



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

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ROSE DESENA
Zoning Board Secretary

TO: Zoning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planning Director

DATE: July 13, 2020

RE: **ZB-19-10/955 Pleasant Valley Way, LLC**
Block: 172.02; Lots: 8.01 and 8.03; Zone: B-2
955 and 963 Pleasant Valley Way
Supplemental Memo to Review Additional Application Materials

INTRODUCTION

This document supplements my June 8, 2020 memorandum to review the additional documents submitted by the applicant listed below.

ADDITIONAL SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Environmental Impact Statement	Charles Heydt, PP, AICP	6/30/20
Environmental Status letter	Michael D. Weaver, P.G., LSRP	6/26/20
Section Exhibit	Jeffrey A. Martell, P.E.	6/1/20



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ENVIRONMENTAL IMPACT STATEMENT

This document outlines existing and proposed conditions on the subject property and evaluates potential environmental impacts from the proposed development. It addresses the standards set forth in Section 25-13.4 of the Township of West Orange Land Use Regulations Ordinance for the format and information to be provided in an environmental impact statement.

The environmental impact statement includes an alternatives analysis, which considers the following alternatives to the proposed development:

- A “no-build” alternative, in which the proposed development is not constructed
- A 3,010-square foot convenience store
- A 9,148-square foot child daycare center
- A larger self-storage facility

The analyses focus on traffic for the convenience store and daycare center scenarios. Both of these uses would generate substantially more peak hour vehicle trips than the proposed development, according to the environmental impact statement. The comparison with a larger self-storage facility notes how building and lot coverage would be reduced and certain variances would be eliminated with the proposed development. The environmental impact statement indicates the no-build alternative would mean the site would remain vacant and “underutilized” and the Township and surrounding area “would not benefit from the proposed redevelopment of the project site.”

The environmental impact statement appears to be accurate and appropriately prepared, with minimal exceptions noted below. I offer the following comments on this document:

1. In section 1.0 the proposed facility is described as a three-story building over two cellar levels. While potentially technically correct due to the site’s topography and how a “cellar” is defined in the West Orange Land Use Regulations Ordinance, the proposed building has five usable and occupied levels.
2. Section 3.6 states the Rahway River flows north, while in fact it flows south, and the Rahway River Tributary flows west, not east.
3. Section 3.8 focuses on historic resources, while the requirement in the Land Use Regulations Ordinance is to analyze “Unique, Scenic and/or Historic Features.”

I defer to the Board Engineer to comment on a number of items within this document, as they relate more to site plan and engineering issues.



ENVIRONMENTAL STATUS LETTER

This letter describes the existing environmental conditions on the subject property, as well as prior and ongoing remediation efforts related to the former use of the property. One of the main points of this letter is that Amoco/BP Products North America, Inc., which operated a gasoline service station on the northern portion of the property from 1967 until 2001, remains responsible for the cleanup of the groundwater and soil contamination it caused on the site. The applicant and current property owner are cooperating with the prior site operator in its cleanup of the site.

SECTION EXHIBIT

This document responds to requests in my prior review documents and by others for the applicant to provide one or more exhibits showing the building elevations in context with existing and proposed buffering. This exhibit does provide this information in two-dimensional format with two cross-sections of the property and adjacent uses.

