



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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TO: Applicant
Building Department
Zoning Official
Planning Board
Planning Board Engineer

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

DATE: February 9, 2021

RE: **PB-20-03/The Alpert Group, LLC**
Block: 9; Lots: 32 and 36; Zone: Central Avenue Redevelopment Area
8-10, 18 Central Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting on February 9, 2021. At this meeting, the SPRAB reviewed the above application with the applicant's representative and its attorney, architect and planner. The applicant is proposing to construct a mixed-use development containing 94 dwelling units and 3,533 square feet of commercial space on parcels with frontage on Central Avenue and Mitchell Street. The subject property is located in a redevelopment area and thus the development is subject to a redeveloper's agreement that includes provisions not typically addressed in a development application.

The following site plan and design issues were discussed at this meeting:

- Circulation and parking: The applicant noted the number of parking spaces exceeds the minimum required in to order to provide public parking for the Valley area, as well as for an affordable housing project being developed on Tompkins Street by a related entity to the applicant. There were some questions and suggestions regarding the arrangement of



spaces, circulation aisles and driveway on the southern portion of the site, as well as a request to provide a pedestrian connection from the sidewalk next to this parking area to the Mitchell Street sidewalk. The potential of providing electric vehicle charging stations, or at the very least, infrastructure for such stations, was raised, along with both indoor and outdoor bicycle parking. A truck and emergency vehicle turning template was requested to be added to the site plan.

- Environmental issues: It was noted contamination on the site from prior uses is being remediated. The project also requires New Jersey Department of Environmental Protection approvals due to its location partially in a flood hazard area.
- Architectural plans: There was discussion regarding the proposed building height and how it was calculated. The building design includes parapets and other design features intended to enhance its aesthetic appeal as well as conceal HVAC and other rooftop equipment.
- Stormwater management: The Board Engineer raised issues about the stormwater management report and in particular to comply with New Jersey Department of Environmental Protection regulations, which will be addressed by the applicant's engineer.
- Other issues: A crushed stone path included in a detail should be shown on the site plan. A detail should also be provided for a proposed "blast wall" shown on the site plan, which is required by the utility company.

The applicant indicated any outstanding issues will be addressed and its professionals will submit additional information and revised plans, as necessary, with the intention of being scheduled for an upcoming Planning Board meeting. Formal planning and engineering reviews will be completed once those plans and any other revised application materials are provided.

