
June 4, 2026

Township of West Orange Planning Board
66 Main Street
West Orange, NJ 07052

Re: *Application No. PB 26-04*
 Orange Prospect LLC
 Amended Preliminary and Final Major Site Plan – Review #1
 111 Prospect Avenue
 Block 151, Lot 17.01
 Our File No. 115.WRP0151.V03

Dear Planning Board Members:

Our office has received for review the following documents which were submitted in support of the above referenced application for Amended Preliminary and Final Major Site Plan approval:

- Amended Preliminary and Final Site Plan drawings (32 sheets), prepared by J. Michael Petry, PE, PP, RA with Petry Engineering, LLC of Fairfield, New Jersey, dated January 31, 2025, last revised May 21, 2026.
- Main Building Architectural Floor Plans and Elevations (3 sheets), prepared by J. Michael Petry, PE, PP, RA with J. Michael Petry, AIA Design Services of Fairfield, New Jersey, dated December 19, 2025, last revised May 20, 2026.
- Restaurant Building Architectural Floor Plans and Elevations (8 sheets), prepared by J. Michael Petry, PE, PP, RA with J. Michael Petry, AIA Design Services, dated December 19, 2025, last revised May 20, 2026.
- Boundary Survey, prepared by Zdravko Lucin, PLS with ZL Land Surveying, LLC of West Caldwell, New Jersey, dated February 29, 2012.
- Aerial map depicting fire hydrant locations.
- Stormwater Management Report, prepared by Petry Engineering, LLC, dated December 27, 2024, last revised December 19, 2025.
- Environmental Impact Statement, prepared by Petry Engineering, LLC, dated February 27, 2026.
- Soil Moving Permit Request, prepared by Petry Engineering, LLC, undated.
- Application Cover Letter, prepared by Kenneth D. McPherson III, Esq, with FBT Gibbons LLP of Newark, New Jersey, dated April 22, 2026.
- Township of West Orange Planning Board Application Form, Site Plan/Subdivision Checklist and Sustainability Checklist Form, dated March 20, 2026.
- Project Description, prepared by FBT Gibbons LLP, dated April 2026.

NJ Certificate of Authorization No. 24GA28412500

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- Township of West Orange Tree Removal and Replacement Permit Application, dated March 14, 2026.
 - Township of West Orange Stormwater Permit Application, dated January 30, 2026.
 - Affidavit of Ownership and Authorization of Application, dated March 20, 2026.
 - Corporate Ownership Disclosure Form.
 - List of Owners within 200 feet of Block 151, Lot 17.01 from the Township of West Orange Tax Assessor.
 - Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector, dated March 23, 2026, which states that the taxes on Block 151, Lot 17.01 have been paid through April 30, 2026.
 - Copies of the Township of West Orange Planning Board Resolutions PB 92-10, PB 96-08, PB 97-21, PB 12-31T and PB 25-02.
 - Copies of the Township of West Orange Zoning Board of Adjustment Resolutions ZB 98-07, ZB 99-10 and ZB 00-05.

We have reviewed the information submitted in support of this application and offer the following comments:

A. PROJECT DESCRIPTION

The property in question, Block 151, Lot 17.01, is an irregularly shaped tract with frontage along Prospect Avenue. The property is located within the B-2 General Business District and has an area of approximately 8.29 acres. The property is currently vacant and previously operated as a catering/banquet hall and restaurant use. The property currently contains the existing banquet hall and three restaurant buildings along with paved parking areas and other associated site improvements.

The Applicant recently received Preliminary and Final Major Site Plan approval with “C” variances under Resolution PB25-02, memorialized on June 4, 2025, to renovate the existing main banquet hall building on-site as well as reconstruct the existing driveway, walking path, and valet parking area.

The Applicant is now seeking Amended Preliminary and Final Major Site Plan approval to renovate portions of the existing banquet hall and restaurant buildings, reconstruct the rear parking area, modify walkways, and install associated grading, drainage and landscaping improvements. The proposed improvements will increase the total parking spaces on-site to 486 total parking spaces and increase the total maximum occupancy from 1,515 people to 1,563 people.

B. DESIGN COMMENTS

1. Prospect Avenue is a County Route (CR 577); therefore, the Applicant is required to submit an application to the Essex County Planning Board for Site Plan Approval or a Letter of No Interest.
2. The Applicant should address the Board regarding the proposed phases of the overall development.
3. The Applicant should address the Board regarding the proposed site operations and if there are any changes to the previous approval(s), specifically regarding deliveries and trash/recyclables pickup.
4. The Applicant should address the Board regarding compliance with the minimum number of parking spaces required for the overall development and the corresponding maximum allowable occupancy.

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5. The Applicant should address the Board regarding whether any of the EV parking spaces are make-ready. If so, the Applicant should provide testimony regarding the timeline to convert the spaces from make-ready to EVSE.
 6. Revise sheet TM-1 to show the fire truck enter the site through the ingress lane.
 7. Provide a circulation plan for the largest vehicle (delivery vehicle or fire truck) that is anticipated to access the Phase II improvements.
 8. Provide a copy of the utility easement with adjacent Lot 7.
 9. The plans should be revised to provide the following construction details:
 - a. Fountain
 - b. Gazebo
 - c. Landscape wall

C. STORMWATER MANAGEMENT COMMENTS

1. The proposed development will result in the disturbance of more than 0.5 acres. As a result, this project is classified as a Major Development and is subject to the stormwater management requirements set forth in Section 25-29.4 of the Land Use Regulations.
 2. As required under Section 25-29.4s2 of the Land Use Regulations, the site shall be designed to manage, through on-site retention, the retention storm (or $\frac{1}{2}$ of the projected two-year storm per square foot, as reflected in Table 6) at the site or on contiguous properties in common ownership. The plans and report should be revised to demonstrate compliance with this requirement or relief requested.
 3. The stormwater management report and supporting calculations indicate that the soil on-site is classified as HSG D; however, based on review of NRCS Web Soil Survey, it appears that the soil on-site are classified as HSG C. Revise the report to provide the justification for utilizing HSG D or revise analysis accordingly.
 4. Revise the existing and proposed drainage area maps to label the length and slope of the time of concentration flow paths. Further, the maps should be revised to provide separate pervious and impervious Tc lines.
 5. The Tc calculations for predevelopment drainage area DA-1 and post development drainage area DA-1 should be revised to provide separate calculations for pervious and impervious areas.
 6. Provide impervious Tc calculations for predevelopment drainage area DA-2 and post development drainage area DA-2.
 7. Revise the proposed sheet flow calculations to calculate sheet flow length utilizing the McCuen-Spiess limitation.
 8. The existing drainage area map ends the time of concentration flow path/calculation at the existing inlet; whereas the proposed drainage area map includes pipe flow within the Tc calculations. Revise for consistency between existing and proposed maps/calculations.
 9. Provide runoff comparison tables for the current and projected 2, 10 and 100-year storm events for the predeveloped and post developed conditions to demonstrate that the post-construction
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hydrographs for the 2, 10 and 100-year storm events do not exceed, at any point in time, the pre-construction hydrographs for the same storm events.

10. Submit an updated operation and maintenance manual for the development to ensure the proper maintenance of the stormwater conveyance system.
11. The Stormwater Operation & Maintenance Manual and any future revisions shall be recorded upon the deed of record for the property. Prior to recording, the form of the deed must be reviewed and approved by the Planning Board attorney and our office.

D. LANDSCAPING & LIGHTING COMMENTS

1. The plans should be revised to graphically depict sight triangles to ensure vehicular visibility is not obstructed. Plantings should be located to not interfere with the sight triangles.
2. The plans should be revised to provide the disposition of open space material such as lawn, sod, mulch, stone, etc.
3. The plans should be revised to graphically depict the limits of proposed mulch beds.
4. The plant schedule should be revised to provide more tree species and more diverse plantings to avoid monoculture plantings and to improve biodiversity. Our office recommends considering native flowering trees for seasonal interest.
5. The plans should be revised to provide a shade tree detail and an evergreen tree detail on the 'Tree Replacement Plan'.
6. The plans should be revised to provide planting notes including information regarding soil quality, plant health, and installation instructions.
7. The frontage of the property along Prospect Avenue has overhead wires. The 'Tree Replacement Plan' should be revised so that the proposed trees will not come into conflict with the utilities. Either a tree species with a maximum mature height of 20' should be proposed, or trees located near the wires should be relocated, as needed.
8. Additional details should be provided for the community garden area on sheet 7 including type of fencing, type of surface, and raised bed details. Garden tool/equipment storage and vegetative waste storage/disposal should also be addressed.
9. Our office recommends that all proposed plantings should be set back at least 3 feet from curbs or walls.
10. Our office has concerns that the trees selected for the parking lot islands will grow too large and are not compatible with the growing conditions.
11. Typically, four-inch caliper trees are not readily available. Clarify if four-inch caliper trees will be available to install on-site or if alternatives are needed.
12. Testimony should be provided that the proposed light fixtures will substantially match the existing light fixtures that will remain in terms of style, color, and lamp type.
13. Our office recommends that light fixtures that are not used for security should be dimmed after business hours.

14. As required under Section § 25-14.1d, the level of illumination at ground level shall not exceed 0.5 of a footcandle at the property line; whereas the light levels along Prospect Avenue exceed 0.5 footcandles. The plan should be revised to avoid the excess spillover to the extent feasible.

15. The Calculation Summary should be updated and amended. Currently, the calculation summary indicates that the walkways have an average of 0.0 footcandles when this does not appear to be accurate. Section § 25-14.3 states the average walkway should be illuminated to 0.9 footcandles.

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. The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.

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

Very Truly Yours,



ARTHEON

Ryan MacNeill, PE

Planning Board Engineer

cc: Geniece Gary-Adams – Director of Planning & Development/Zoning Official
Zayibeth Carballo, PE, PLS, PP, CME, CFM, CFS – Municipal Engineer
Malvika Apte, PP, AICP – Board Planner
Diana McGovern, Esq. – Board Attorney
J. Michael Petry, PE, PP, RA – Applicants Engineer, Planner and Architect
Kenneth D, McPherson, Esq. – Applicant's Attorney

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