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MEMORANDUM

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

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

Date: April 6, 2026

**Re: Application No. ZB-25-08
127 Mitchell Street, LLC
Preliminary and Final Site Plan with 'C' and 'D' Variances - Review #2
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
Christopher N. Dochney, PP – Zoning Board Planner
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 and Brian S. Conway, LLA with Casey & Keller Incorporated of Millburn, New Jersey and bearing a latest revision date of February 13, 2026.
- 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 January 12, 2026.
- A Stormwater Management Report prepared by Michael Lanzafama, PE & PLS and bearing a latest revision date of February 4, 2026. Included in the report is a Soil Percolation Report prepared by Bahman Izadmehr, PhD, PE with Development Engineering, LLC of Wayne, New Jersey dated June 30, 2025.
- A Stormwater Management Measures Maintenance Plan & Field Manuals prepared by Michael Lanzafama, PE & PLS dated December 20, 2025.



- An Environmental Impact Statement prepared by Michael Lanzafama, PE & PLS dated February 2026.
- A Certificate of Ownership of Applicant dated September 25, 2025.
- A copy of a March 2, 2026 letter from Michael Lanzafama, PE, PLS, & PP to the West Orange Zoning Board of Adjustment which addresses the comments in our December 3, 2025 engineering review letter and the December 10, 2025 planning review letter from Christopher N. Dochney, PP.

In addition to the above, our office previously received the following information as part of the original submission for this application:

- A Planning Report prepared by John McDonough, LA, AICP, PP with John McDonough Associates, LLC dated October 23, 2025.
- 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 south of 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 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 remain to be addressed:
 - a) Item #46 – *Solid waste management plan*. In his March 2, 2026 letter, Mr. Lanzafama states that the refuse area has been revised on sheet #5 and an enclosure detail has been provided on sheet #8. However, as stipulated on the Township's Site Plan/Subdivision Checklist, it remains for the Applicant to submit a solid waste management plan to the Board.
 - b) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinances*. In his March 2, 2026 letter, Mr. Lanzafama states that compliance with the West Orange COAH Ordinances is not required because the project is less than 5 units. This must be confirmed by the Township COAH Administrator.
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. In his March 2, 2026 letter, Mr. Lanzafama states that the existing lots are to be consolidated. Therefore, any approval granted by the Board should be conditioned upon existing lots 11 and 12 being consolidated. In addition, a copy of the proposed deed of consolidation must be submitted to the Board for review and approval by our office and the Board Attorney prior to being recorded in the County Clerk's office. In addition, the lot number for the consolidated parcel must be approved by the West Orange Assessor.
7. The architectural plans have been revised to show a canopy along the front and side of the existing building. The Site Plan on sheet 5 must be revised to show this canopy.



8. In his March 2, 2026 letter, Mr. Lanzafama states that the refuse area has been revised and a detail has been added to sheet #8. The Applicant should provide testimony to the Board to demonstrate that the proposed refuse area will have adequate capacity to accommodate the trash and recyclables that will be generated at the site.
9. It remains for the Applicant to 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). In his March 2, 2026 letter, Mr. Lanzafama states that two circulation plans have been prepared by his office indicating how a garbage and fire truck will traverse the site. However, the site plan drawings received by our office did not include either circulation plan. Therefore, it remains for this information to be submitted to the Board.

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.
2. The Stormwater Management Report indicates that 4,746 sf of regulated impervious coverage and 6,473 sf of motor vehicle surface coverage is proposed. Therefore, this project is classified as a major development and must comply with the requirements in the Stormwater Control Ordinance (Section 25-29).
3. Sheet 8 includes a detail entitled "Section through Detention System". However, in his March 2, 2026 letter, Mr. Lanzafama states that an infiltration system is proposed. Therefore, the title of the detail must be revised accordingly.
4. The Section through Detention System detail on sheet 8 must be revised to show that stone beneath the pipe will have a minimum thickness of 6".
5. It remains for the Applicant to submit to the Township an Application for Stormwater Permit and to pay the stormwater permit fee stipulated in Resolution 153-25 which was adopted by the Township on June 24, 2025.
6. It remains for the Applicant to revise the Stormwater Management Report narrative to indicate how the proposed BMPs comply with the applicable green infrastructure (GI) standards (required number of soil test pits, infiltration of water quality storm event, contributory drainage area, maximum drain time, separation from seasonal high water table, etc.).



7. It remains for the hydrograph routings to be revised to model impervious areas and pervious areas separately with separate time of concentration calculations for each. A composite CN for impervious and pervious areas is not acceptable.
8. It remains for the Applicant to revise the proposed drainage area map to indicate flow type, length of segment and slope of each segment. Further, it remains outstanding for proposed time of concentration calculations to be submitted for review. Our office notes that proposed sheet flow lengths must be calculated utilizing the McCuen Spiess limitation.
9. Groundwater mounding calculations have been provided; however, it remains for duration of infiltration period calculations ('t') to be submitted to verify the groundwater mounding calculations. Our office notes that when exfiltration is utilized in the hydrograph routings, the maximum discarded volume for the projected 100-year storm event should be utilized in calculating the duration of infiltration period ('t').
10. It remains for the plans to be revised how roof runoff will be pre-treated prior to infiltration. As outlined in the BMP manual, pre-treatment is required for all small-scale infiltration basins that utilize exfiltration within the hydrograph routings.
11. It remains for 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. The elevation of the seasonal high-water table must be indicated. Further, it remains for the permeable pavement detail to be revised to indicate that filter fabric should be installed along the sides of the system.
12. It appears that the permeable pavement system and underground infiltration basin are discharging stormwater within the water quality storm event. The design must be revised to infiltrate the entirety of the water quality storm event in accordance with the BMP manual and the Township Code to meet water quality requirements.
13. We have reviewed the Stormwater Management Measures Maintenance Plan & Field Manuals and offer the following comments:
 - a) As required by §25-29.12.b.7(d) of the Township Code, the plan must be revised to note that an annual maintenance report must be submitted to the Township every May 1st. The report must include all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design and of the development.
 - b) As required by §25-29.12.b.7(e) of the Township Code, the Applicant must post a two-year maintenance guarantee in accordance with N.J.S.A. 49:55D-53.
 - c) As required by §25-29.12.b.5 of the Township Code, 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.

D. LANDSCAPING COMMENTS

1. The Applicant has addressed all remaining landscaping comments.



E. LIGHTING COMMENTS

1. The Applicant has addressed all remaining lighting comments.

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.