capacity of 21 cars, including 1 handicap space. The driveway access along Pleasant Valey Way will see one driveway eliminated and the other repositioned to the north. The impervious areas on-site will increase by about 167 sq. ft.

All land that will be disturbed by the proposed construction will be restored through a complete re-landscaping of the site. This will be accomplished with deciduous shade and ornamental trees, evergreen trees and hedges, evergreen and deciduous shrubs, lawn, ground cover and perennials. The plantings will form an attractive filtered buffer along the site’s northern and eastern perimeters. In all, 108 landscape trees and plants are proposed for this site.

III. INVENTORY OF EXISTING SITE CONDITIONS

3.1 TOPOGRAPHY AND SLOPE

The terrain on the project site slopes gentle from west to east. The highest elevations on the site occur immediately along Pleasant Valley Way at about elevation 422. The lowest elevation is about 413 and occurs in the southeastern corner of the property. There are no steep slopes present on the site.

3.2 VEGETATION

The area immediately surrounding the existing building is all bituminous pavement except for several planting beds with shrubs and ground cover. There is a rectangular-shaped lawn to the north of the existing 1 story dwelling. There are no shade trees or evergreen trees existing on-site.

A review of the *NJDEP GIS web site* indicates that there are no freshwater wetlands on the site or on adjacent properties.

3.3 HYDROLOGY AND STORM WATER RUNOFF

West Orange Township is situated within two (2) major drainage basins. The northwestern part of town flows to the West Branch of the Rahway River while the remainder of the township lies within the watershed of the East Branch of the Rahway River. Precipitation that is not absorbed by existing lawn areas becomes surface runoff and drains in a southeasterly direction toward Beasley Street. An analysis of pre- and post-development runoff is discussed in more detail in a separate Stormwater Management Report, and the reader is referred to the same. It should be noted that the site currently violates the coverage limitations of the OB-1 zone district. Where 50% coverage is permitted and the existing improvements cover 67.9% of the site.

3.4 SEWERAGE SYSTEM

There is an existing 8-inch diameter municipal sanitary sewer running down the eastern side of Pleasant Valley Way. This line flows from south to north, this sewer line eventually discharges into interceptor sewers and then to the treatment plant owned and operated by the Joint Meeting of Essex and Union counties. There are no sewer bans or moratoriums restricting connections into the sewer system currently.

IV. ENVIRONMENTAL IMPACTS

The project site is not very large, and it has been substantially developed—originally with a single-family dwelling and mixed-use office apartment building and its associated bituminous driveway and parking lots. The intent is to develop this property with the uses seen along the Pleasant Valley Way corridor. Potential impacts are discussed as follows:

4.1 TOPOGRAPHY AND SLOPES

Because the existing property has already been substantially developed for a commercial and residential uses, the project site terrain has been graded and reshaped. As noted above, there are no steep slopes to impede the development of the site. It is intended that this project would modify the existing topography by modifying some of the lower areas of the site. This will be accomplished through the installation of a retaining wall along the southern and eastern property lines.

Raising the terrain also provides the opportunity to produce parking area grades compatible with automobile travel and ease of access into driveways. Further, it enables the area immediately around the building to be graded so that there would be handicapped accessible entry points.

4.2 VEGETATION

The only vegetation that would be lost consists of a lawn panel to the north of the existing 1-story dwelling and a few small shrubs planted around the existing structures. There are no shade trees or large evergreens that will be lost because of the execution of this project.

4.3 HYDROLOGY AND STORM WATER RUNOFF

The building and impervious coverage that is proposed to be constructed will cover 68.93% of the site. This is a slight increase of 167 square feet over existing site conditions. Under West Orange's latest storm water management ordinance, the addition of 6,000+ square feet of new paved parking area trigger strict regulations that, among other things, require a post-development reduction in the overall rate of stormwater runoff and volume from what exists and the removal of a high rate of suspended solids to improve water quality. The stormwater collection and treatment systems would all comply with these latest requirements. For a complete discussion of the stormwater management program the reader is referred to the ***Stormwater Management Report 512-516 Pleasant Valley Way***.

4.4 SEWAGE

Based upon the New Jersey Department of Environmental Protection "Projected Flow Criteria," the additional sewage flow from the office space would be 0.10 gallons per square foot per day (gpd). The apartments are projected to generate 225 gpd per

dwelling unit. The proposed project includes 3,300 sq. ft. of new office space and 2 new apartments; the anticipated flow is:

$$\begin{array}{rcl} \text{Office:} & 3,300 \text{ sq. ft.} \times 0.10 \text{ gpd} & = 330 \text{ gpd} \\ \text{Apartments:} & 2 \times 225 \text{ gpd} & = \underline{450 \text{ gpd}} \\ & \text{Total} & = \underline{\mathbf{780 \text{ gpd}}} \end{array}$$

The existing sanitary sewer along Pleasant Valley Way is an 8-inch diameter pipe and flows from south to north. The slope of the sanitary sewer system produces a flow capacity of 00.0 GPD flowing "half full" the addition of 780 gpd would have a minimal impact on the sanitary sewer system.

The local sewers discharge into interceptor sewers and eventually into the treatment plant owned and operated by the Joint Meeting Sewer Commission of Essex and Union counties. There are no sewer bans or moratoriums restricting connections into the sewer system currently.

V. MITIGATION

5.1 INTRODUCTION

Previously, evaluations of the existing site conditions and the unavoidable impacts associated with the construction of the proposed addition were presented and discussed. This section examines other measures that can be used to minimize potential adverse environmental effects. Only items which require further explanation or description are discussed.

5.2 VEGETATION

Given the fact that there is little existing vegetation on-site the project proposal will substantially improve the site's environment.

A planting plan has been prepared by a landscape architect. This plan includes a variety of shrubs, ground cover, flowering trees, flower beds, and evergreens in various locations. This would help provide a buffer for the adjoining properties as well as enhancing the site esthetics.

5.3 HYDROLOGY AND STORM WATER RUNOFF

The development of this parcel as described above would not change the existing drainage patterns and will improve not only the rate of runoff but volume and quality as well. The grading and underground stormwater storage system are designed so as to direct nearly all of the stormwater runoff from the developed part of the site to the southeastern corner of the site. Projected runoff and volume for the two, ten, and hundred year storms would be reduced in accordance with the stormwater management requirements. In addition to reducing flow rates, the proposed system would enhance stream quality by capturing sediments and other deleterious materials.

A complete discussion of the proposed drainage, and treatment, along with supporting calculations is found in the ***Stormwater Management Report 512-516 Pleasant Valley Way***

VI. LICENSES, PERMITS AND APPROVALS

The following approvals and/or permits are required for the proposed site plan.

1. Municipal Zoning Board Approval
2. Municipal Building permits
3. Hudson-Essex-Passaic Soil Conservation District Plan Certification
4. Essex County Planning Board Approval of site Plan

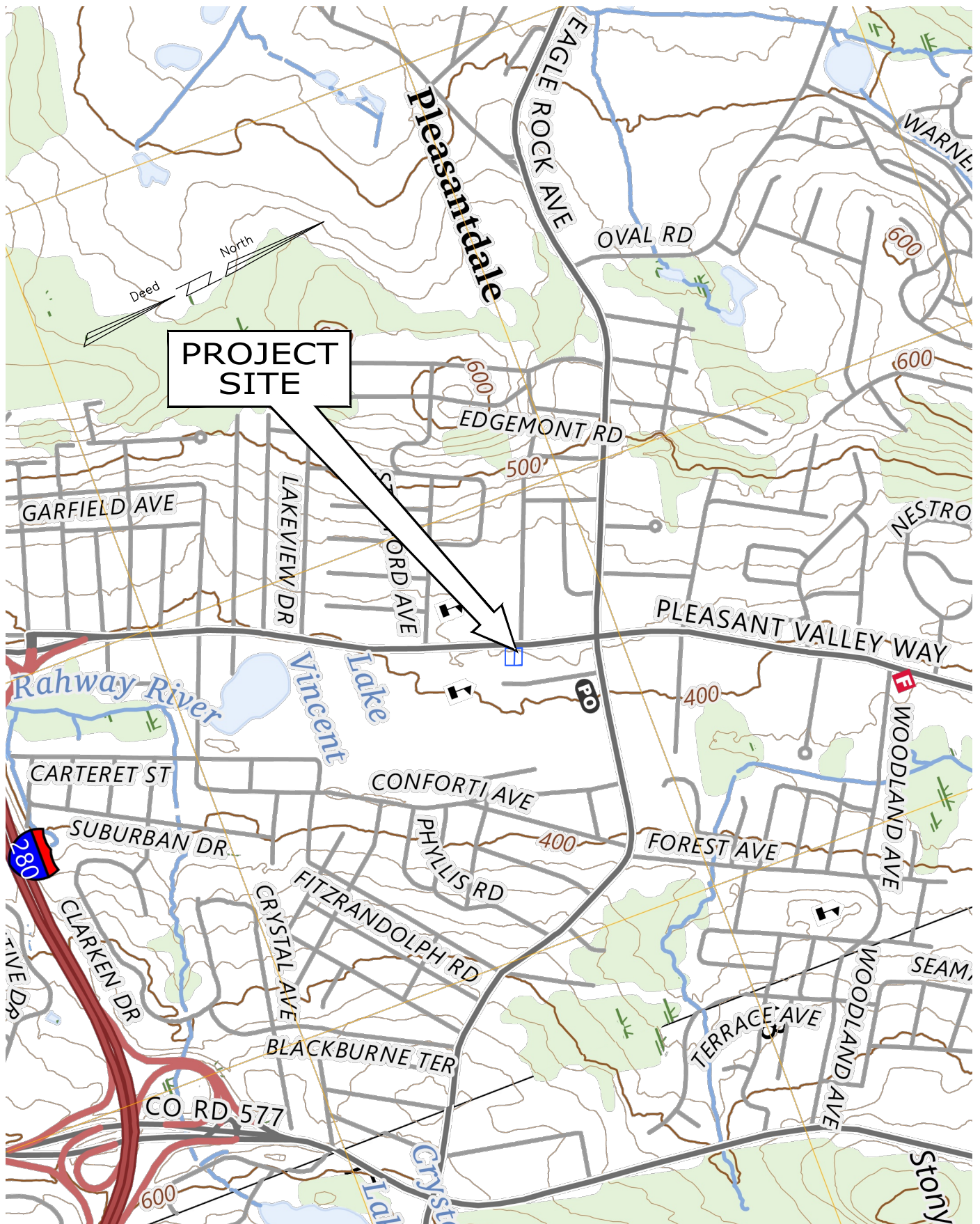
VII. CONCLUSION

Because the proposed project is compatible with the neighborhood and takes place on a parcel of land that has previously been disturbed, the potential environmental impacts would be limited in duration and intensity. Although there would be certain impacts, the use of judicious construction techniques and the mitigation measures discussed above would lessen their effect. The mitigation required is also typical of this type of work. Therefore, the construction of this addition and parking area can be built without adversely affecting the public health, safety, or welfare.

APPENDIX A

SITE LOCATION MAPS

- TAX MAP
- USGS MAP
- FEMA FLOOD MAP



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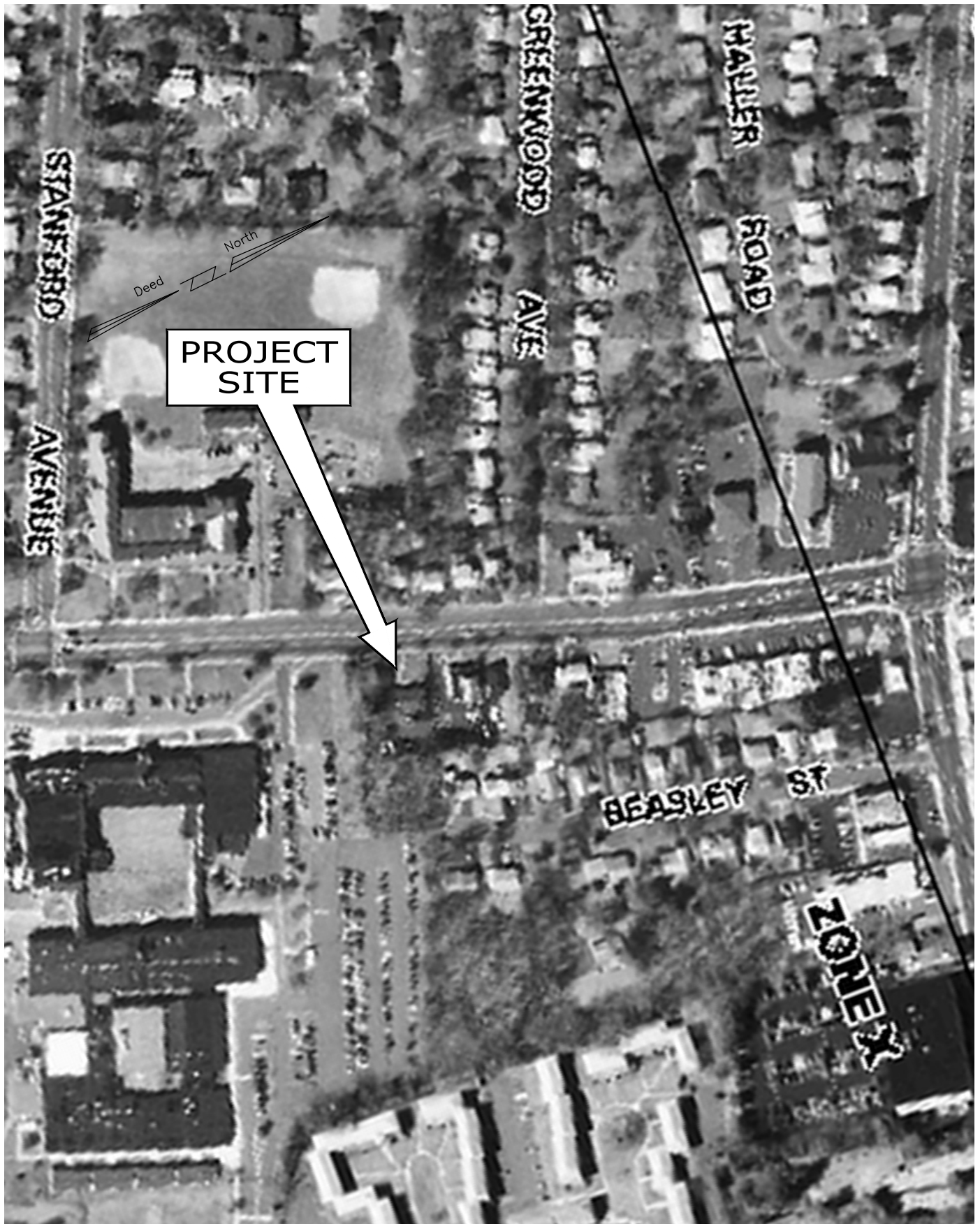
USGS MAP

Scale:
 1"=1000'

Project No.:
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258 MAIN STREET, MILLBURN, NJ 07041
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512-516 PLEASANT VALLEY WAY

FEMA MAP

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