



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

MEMORANDUM

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

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

Date: *May 10, 2021*

Re: *Application No. ZB-21-04
CSH Development, LLC
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #1
Proposed Assisted Living Facility
609 Eagle Rock Avenue
Block 152.22, Lot 1412.01
Our File: VWRZ0152.03*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE - Township Engineer
Alice Beirne, Esq. - Zoning Board Attorney
CSH Development, LLC - Applicant
Robert L. Podvey, Esq. - Applicant's Attorney
Daniel T. Sehnal, PE - Applicant's Engineer
Dan King, RA - Applicant's Architect
Ed Snieckus, Jr., PP - Applicant's Planner
Dave Shropshire, PE - Applicant's Traffic Engineer
James Langenstein, LLA - Applicant's Landscape Architect*

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 with 'C' and 'D' Variances:

- A set of Preliminary and Final Site Plan drawings (13 sheets) prepared by Daniel T. Sehnal, PE with Dynamic Engineering Consultants, PC of Chester, New Jersey dated January 25, 2021, unsigned & unsealed.
- A print of an Alta/NSPS Land Title Survey prepared by Joseph J. Wright, PLS with Blue March Associates Inc. of Toms River, New Jersey dated December 8, 2020, unsigned and unsealed.
- A set of landscape plans (2 sheets) prepared by James J. Langenstein, LLA with Longstone Gardens of Lancaster, Pennsylvania dated January 22, 2021, unsigned and unsealed.



Chairman and Members of the West Orange Township Zoning Board
Re: CSH Development, LLC (ZB 19-10)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #1

May 10, 2021
Our File No. VWRZ0152.03
Page 2

- A set of architectural plans (4 sheets) prepared by Meyer Design, Inc. dated February 16, 2021, unsigned and unsealed.
- A Stormwater Management Report prepared by Daniel T. Sehnal, PE dated January, 2021. Included in the Stormwater Management Report is a set of Drainage Area Maps (3 sheets) prepared by Daniel T. Sehnal, PE dated January 25, 2021.
- A Traffic Engineering Assessment prepared by David R. Shropshire, PE, PP with Shropshire Associates LLC of Atco, New Jersey dated January 29, 2021.
- A Planning Report prepared by Edward J. Snieckus, PP, LLA with Burgis Associates, Inc. of Westwood, New Jersey dated March 10, 2021.
- A completed Application Package.
- A completed Site Plan / Subdivision Checklist.
- A blank Sustainability Checklist Form.
- A copy of a January 26, 2021 statement from the Office of the Tax Collector which states that the taxes on lot 1412.01, block 152.22 are paid through the 2nd quarter of 2021.
- A copy of a January 27, 2021 letter from Robert L. Podvey, Esq. with Connell Foley LLP of Roseland, New Jersey to the West Orange Board of Adjustment which addresses the case law applicable to the grant of a Use Variance for an assisted living facility.

We have reviewed the submitted information and offer the following comments:

A. PROJECT DESCRIPTION

The property in question is an irregularly shaped tract located on the northerly side of Eagle Rock Avenue opposite the intersection with Mann Avenue. It is located in the B-2 Zoning District and has an area of 2.53 acres. The site is presently occupied by a vacant 1 story masonry building as well as various site improvements such as a shed, parking lots, driveways, sidewalks, fences, lights, landscape islands and a paver patio area. We note that the building was previously used as a catering and banquet facility.

The Applicant is seeking Preliminary & Final Major Site Plan approval with 'C' and 'D' Variance relief to demolish the existing improvements and to construct an assisted living facility at the site. The assisted living facility will consist of a three (3) story building having a footprint of 28,382 sf. The building will contain 85 assisted living units consisting of 39 studio units, 32 1-bedroom units and 14 2-bedroom units. A lobby, dining facilities, kitchen area, staff area, laundry facilities, wellness area and business offices are proposed on the first floor. In addition, a library, lounge, wellness facility and salon are proposed on the second floor while a sports lounge, theater, multi-purpose room, living area and lounge are proposed on the third floor.



Chairman and Members of the West Orange Township Zoning Board
Re: CSH Development, LLC (ZB 19-10)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #1

May 10, 2021
Our File No. VWRZ0152.03
Page 3

Access will be provided to the site via a full movement 2-way driveway from Eagle Rock Avenue. The driveway will be located opposite the intersection with Mann Avenue. A total of 51 parking spaces are proposed at the site including 4 handicap accessible spaces. In addition, an emergency access drive is proposed at the rear of the site which will connect to the adjoining residential development to the north. A loading area is also proposed at the rear of the building.

B. DESIGN COMMENTS

1. Based on our review, we find that the following items from the Township's the Site Plan / Subdivision Checklist must be addressed:
 - a) Item #2 – *Name, signature, license number, seal and/or address of engineer, land surveyor, architect and landscape architect. We note that none of the plans have been signed and sealed. In addition, the architectural plans are missing the name, license number and address of the architect.*
 - b) Item #31 – *Contours to extend at least 200' beyond subject property.*
 - c) Item #46 – *Solid Waste Management Plan.*
 - d) Item #48 – *Sight triangles.*
 - e) Item #52 – *Plans and legal documents for compliance with West Orange COAH Ordinance.*
2. The Applicant has requested the following waivers:
 - a) Item #22 – *Development stages or staging plans.*
 - b) Item #23 – *List of required regulatory approvals or permits.*
 - c) Item #28 – *All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site.*
 - d) Item #41 – *Road and paving cross-sections and profiles.*
 - e) Item #42 – *Proposed street names.*
3. The Sustainability Checklist Form submitted by the Applicant is blank. Therefore, the Applicant must submit a properly completed Sustainability Checklist Form to the Board.
4. As stipulated in Section 25-13 of the Ordinance, an environmental impact statement must be submitted to the Board.
5. As stipulated in Section 25-27 of the Ordinance, the Applicant must submit an application for a tree removal permit.



Chairman and Members of the West Orange Township Zoning Board
Re: CSH Development, LLC (ZB 19-10)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #1

May 10, 2021
Our File No. VWRZ0152.03
Page 4

6. The Applicant should submit a turning movement plan to the Board to demonstrate that adequate circulation will be provided for trash trucks, emergency vehicles and delivery vehicles.
7. It states in the Traffic Engineering Assessment that traffic counts were performed on November 4, 2020. The Applicant should address the Board regarding whether the counts were adjusted to account for the reduced traffic volumes resulting from the COVID pandemic. In addition, the Applicant should address the Board regarding whether the post development levels of service would change if the pandemic had not occurred.
8. The Applicant should provide testimony to the Board to demonstrate that the proposed trash enclosure has adequate capacity to accommodate the trash and recyclables that will be generated at the site.
9. It shows on sheet 4 that the centerline of the driveway from Eagle Rock Avenue will be offset from the centerline of Man Avenue on the opposite side of the street. The Applicant should address the Board regarding the feasibility of aligning the centerline of the driveway with the centerline of Mann Avenue.
10. By scaling sheet 4, there appears to be adequate stacking behind the stop bar at the site exit to accommodate 1 vehicle. The Applicant should address the Board regarding the adequacy of the proposed stacking to accommodate the traffic exiting the site during peak hours.
11. It shows on sheet 4 that a generator is proposed along the easterly side of the site adjacent to the trash enclosure. The generator will be setback approximately 7 ft from the side property line. The Applicant should provide testimony to the Board to demonstrate that the generator has been designed to comply with all applicable state and local noise regulations.
12. Sheet 4 includes a callout for 3 bollards at the southerly end of the loading area adjacent to the courtyard. However, no bollards are shown. Therefore, the proposed bollards must be added to the plan.
13. It states on sheet 4 that the proposed courtyards at the rear of the building will be "designed by others". Copies of the plans showing the proposed courtyard designs must be submitted to the Board.
14. Sheet 4 shows a proposed wall along the southerly and easterly sides of the loading area. The type of wall that is proposed must be noted and a detail must be provided on the plans.
15. Sheet 4 must be revised to show the proposed 4 ft high privacy fence installed on top of the concrete retaining wall as shown on the Landscape Plan (sheet LA-1). In addition, a detail of the 4' high privacy fence must be added to the site plan drawings.



Chairman and Members of the West Orange Township Zoning Board
Re: CSH Development, LLC (ZB 19-10)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #1

May 10, 2021
Our File No. VWRZ0152.03
Page 5

16. The proposed light symbols must be labeled on sheet 4.
17. It shows on sheet 4 that pergolas are proposed at several locations. Therefore, a detail of the proposed pergolas must be added to the plans.
18. General Note #1 on sheet 4 states that the plans have been prepared based on a survey prepared by Control Point Associates, Inc. of Warren, New Jersey. However, a survey prepared by Blue Marsh Associates of Toms River, New Jersey was submitted with this application. This discrepancy must be resolved.
19. It shows on sheet 5 that the top of the proposed concrete retaining wall will be at least 3 ft higher than the ground level on the high side of the wall. In addition, it shows on the Landscape Plan (sheet LA-1) that a 4' privacy fence is proposed on top of the wall. The applicant should address the Board regarding the feasibility of lowering the wall so that the top of wall is closer to the ground level on the high side of the wall. In addition, the 4' privacy fence must be shown on sheet 4 and a detail must be provided on the site plan drawings.
20. Sheet 5 must be revised to label the proposed contour lines between the parking lot and the property line along the easterly side of the site.
21. It shows on sheet 6 that the proposed drainage system will connect to an existing inlet on adjoining lot 1412.04, block 142.22 to the west. We note that the existing site currently drains to this existing inlet.
22. It shows on sheet 6 that a 30" pipe is proposed from Inlet #101 to the existing inlet. The 30" pipe will have an invert elevation of 382.67 at the existing inlet. The ALTA/NSPS Land Title Survey prepared by Blue Marsh Associates, Inc. shows that the existing pipe connecting to this inlet is 24" and has an invert elevation of 384.05. Therefore, the plans must be revised to include a detail showing the modifications that are required to allow the 30" pipe to be connected to this inlet.
23. Sheet 6 must be revised to show the pipe diameter, length, slope and type of pipe from Inlet #112 to Inlet #111.
24. The Sidewalk Detail on sheet 10 should be revised to note that in areas of vehicular traffic, the sidewalks shall be 6" thick and shall be reinforced with welded wire reinforcement.
25. Sheet 11 includes a 6' Vinyl Fence Detail. Therefore, sheet 4 must be revised to show the location(s) where the 6' vinyl fence is proposed.
26. The Typical Modular Block Wall Detail and the Concrete Retaining Wall Detail on sheet 11 include notes which state that the design will be submitted to the Municipal Engineer for review and approval. The Applicant is advised that the Municipal Engineer does not review and approve retaining wall designs. Therefore, the notes should be revised to state that the retaining walls shall be designed and sealed by a Professional Engineer.



Chairman and Members of the West Orange Township Zoning Board
Re: CSH Development, LLC (ZB 19-10)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #1

May 10, 2021
Our File No. VWRZ0152.03
Page 6

27. Sheet 13 includes a Flag Pole Detail. Therefore, sheet 4 must be revised to show the proposed flag pole location.
28. 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.
29. The Stormwater Management Report shows that the stormwater runoff from the site was calculated using the TR-55 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 TR-55 method. Therefore, the calculations must be revised accordingly.
30. The Stormwater Management Report should be revised to include a Low Impact Development Checklist.
31. The Stormwater Collection System Calculations table in the Stormwater Management Report must be revised to address the following discrepancies:
 - a) The pipe from Inlet #106 to Inlet #105 is missing.
 - b) The pipe from Inlet #105 to Inlet #104 is missing.
 - c) The table shows a 12" pipe from RD1 to Inlet #102; however, this pipe is not shown on sheet 6.
 - d) The table shows a 12" pipe from RD2 to Inlet #112; however, this pipe is not shown on sheet 6.
32. 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.
33. In accordance with Section 25-14.3, a minimum of 0.90 footcandles shall be provided for pedestrian walkways and a minimum of 2.0 footcandles shall be provided for parking lots; whereas both the proposed walkways and parking lots are provided with a minimum of 0.1 footcandles.
34. In accordance with Section 25-14.1(e), the Board shall review and determine the duration of lighting proposed; whereas hours of operation have not been provided. The Applicant should also discuss whether the proposed lighting will be reduced during the overnight hours.



Chairman and Members of the West Orange Township Zoning Board
Re: CSH Development, LLC (ZB 19-10)
Preliminary & Final Major Site Plan with 'C'
and 'D' Variances - Review #1

May 10, 2021
Our File No. VWRZ0152.03
Page 7

35. The Applicant has not proposed any lighting for the courtyard area. This should be discussed with the Board to determine if lighting should be proposed.
36. Revise the plans to provide the manufacturer's catalog cut and ordering information for the proposed light pole, to prevent confusion during construction. Also, provide isolux pattern details for all proposed fixtures.
37. It appears that the proposed landscaping along Eagle Rock Avenue is located within the County right-of-way. This should be discussed with the Board.
38. Revise the plans to graphically depict mulch bed lines on the plans, to prevent confusion during construction. It appears some of the planting bed lines are missing.
39. Revise the plans to specifically indicate unlabeled planting areas on the plans, such as along the north walkway, within the alcove of the building, etc., to prevent confusion during construction.
40. The Applicant has indicated 'sod' in some area of the plans; however, the details also detail a lawn seed mix. Revise the plans to clarify if other open areas on the plans will be seeded lawn and not sod.
41. 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.