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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: *February 9, 2022*

Re: *Application No. PB-21-10
Altera 769, LLC
Preliminary & Final Major Site Plan with "C" Variances – Phase I
Preliminary Major Site Plan with "C" Variances – Phase II
Review #2
769 Northfield Avenue
Block 166.15, Lot 1.09
Our File: VWRP0166.01*

CC: *Paul Grygiel, AICP, PP - Township Planning Director
Leonard Lepore, PE – Township Engineer
Kenneth D. McPherson III, Esq. – Planning Board Attorney
Altera 769, LLC - Applicant
Lisa A. John-Basta, Esq. – Applicant's Attorney
Robert J. Colucco III, PE – Applicant's Engineer
Craig W. Peregoy, PE, Applicant's Traffic Engineer
Lance Blake, RA, LEED AP – Applicant's Architect
Marla J. Roller, LLA, PP – Applicant's Landscape Architect
Craig Black, PE, 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 & Final Major Site Plan approval for Phase I and Preliminary Major Site Plan approval for Phase II:

- A set of unsigned Preliminary & Final Major Site Plan drawings (22 sheets) prepared by Robert J. Colucco III, PE with Dynamic Engineering of Chester, New Jersey and bearing a latest revision date of January 24, 2022.
- A set of unsigned Steep Slopes drawings (3 sheets) prepared by Robert J Colucco III, PE and bearing a latest revision date of January 24, 2022.
- A set of unsigned Inlet and Drainage Area Maps (5 sheets) prepared by Robert J Colucco III, PE and bearing a latest revision date of January 24, 2022.
- A Stormwater Management Report prepared by Robert J. Colucco, PE dated January 2022.



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- A Stormwater Basin Area Investigation Report prepared by Peter H. Howell, PE and Patrick J. Granitzki, PE with Dynamic Earth of Chester New Jersey dated January 14, 2021.
- A Stormwater Management Facilities Operation and Maintenance Manual for Phase I prepared by Robert J. Colucco, PE dated January 2022.
- A Stormwater Management Facilities Operation and Maintenance Manual for Phase II prepared by Robert J. Colucco, PE dated January 2022.
- A Traffic Impact and Parking Assessment – Phase 1 & 2 prepared by Craig W. Peregoy, PE with Dynamic Traffic, LLC of Chester, New Jersey and bearing a latest revision date of January 28, 2022.
- A Tree Removal Report prepared by Marla L. Roller, LLA, PP with Dynamic Engineering of Chester, New Jersey and bearing a latest revision date of January 2022.
- A completed Application Form dated January 20, 2022 including an attachment which lists the variances that are requested and a Proposal and Reasons for Relief which describes the proposed development and sets forth the reasons why the requested relief should be granted.
- A completed Application for Tree Removal and Replacement Permit dated January 20, 2022.
- An updated Site Plan/Subdivision Checklist, undated.
- An updated Sustainability Checklist Form, undated.
- A copy of a January 19, 2022 letter from the Office of the Tax Collector which states that the taxes on Block 166.15, Lot 9 are paid until March 31, 2022 and the 2021 sewer charges are paid in full.
- A copy of a January 26, 2022 letter from Robert J. Colucco, PE and Joseph C. Sparone, PE, PP to the Township of West Orange which addresses the comments in the September 2, 2021 memorandum from the Planning Director, Paul Grygiel, PP, AICP, and the September 22, 2021 memorandum from our office.

In addition to the above, our office previously received the following information as part of the prior submissions for this application:

- A set of architectural plans (4 sheets) prepared by Lance Blake, RA, LEED AP with Rotwein + Blake of Livingston, New Jersey dated August 5, 2021.
- A print of a Boundary Location & Topographic Survey (1 sheet) prepared by Craig Black, PE, PLS with Dynamic Survey, LLC of Lake Como, New Jersey dated June 25, 2020.
- An Applicant 10% Disclosure Statement.



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- A Buffer Report which lists the owners of property within 200 feet of Block 166.15, Lot 9 from the Office of the West Orange Assessor dated June 23, 2021.
- A Report on Geotechnical Investigation prepared by Francis Van Cleve, PE and Alicia Plinio, PE with Dynamic Earth of Chester, New Jersey dated September 23, 2021.
- A Solid Waste Management Plan prepared by Shannon McBride with Avison Young of Morristown, New Jersey dated September 23, 2021.

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 northerly side of Northfield Avenue approximately 320 ft west of the intersection with Vizcaya Boulevard. It has an area of 212,742 sf or approximately 4.88 acres and is located in the OB-1 Zone. The property is currently occupied by a 3-story office building with a penthouse level having a total floor area of 67,803 sf. Access is provided to the site via a one-way entrance drive on the easterly side of the site and a one-way exit driveway on the westerly side of the site. Parking for 12 vehicles exists in front of the building, 24 parallel parking spaces exist along the entrance/exit drives and parking for an additional 190 vehicles exists in the rear of the building.

The Applicant is seeking Preliminary & Final Major Site Plan approval to construct various improvements at the site. The improvements will be constructed in two (2) phases. The improvements to be constructed under each phase is as follows:

Phase I

- Upgrade the existing building facade.
- Add a new drop-off area at the rear of the building with a second lane providing access to 7 handicap accessible parking spaces.
- Install a canopy over the new drop-off area.
- Mill and overlay the existing parking lot and drive aisles.
- Construct an extension to the existing parking lot at the rear of the building to replace the parking spaces that will be lost due to construction of the proposed drop-off and handicap parking area.
- Install additional drainage pipes and a subsurface stormwater management basin to mitigate the increase in runoff from the proposed parking lot extension
- Construct islands in the rear parking lot to better define the circulation patterns.
- Install new LED site lighting along the access drives and throughout the parking lots.



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- Install a new 10' x 20' fenced trash enclosure.

Phase II

- Construct an extension to the rear parking lot which will increase the parking from 226 spaces to 282 spaces.
- Construct a bioretention basin which will address the water quality requirements for the Phase II improvements.

B. DESIGN COMMENTS

1. The Applicant has requested the following waivers:
 - a) Item #23 – List of required regulatory approvals or permits.
 - b) Item #29 – Existing right-of-way and/or easements on and within 200 ft of tract.
 - c) Item #48 – Sight triangles.
 - d) Item #52 – Plans and legal documents for compliance with West Orange COAH Ordinances.
2. Section 40:55D-66.20.3.b(e) of the Municipal Land Use Law requires as a condition of preliminary site plan approval that the developer prepare as Make-Ready parking spaces at least 15% of the required off-street parking spaces and install electric vehicle supply equipment in at least 4 percent of the total parking spaces as Make Ready parking spaces, at least five percent of which shall be accessible for people with disabilities. Therefore, the plans must be revised to comply with this requirement.
3. A Low Impact Development Checklist should be submitted to the Board.
4. Our office has reviewed the Stormwater Management Facilities Operation and Maintenance Manuals for Phase I and Phase II and find them to be acceptable. As stipulated in Section 25-29.10(b)(4) of the Ordinance, the maintenance plans 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 Planning Board Attorney and our office.
5. The Applicant should submit to the Board a vehicle turning movement plan to demonstrate that adequate circulation will be provided for trash trucks, emergency vehicles and delivery vehicles.
6. The location of the monument sign shown on the Signage Monument Location Plan on sheet A3 of the architectural plans must be revised to agree with the location shown on the site plan drawings.



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7. Sheet 8 should be revised to show that a handicap ramp with detectible warning surface will be installed on the westerly side of the exit driveway onto Northfield Avenue and that the proposed sidewalk will be connected to the existing sidewalk to the west.
8. It shows on sheet 5 that concrete steps and landings with hand rails are proposed to the north of the handicap parking spaces. It remains for a detail of the proposed concrete steps and landings with hand rails to be added to the plans. In their January 26, 2022 letter, Messrs. Colucco and Sparone state that *"Details for the proposed concrete steps and landings shall be provided by the Structural Engineer under separate cover"*.
9. It shows on sheet 7 that there are several existing Type A Inlets along the easterly side of the building which are filled with debris. The Applicant should address the Board regarding their plans to clean this existing drainage system.

C. LANDSCAPING COMMENTS

10. Revise the plans to provide a seed mix for the proposed bioretention basin as well as for disturbed areas within the existing wooded/planting area. Our office does not recommend a general lawn seed mix for these areas which is currently the only seed mix specified on the plans.

D. LIGHTING COMMENTS

11. It appears light levels over 0.50 footcandles spill over onto the adjacent property to the west. The Applicant should review and revise the plans to ensure light levels do not exceed 0.50 footcandles in accordance with Section 25-14.1d. It appears that a variance is required.

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.