



MEMORANDUM

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

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

Date: *March 23, 2022*

Re: *Application No. Z-22-02
Monarch Development Group JV LLC
Application for Use Variance & Bulk Variance Approval - Review #1
Proposed Multi-Level Senior Housing Facility
481 Eagle Rock Avenue
Block 152.01, Lot 1445.01
Our File: VWRZ0152.04*

CC: *Leonard Lepore, PE – Township Engineer
Alice Beirne, Esq. – Zoning Board Attorney
Maryann Bucci-Carter, PP, Conflict Zoning Board Planner
Monarch Development Group JV LLC – Applicant
Antimo A. Del Vecchio Esq. – Applicant's Attorney
Erik Anderson, RA – Applicant's Architect
Ahmad Tamous, PE – Applicant's Engineer
James D. Sens, PLS – Applicant's Surveyor*

Our office has received for review the following documents which were submitted in support of the above referenced application for use variance and bulk variance approval for a proposed senior housing facility along with continued use of the existing Mayfair Farms wedding and banquet facility:

- A set of unsigned Use Variance Plans (4 sheets) prepared by Ahmad Tamous, PE with Bohler Engineering NJ, LLC of Mount Laurel, New Jersey dated February 1, 2022.
- A set of unsigned ALTA/NSPS Land Title Survey drawings (2 sheets) prepared by James D. Sense, PLS with Control Point Associates Inc. of Warren, New Jersey dated September 24, 2021.
- A completed Application Package.
- A Verification of Taxes and Sewer Charges Paid from the Office of the Tax Collector dated February 25, 2022 which states that the taxes on Block 152.01, Lot 1445.01 are paid through the April 30, 2022 and sewer charges are paid through March 31, 2022.
- A Buffer Report prepared by the Office of the West Orange Assessor dated February 18, 2022 which lists the owners of property within 200 feet of Block 152.01, Lot 1445.01.



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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 located on the northerly side of Eagle Rock Avenue approximately 643 feet west of the intersection with Prospect Avenue. It is located in the B-2 Zoning District and has an area of 476,210 sf or approximately 10.93 acres. The site is presently occupied by the existing Mayfair Farms wedding and banquet facility which has on-site parking for 236 vehicles.

The Applicant is seeking use variance and bulk variance approval to construct a senior housing facility at the site along with continued use of the Mayfair Farms wedding and banquet facility. The senior housing facility will be a multi-story structure having a footprint of 51,042 sf. The building will contain a total of 180 units consisting of 106 congregate apartments, 49 assisted living units and 25 memory care units. Parking for 144 vehicles is proposed for the senior housing facility including 5 handicap accessible parking spaces and 4 make-ready electric vehicle parking spaces. In order to accommodate the proposed senior housing facility, the parking for Mayfair Farms will be reduced from 236 parking spaces to 98 parking spaces including 4 handicap accessible parking spaces. We note that if the requested use variance is granted, the Applicant has stated that they will apply for subdivision and site plan approval. The subdivision approval will allow the existing Mayfair Farms facility and the proposed senior housing facility to be located on separate lots.

B. GENERAL DESIGN COMMENTS

Our office has reviewed the Use Variance Plans and offer the following comments relative to the proposed site layout and the Applicant's request for use variance and bulk variance approval for this project:

1. The Applicant should address the Board regarding their plans to comply with the current NJDEP Green Infrastructure stormwater management requirements.
2. The Applicant should address the Board regarding their plans to provide make-ready electric vehicle parking spaces for the Mayfair Farms facility.
3. The Site Layout Plan shows that the proposed stormwater basin at the northwest corner of the site will be located within the required 50 ft residential setback. §25-11.3.a in the Land Use Regulations stipulates that a 50 ft wide buffer strip shall be provided along any side or rear property line which is also the boundary line between a nonresidential district and a residential district or is contiguous to a residential use in a residential zone. It further requires that the buffer strip be planted and maintained in perpetuity with trees and shrubbery of such sizes and densities as to adequately screen the buildings from such abutting residential district or use. Therefore, the Applicant should address the Board regarding their plans to eliminate the encroachments into the buffer strip.



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4. The Site Layout Plan (sheet C301) shows a proposed porous traffic rated decorative paver area with traffic rated planters on the easterly side of the senior housing facility. The purpose of this area should be clarified.
5. It shows on the Site Layout Plan that a gas powered generator is proposed on a pad along the easterly side of the senior housing facility within the front yard setback. Our office is concerned with the generator being located within the front yard area where it is visible from Eagle Rock Avenue. It is our recommendation that the generator be moved to a less visible location within the site.
6. It shows on the Site Layout Plan that a garden area is proposed in the front yard of the senior housing facility. In addition, a 6 ft high vinyl privacy fence and a modular block wall are proposed in front of the garden area within the front yard area. The modular block wall will be as close as 8.1 ft to the front property line. As stipulated in §25-8.4 of the Land Use Regulations, fences in the front yard area shall not be more than 50% solid and not higher than 4 ft.
7. The Applicant should address the Board regarding their plans for storage of the trash and recyclables that will be generated at the site. We note that a trash enclosure is not shown on the Site Layout Plan.
8. Our office is concerned with the circulation of emergency vehicles around the site. As currently designed, it will be difficult for emergency vehicles traveling to the most northerly parking lots to turn around and exit the site.
9. The centerline of the proposed driveway from Eagle Rock Avenue which serves the proposed senior housing facility is offset from the centerline of Rosney Terrace on the opposite side of Eagle Rock Avenue. In addition, it shows on the Site Layout Plan that this driveway will only be 20.2 ft wide. Since this driveway will be the sole means of ingress and egress for the senior housing facility, it must have a minimum width of 24 ft as stipulated in §25-12.1.h.6 of the Land Use Regulations. It is our recommendation that the driveway be widened to 24 ft and aligned with Rosney Terrace to the south.
10. The Applicant should address the Board regarding the feasibility of providing a pedestrian connection from Eagle Rock Avenue to the senior housing facility.