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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: *April 5, 2021*

Re: *Application No. PB 20-03
The Alpert Group, LLC
Proposed Mixed-Use Development
Preliminary & Final Major Site Plan - Review #1
8-10, 18 Central Avenue
Block 9, Lots 32 & 36
Our File: VWRP0009.01*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE - Township Engineer
Kenneth D. McPherson III, Esq. - Planning Board Attorney
The Alpert Group, LLC - Applicant
William C. Sullivan, Jr., Esq. - Applicant's Attorney
Sean M. Savage, PE - Applicant's Engineer
Mary M. Johannesen, RA - Applicant's Architect
Frank J. Barlowski, PLS - 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 approval:

- A set of Preliminary & Final Major Site Plan drawings (15 sheets) prepared Sean M. Savage, PE with Matrix New World Engineering, Land Surveying and Landscape Architecture, PC of Eatontown, New Jersey and bearing a latest revision date February 23, 2021.
- A set of architectural plans (5 sheets) prepared by Stephen L. Schnoch, RA with Kitchen & Associates of Collingswood, New Jersey and bearing a latest revision date of February 23, 2021.
- A set of color renderings of the proposed building (2 sheets) prepared by Kitchen & Associates dated December 16, 2020.
- A print of a Boundary & Topographic Survey (1 sheet) prepared by Frank J. Barlowski, PLS with Matrix New World Engineering, Land Surveying and Landscape Architecture, PC dated March 30, 2020.
- A Limited Environmental Impact Statement prepared by Sean M. Savage, PE, LEED AP dated February 4, 2021.



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- A Stormwater Management Report prepared by Sean M. Savage, PE and bearing a latest revision date of February 25, 2021. Included in the Stormwater Management Report are an Existing Drainage Area Map and a Proposed Basin Drainage Area Map (2 sheets) prepared by Matrix New World Engineering, Land Surveying and Landscape Architecture, PC and bearing a latest revision date of February 25, 2021.
- A completed Application Form dated December 22, 2020.
- An unsigned and undated statement which describes the proposed development and sets forth the reasons why the requested relief should be granted.
- A completed Site Plan/Subdivision Checklist.
- A List of Required Approvals.
- A Buffer Report which lists the owners of property within 200 feet of Block 9, Lots 32 & 36 from the Office of the West Orange Assessor dated June 24, 2020.
- A Statement from the West Orange Property Tax Site dated December 22, 2020 which shows that no taxes are due for Block 9, Lot 32.
- A Statement from the West Orange Property Tax Site dated December 22, 2020 which shows that no taxes are due for Block 9, Lot 36.

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 southerly side of Central Avenue and the northerly side of Mitchell Street and has an area of 1.93 acres. Lot 36 is currently vacant and cleared while lot 32 is occupied by an existing vacant two-story building. The property is located in the Industrial (I) Zone and the Central Avenue Redevelopment Area and is the subject of a Redevelopment Plan which was adopted in 2016.

The Applicant is seeking Preliminary & Final Major Site Plan approval to demolish the existing building and to construct a new 5 story mixed-use building containing 94 dwelling units, 1,223 sf of amenity space and 3,533 sf of commercial space. The dwelling units will consist of 49 one-bedroom units and 45 two-bedroom units. In addition, 133 parking spaces are proposed including 31 compact parking spaces and 5 handicap accessible parking spaces. Access will be provided to the site via two-way driveways from Central Avenue and Mitchell Street.

B. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's Site Plan/Subdivision Checklist must be addressed:



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- a) Item #20 – Copy and/or delineation of any existing or proposed deed restrictions or covenants.
 - b) Item #21 – Any existing or proposed easement or land reserved for or dedicated to public use.
 - c) Item #46 – Solid waste management plan.
 - d) Item #52 – Plans and legal documents for compliance with West Orange COAH Ordinances.
2. As required by Section 25-51.16 of the Land Use Regulations, the Applicant must submit a completed Sustainability Checklist Form for this project.
 3. As stipulated in Section 2.3.9 of the Redevelopment Plan dated December 6, 2016 and updated on December 12, 2016, the Applicant must submit a traffic circulation plan for this project.
 4. The proposed development will be located on lots 32 and 36. 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.
 5. The Applicant should address the Board regarding whether any free standing signs are proposed at this site. If freestanding signs are proposed, they should be shown on the plans and the appropriate details provided.
 6. It shows on sheet A1 of the architectural plans that a mail room is proposed on the first floor of the building. Therefore, the Applicant must obtain approval from the West Orange Township Postmaster for the proposed mail room.
 7. It shows on sheet A1 that an amenities area is proposed on the first floor of the building. The Applicant should address the Board regarding the amenities that are proposed in this area.
 8. It shows on the Central Avenue Elevation on sheet A4 that wall mounted signs are proposed. Therefore, details of the proposed wall mounted signs must be submitted to the Board.
 9. The Applicant should address the Board regarding the anticipated traffic impacts from the proposed development.
 10. The Applicant should submit turning movement plans to the Board to demonstrate that adequate circulation will be provided for trash trucks, delivery vehicles and emergency vehicles.



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11. Flood Hazard Area Note #1 on sheet 1 states that the flood hazard area design flood associated with the east fork of the east branch of the Rahway River was verified by the NJDEP on September 22, 2016. A copy of the NJDEP verification must be submitted to the Board.
12. Flood Hazard Area Note #3 on sheet 1 states that certain activities in flood hazard areas and riparian zones are regulated by the NJDEP and some activities may be prohibited on this site or may first require a flood hazard area permit. The Applicant should clarify if a flood hazard area permit is required for the proposed activities at the site.
13. The approval block on sheet 1 of the site plan drawings must be revised to reference the Planning Board, not the Zoning Board.
14. Sheet 3 shows a proposed blast wall adjacent to the transformer near the driveway entrance from Central Avenue. The Applicant should address the Board to clarify why a blast wall is required at this location.
15. It shows on sheet 3 that a retaining wall is proposed around the elevated platform. A detail of the retaining wall must be added to the plans.
16. It shows on sheet 3 that 14 parking spaces are proposed adjacent to the southerly side of the building. However, by our count only 13 parking spaces are shown. This discrepancy must be resolved. In addition, the Parking Standards table on sheet 1 must be revised to show that 132 parking spaces are proposed.
17. Sheet 3 shows that striped islands are proposed at the ends of several parking bays. The striped islands must be revised to show the proposed dimensions and curve radii.
18. It shows on sheet 3 that the exterior entrance to the trash enclosure room faces Central Avenue. The Applicant should address the Board to clarify how trash will be removed and disposed of from the trash enclosure room. In addition, the Applicant should address the Board regarding their plans for the collection, storage and disposal of recyclables at the site.
19. Revise the 'Handicap Parking Stalls' detail, sheet 12 of 15, to indicate the current preferred guidelines, which outline all accessible aisles to be five (5) feet wide with standard stalls eight (8) feet wide and van accessible stalls eleven (11) feet wide, in accordance with ADA requirements. This should also be depicted on the plans.

C. LANDSCAPING COMMENTS

1. The Applicant should review sun exposure and orientation for the proposed plant materials to ensure all proposed foundation plantings will thrive in the locations proposed. Our office has concerns regarding some of the proposed perennials.



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2. Revise the 'Proposed Plant Schedule', sheet 8 of 15, to indicate proposed SR (Japanese Tree Lilac) in caliper size.
3. Staff has concerns regarding placement of proposed BN (River Birch), due to the mature size and spread of this species. The Applicant might consider another species that does not reach such a wide open spreading canopy near the proposed parking lot and building.
4. The Applicant has proposed a semi dwarf shrubby type tree in the open lawn area west of the building. While this area is somewhat constrained, it can support a shade tree species in this location. Revise the plans to provide a one (1) shade tree along with a smaller ornamental species in order to maintain the quantity of trees proposed in this area.
5. The Applicant has indicated on sheet 2 of 15 that existing trees along Central Avenue will be removed; however, sheet 10 of 15, depicts trees to remain. Also, it appears only one (1) tree exists along the proposed on Central Avenue. This should be clarified.
6. It appears existing trees along the property line of 11.01 on Mitchell Street to be fenced and saved are invasive and/or in poor condition. It appears these are Ailanthus trees, which are undesirable, invasive trees and are now a main host tree to the Spotted Lanternfly, another invasive species. In addition to this, the trees are in close proximity to the proposed parking area and underground utilities and root and crown damage is a concern during construction. Our office recommends removing these trees, if possible.

D. LIGHTING COMMENTS

1. Currently, the Applicant has proposed parking lot lighting that create light spillage onto neighboring residential properties. The Applicant has indicated house side shields will be provided. However, the Applicant should indicate and/or provide testimony as to the amount of reduction in light levels for these adjacent properties.
2. Revise the plans to indicate proposed Kelvin lighting temperature, for further review. Also, indicate proposed timers and hours of operation. Additionally, indicate proposed color and finish for all light fixtures and poles.
3. Revise the 'Light Pole Foundation' detail, sheet 13 of 15, to indicate a concrete strength of 4500 PSI. Currently, 3500 PSI is indicated.

E. STORMWATER MANAGEMENT COMMENTS

1. "Major Development" is defined in Section 25-29.2 of the Land Use Regulations as any development that provides for ultimately disturbing one or more acres of land or increasing impervious surface by $\frac{1}{4}$ acre or more. 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.



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2. The Applicant proposes to install two (2) underground detention systems to mitigate the increase in runoff from the site. The first system will collect the runoff from the parking lot that fronts on Mitchell Street and will discharge to an existing stream approximately 200 ft east of the site. The second system will collect the runoff from the roof of the building and the balance of the parking areas and will discharge to an existing inlet in Central Avenue in front of the site. The detention systems have been designed to reduce the post-development flows to 50%, 75% and 80% of the pre-development flows for the 2-year, 10-year and 100-year, 24-hour storm events.
3. Section 25-29.5e of the Land Use Regulations stipulates that to the maximum extent possible, the standards in Subsections 25-29.4f and g shall be met by incorporating nonstructural stormwater management strategies at Subsection 25-29.4e into the design. Therefore, the Applicant should identify the nonstructural measures incorporated into the design of the project. If the Applicant contends that it is not feasible for engineering, environmental or safety reasons to incorporate any nonstructural stormwater management measures identified in Subsection 25-29.4e,2 into the design of the project, then the Applicant shall identify the strategy considered and provide a basis for the contention.
4. As stipulated in Section 25-29.10(b)(1) of the Land Use Regulations, 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.
5. The Stormwater Management Report must be revised to include an inlet area map and pipe calculations to demonstrate that all of the proposed pipes have been sized properly.
6. It shows on sheet 5 that the stormwater from the northerly portion of the site will be discharged to an existing inlet in Central Avenue. Therefore, a detail of the proposed connection to the existing inlet must be added to the plans.
7. It shows on sheet 5 that the stormwater from the southerly portion of the site will discharge to an existing stream which crosses Mitchell Street approximately 200 ft to the east of the site. Therefore, a detail of the proposed connection to the existing stream must be added to the plans.
8. It shows on sheet 5 that the 4' weir in OS-15 will be at elevation 170.63 whereas the Inlet 1 to Ex. Inlet profile on sheet 6 shows the same weir to be at elevation 171.20. This discrepancy must be resolved.
9. It shows on sheet 5 that OS-20 has a 9.5" orifice, a 4' weir and a 5' weir. However, the Summary for Pond 48P in the Stormwater Management Report shows that OS-20 will have a 9.5" orifice, a 4 ft weir and a 1 ft weir. This discrepancy must be resolved.



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10. Sheet 5 must be revised to show the invert elevation of the 12" RCP where it enters the existing inlet on Central Avenue.
11. The Inlet-18 to Culvert profile on sheet 5 should be relabeled to read "Inlet 16 to Culvert".
12. The Inlet-18 to OS-20 profile on sheet 6 shows that OS-20 has a 5.5" orifice, a 1' weir and a 4' weir whereas sheet 5 shows OS-20 to have a 4" orifice, a 2' weir and a 5' weir. In addition, it shows on the Summary for Pond 52P in the Stormwater Management Report that OS-20 will have a 4" orifice, a 2' weir and a 3 ft weir. These discrepancies must be resolved.

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.