

November 2, 2021

VIA COURIER

Diana L. Chandler
Planning & Development
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**Re: Daughters of Israel, Inc.
Block 171, Lot 12
1155 Pleasant Valley Way
Application for Preliminary & Final Major Site Plan Approval,
Use Variances and Bulk Variances**

Dear Ms. Chandler:

We represent Daughters of Israel, Inc. (“Daughters”), which is a tenant the above-referenced property (the “Property”). The Property is located within the R-2 zoning district and is currently improved with a skilled nursing facility. To better serve the evolving needs of the population it serves, Daughters proposes to redevelop the Property into a continuum of care community consisting of independent living, assisted living and skilled nursing components, together with various supportive and accessory uses, facilities and activities. These improvements will require preliminary and final major site plan approval, together with “d” use and “c” bulk variances from the Township of West Orange Zoning Board of Adjustment.

The accompanying application for development consists of an original and five (5) additional sets of the following materials:

1. Township of West Orange Application Form for the Planning Board or Zoning Board of Adjustment, executed by owner and applicant;
2. Corporate Disclosure Statement;
3. Owner’s Consent Affidavit;
4. Previous Planning Board and Zoning Board of Adjustment Decisions;
5. Proposal;
6. Reasons for Relief;

7. List of Plans & Exhibits;
8. Site Plan/Subdivision Checklist;
9. Sustainability Checklist Form;
10. Tax Payment Certification;
11. List of Required Regulatory Approvals;
12. List of Variances;
13. List of Design Standard Exceptions;
14. List of Submission Waivers;
15. Request for De Minimis Exception from Residential Site Improvement Standards (RSIS);
16. Fees & Escrow Computation, together with the following checks, payable to the "Township of West Orange":
 - a. Site Plan & Variance Application Fee in the amount of \$22,650.00;
 - b. Site Plan & Variance Escrow Deposit in the amount of \$9,450.00;
17. IRS Form W-9;
18. Property Owner List;
19. Solid Waste Management Plan prepared by Daughters of Israel dated October 29, 2021;
20. Environmental Impact Statement prepared by Petry Engineering, LLC, dated October 29, 2021;
21. Parking Study prepared by Petry Engineering, LLC, dated October 29, 2021;
22. Traffic Impact Study prepared by Dynamic Traffic, LLC dated October 29, 2021;
23. Planner's Report prepared by Banisch Associates dated October 29, 2021;
24. Stormwater Management Report prepared by Petry Engineering, LLC, dated October 29, 2021.

25. Civil Engineering Plans prepared by Petry Engineering, LLC, dated October 29, 2021, consisting of the following sheets:

- a. Title Sheet (Sheet SP-1);
- b. Overall Layout (Sheet SP-2);
- c. Detailed Layout (Sheet SP-3);
- d. Grading and Drainage (Sheet SP-4);
- e. Detailed Grading (Sheet SP-5);
- f. Utility Plan (Sheet SP-6);
- g. Storm Sewer Profiles (Sheet SP-7);
- h. Storm Sewer Profiles (Sheet SP-8);
- i. Storm Sewer Profiles (Sheet SP-9);
- j. Storm Sewer Profiles (Sheet SP-10);
- k. Storm Sewer Profiles (Sheet SP-11);
- l. Storm Sewer and Basin Profiles (Sheet SP-12);
- m. Sanitary Sewer Profiles (Sheet SP-13);
- n. Sanitary Sewer Profiles (Sheet SP-14);
- o. Sanitary Sewer Profiles (Sheet SP-15);
- p. Soil Erosion and Sediment Control Plan (Sheet SP-16);
- q. Lighting Plan (Sheet SP-17);
- r. Lighting Details (Sheet SP-18);
- s. Construction Notes (Sheet SP-19);
- t. Construction Details (Sheet SP-20);
- u. Construction Details (Sheet SP-21);

- v. Construction Details (Sheet SP-22);
 - w. Retaining Wall Details (Sheet SP-23).
26. Boundary and Topographic Survey for 1155 Pleasant Valley Way Lot 12 Block 171, Township of West Orange, Essex County, New Jersey” prepared by Michael Firschman P.L.S. dated April 18, 2020.
27. Architectural Plans prepared by KDA Architects, dated October 29, 2021, consisting of the following sheets:
- a. Cover Sheet (Sheet CS);
 - b. Landscape Plan (Sheet L1.0);
 - c. Landscape Details (Sheet L2.0);
 - d. Site Signage Plan (Sheet L3.0);
 - e. Lower Level Plan (Sheet A1.0);
 - f. First Floor Plan (Sheet A1.1);
 - g. Second Floor Plan (Sheet A1.2);
 - h. Third Floor Plan (Sheet A1.3);
 - i. Fourth Floor Plan (Sheet A1.4);
 - j. Fifth Floor Plan (Sheet A1.5);
 - k. Exterior Elevations (Sheet A2.0);
 - l. Exterior Elevations (Sheet A2.1);
 - m. Project Phasing (Sheet A3.0).

In addition to the above, enclosed please also find Daughters’ application for tree removal permit consisting of an original and one (2) copy of the following:

- a. Tree Removal Application;
- b. Landscape Plan (Sheet L1.0) and Landscape Details (Sheet L2.0) prepared by KDA Architects, dated October 29, 2021;

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- c. Tree Removal Plan (Sheet TR-1) and Tree Removal List (Sheet TR-2) prepared by Petry Engineering, LLC, dated October 29, 2021;
- d. Grading and Drainage Plan (Sheet SP-4) prepared by Petry Engineering, LLC, dated October 29, 2021;
- e. Owner's Consent Affidavit;
- f. Application fee in the amount of \$300.00, by check payable to the "Township of West Orange;"

I will transmit to you via e-mail a link that will enable you to download a digital copy of each of the above items (other than the checks).

Please contact me if anything further is required at this time.

Very truly yours,

A handwritten signature in black ink, appearing to read "Howard D. Geneslaw".

Howard D. Geneslaw
Director

HDG:

Enclosures

cc: Daughters of Israel
Petry Engineering, LLC
KDA Architects
Banisch Associates