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MEMORANDUM

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

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

Date: *May 13, 2020*

Re: *Application No. PB 20-02
Green Essex Partners Urban Renewal Entity, LLC
Proposed Multi Family Residential Development
Review #1
Preliminary & Final Major Site Plan
and Tree Removal Permit Approval
100 – 200 Executive Drive
Block 155, Lots 40.02, 42.01 & 42.02
Our File: VWRP0155.01*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE – Township Engineer
Kenneth D. McPherson III, Esq. – Planning Board Attorney
Green Essex Partners Urban Renewal Entity, LLC - Applicant
Francis X. Regan, Esq. – Applicant's Attorney
Zachary E. Chaplin, PE – Applicant's Engineer
Jack L. Raker, RA – Applicant's Architect
Eric L. Keller, PE, PP, LEED AP – Applicant's Traffic Engineer
Richard C. Mathews – Applicant's Surveyor*

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

- A set of Preliminary & Final Major Site Plan drawings (27 sheets) prepared by Zachary E. Chaplin, PE with Stonefield Engineering & Design of New York, New York and bearing a latest revision date of May 7, 2020.
- A set of Truck Turn Exhibits (5 sheets) prepared by Jeffrey A. Martell, PE with Stonefield Engineering & Design dated April 28, 2020.
- A set of Concept Architectural plans (22 sheets) prepared by Minno Wasko Architects and Planners of Lambertville, New Jersey dated March 19, 2020, unsigned and unsealed.
- A Tree Location Survey (2 sheets) prepared by Philip A. McEntee, Jr., PLS with Stonefield Engineering & Design dated April 17, 2020.



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- An ALTA/NSPS Land Title Survey of Lots 40.02 and 40.04, Block 155, Township of West Orange, Essex County, New Jersey (2 sheets) prepared by Richard C. Mathews, PLS with Stires Associates, PA of Somerville, New Jersey dated March XX, 2020, unsigned and unsealed.
- An ALTA/NSPS Land Title Survey of Lot 42.01, Block 155, Township of West Orange, Essex County, New Jersey (1 sheet) prepared by Richard C. Mathews, PLS with Stires Associates, PA of Somerville, New Jersey dated March XX, 2020, unsigned and unsealed.
- An ALTA/NSPS Land Title Survey of Lot 42.02, Block 155, Township of West Orange, Essex County, New Jersey (2 sheets) prepared by Richard C. Mathews, PLS with Stires Associates, PA of Somerville, New Jersey dated March XX, 2020, unsigned and unsealed.
- A Stormwater Management Report prepared by Zachary E. Chaplin, PE dated May 7, 2020. Included in the Stormwater Management Report is a set of drainage area maps (4 sheets) prepared by Zachary E. Chaplin, PE dated March 19, 2020.
- A Traffic Engineering Evaluation prepared by Eric L. Keller, PE, PP, LEED AP with Bowman Consulting Group, LTO of Cedar Knolls, New Jersey dated March 19, 2020.
- A Report of Geotechnical Investigation prepared by Nejm E. Jundi, PE with JZN Engineering, PC of Springfield, New Jersey dated December 31, 2019.
- A completed Application Form dated February 12, 2020.
- A Project Proposal prepared by Green Essex Partners Urban Renewal Entity, LLC of Livingston, New Jersey which describes the proposed development.
- A completed Site Plan/Subdivision Checklist.
- A completed Sustainability Checklist Form.
- A Sustainability Memorandum prepared by Zachary E. Chaplin, PE dated May 8, 2020.
- A completed Application for Tree Removal and Replacement Permit dated April 4, 2020.
- A 200 Ft Radius Map (1 sheet) prepared by Stonefield Engineering & Design dated March 19, 2020.
- A List of Required Approvals Statement prepared by Zachary E. Chaplin, PE dated March 19, 2020.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated February 11, 2020 which states that the taxes on Lot 40.02, Block 155 are paid until April 30, 2020.



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- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated February 11, 2020 which states that the taxes on Lot 42.01, Block 155 are paid until April 30, 2020.
- A Verification of Taxes & Sewer Charges Paid from the Office of the Tax Collector dated February 11, 2020 which states that the taxes on Lot 42.02, Block 155 are paid until April 30, 2020.
- A List of Owners within 200 Feet of Block 155, Lots 40.01, 42.01 & 42.02 from the Office of the West Orange Tax Assessor dated February 21, 2020.
- A copy of a May 8, 2020 letter from Zachary E. Chaplin, PE to the West Orange Planning Board which addresses the comments from the SPRAB meeting on April 14, 2020, the comments in the April 15, 2020 letter from Paul Grygiel, PP and the comments in our April 16, 2020 e-mail.

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

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract which fronts on the westerly side of Rooney Circle and has an area of 26.831 acres. Lots 40.02 and 42.02 are presently occupied by two (2) existing office buildings known as 100 & 200 Executive Drive while lot 42.01 is presently occupied by an existing office building known as 300 Executive Drive. Lots 40.02 and 42.02 are located in the Executive Drive Multi-Family Residential District in the Essex Green – Executive Drive Redevelopment Plan while lot 42.01 is located in the 300 Executive Drive Redevelopment District in the 300 Executive Drive Redevelopment Plan.

The Applicant is seeking Preliminary & Final Major Site Plan and Tree Removal Permit approval to demolish the two (2) existing office buildings on lots 40.02 and 42.02 having an area of 18.163 acres and to construct three (3) apartment buildings, a parking garage and a dog park. A total of 425 apartments are proposed consisting of 162 one-bedroom units, 250 two-bedroom units and 13 three-bedroom units. 15% of the proposed apartments (64 units) will be set aside for low and moderate income families. The low and moderate income units will include 13 one-bedroom units, 38 two-bedroom units and 13 three-bedroom units. In addition, 820 parking spaces are proposed for the apartments including 570 spaces in the parking garage, 42 garage spaces and 208 parking spaces in surface lots.

It shows on the plans that the dog park will have areas for large and small dogs and will be subdivided and dedicated to the Township of West Orange. An additional 57 parking spaces are proposed for the dog park. Access will be provided to the site via the existing driveway from Rooney Circle. In addition, new internal driveways are proposed to provide access to Executive Drive. The Applicant also proposes to repave Executive Drive, construct retaining walls and install landscaping on a portion of lot 42.01.



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B. VARIANCES AND/OR WAIVERS FROM LOCAL ORDINANCES

1. The Applicant has not requested any variances as part of this Preliminary & Final Major Site Plan application.
2. The Applicant has requested a waiver from the requirement to show the development stages or staging plans.
3. The Applicant has requested a waiver from the requirement to show all existing streets, water courses, flood plains, wetlands, or other environmentally sensitive areas within 200 ft of the site.
4. The Applicant has requested a waiver from the requirement to show existing rights-of-way and/or easements within 200 ft of the tract.
5. The Applicant has requested a waiver from the requirement to show existing and/or proposed contours extending at least 200 ft beyond the subject property.
6. The Applicant has requested a waiver to permit the use of chain link fencing at the site.

C. WAIVERS AND/OR EXCEPTIONS FROM THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS)

This application is subject to the requirements of the Residential Site Improvement Standards (RSIS) adopted as NJAC 5:21-1, et seq.

1. The Applicant has not requested any waivers from the RSIS.
2. The Applicant has not requested any *de minimis* exceptions from the RSIS.

D. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's Site Plan Checklist must be addressed:
 - a) Item #20 – Copy and/or delineation of any proposed deed restrictions or covenants.
 - b) Item #21 – Any proposed easement.
 - c) Item #46 – Solid waste management plan.
 - d) Item #52 – Plans and legal documents for compliance with West Orange COAH Ordinances.
2. As stipulated on page 15 of the Essex Green – Executive Drive Redevelopment Plan, at the time of site plan application, an Environmental Impact Statement and a Community Impact Statement shall be required.



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3. The proposed apartment development will be located on lots 40.02 and 42.02. As a condition of any approval granted by the Board, it is our recommendation that the Applicant be required to consolidate the two (2) existing lots. Prior to recording, a copy of the proposed Deed of Consolidation must be submitted to the Board for review and approval by the Board Attorney and our office. In addition, the proposed lot number for the consolidated parcel must be approved in writing by the West Orange Tax Assessor.
4. It shows on the plans that the dog park parcel will have an area of 83,557 sf and will be subdivided and dedicated to the Township. The Applicant should address the Board regarding their schedule for submitting the Minor Subdivision application.
5. It states in the Essex Green – Executive Drive Redevelopment Plan that the design of the dog park shall be reviewed and approved by the Township Council. Therefore, the Applicant must demonstrate that the dog park design has been approved by the Township Council.
6. It shows on the Site Plan (sheet C-5) that the dog park area is to be planted with grass. In addition, Mr. Chaplin states in his May 8, 2020 letter that a K9 Grass system is proposed. Specifications for the proposed K9 Grass system must be added to the plans.
7. It states in the Essex Green – Executive Drive Redevelopment Plan that the existing retention basin shall be upgraded and improved to provide an on-site amenity in addition to its function as a storm water management structure. The Applicant must demonstrate that this condition has been satisfied.
8. It shows on the Development Summary on sheet A01 of the architectural plans that 39 units will be 2BR+D. We verified with the Architect, Jack Raker, RA that these units will include dens/office space. The Applicant should provide the Board with a sketch showing the proposed layout of these units. In addition, the Applicant should address the Board regarding their plans to ensure that the dens will not be converted to bedrooms as additional bedrooms will impact the required parking at the site.
9. It shows on sheet A03 of the architectural plans that 6 electric vehicle charging station are proposed in the parking garage. The Design Standards on page 31 of the Essex Green – Executive Drive Redevelopment Plan state that *"The provision of electric vehicle charging stations and spaces is encouraged within structured parking facilities and surface lots"*. The Applicant should address the Board regarding their plans to provide electric vehicle charging stations within the surface lots.
10. Based on our calculations, 234 parking spaces are required for Buildings B & C whereas only 213 parking spaces are provided in the vicinity of these buildings. In his May 8, 2020 letter, Mr. Chaplin states that the unit to parking ration in this area will be 1.76 which the project team believes to be more than adequate. He further states that testimony can be provided to address this concern.



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11. Section 25-12.4b.4 in the Land Use Regulations stipulates that *"Interior roadways or access drives leading to off-street parking facilities in multiple family developments shall be designated fire lanes and no parking allowed"*. Sheets C-4 thru C-6 must be revised to show the required fire lane markings.
12. Sheet C-5 must be revised to dimension the width of the proposed sidewalk along the northerly side of Building C.
13. It shows on sheet C-6 that outdoor seating units are proposed at several locations adjacent to Building A. Therefore, a detail of the proposed outdoor seating units must be added to the plans.
14. It shows on sheet C-5 that 6 ft high black vinyl fencing is proposed surrounding a portion of the dog park. Therefore, a 6 ft high black vinyl fencing detail must be added to the plans.
15. Sheet C-10 shows a proposed Conspan O-Series culvert under the access aisle between Building A and Building B. The Stormwater Management Report must be revised to include calculations which demonstrate that this culvert has adequate capacity to accommodate the peak design flow.
16. The Water Connection Detail on sheet C-22 shows a standard residential connection which does not appear to be applicable to this project. Therefore, the detail must be revised to reflect the proposed design.
17. The Fire Hydrant Installation detail on sheet C-24 must be revised to specify the model number and manufacturer of the proposed fire hydrant.
18. The Fire Hydrant Installation detail on sheet C-22 shows that a tapping sleeve is required to connect the fire hydrant to an existing water main. However, the plans show that the fire hydrants will be connected to new water mains. Therefore, the detail must be revised accordingly.
19. It shows on sheet C-13 that four (4) H(10) light fixtures are proposed on the easterly side of Building C. Since there are no walkways on the easterly side of this building, the Applicant should clarify why these light fixtures are required. *In his May 8, 2020 letter, Mr. Chaplin states "As there is a pathway behind Building CV, lighting is proposed within this area for safety purposes"*. We have reviewed that plans and find that a pathway is not shown behind this building. Therefore, this discrepancy must be resolved.
20. The proposed development will result in the disturbance of more than one acre. As a result, it is classified as a Major Development and is subject to the stormwater management requirements set forth in Section 25-29.4 of the Ordinance.
21. The Stormwater Management Report should be revised to include a Low Impact Development Checklist.



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22. The Stormwater Management Report shows that the stormwater runoff from the site was calculated using the TR-20 method with a minimum time of concentration of 10 minutes. As required by the NJDEP, a minimum time of concentration of 6 minutes (0.1 hrs) must be used with the NRCS method. Therefore, the calculations must be revised accordingly.

23. The Stormwater Management Report includes a Storm Sewer Summary Report which includes information on the design of the various pipe runs. Based on our review, we find the table to be incomplete as it does not include the following pipe runs:

- OS-5 to the point of connection to the existing inlet.
- MH D-911 to OUT-1.
- Inlet D-511 to Basin B-1A.
- OS-4 to Basin B-1B.
- OS-3 to Basin B-1B.
- OS-2 to Basin B-1B.

In addition, our office is unable to identify the locations of the pipes listed in lines 1 through 26 on the Storm Sewer Summary Chart. The Drainage Plans should be revised to identify these pipe runs.

24. Sheet C-24 includes a Rip-Rap Pad detail which shows the size of the required rip-rap apron for each flared end section. The Stormwater Management Report must be revised to include design calculations for each rip-rap apron.

25. The Sanitary manhole Detail on sheet C-24 includes a callout which states "Manhole Ladder Rungs – See Detail". Therefore, a manhole ladder rung detail must be added to the plans.

26. The Underground Outlet Structure (OS-1) Detail on sheet C-25 shows a rim elevation of 486.77 whereas sheet C-10 shows a rim elevation of 486.10. This discrepancy must be resolved.

27. The Underground Outlet Structure (OS-4) Detail on sheet C-26 shows a rim elevation of 502.03 whereas sheet C-10 shows a rim elevation of 501.90. This discrepancy must be resolved.

28. It shows on the Underground Basin (B-1A) detail on sheet C-26 that the bottom of the stone will be at elevation 492.00 (lowest grade) and the pipe invert will be 12" higher (elevation 493.00). However, it shows on sheet C-10 that the basin bottom will be at elevation 494.00. This discrepancy must be resolved.



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29. Sheet C-26 includes details of Outlet Structures OS-4 and OS-5. The details show that a trash rack is proposed in each outlet structure. Therefore, trash rack velocity calculations must be provided.
30. As stipulated in Section 25-29.10(b)(1) of the Ordinance, the design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development. It further stipulates in Section 25-29.10(b)(4) of the Ordinance that the maintenance plan and any future revisions shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken. Prior to recording, the form of the deed must be approved by the Zoning Board Attorney and our office.

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.