

June 1, 2022

VIA COURIER

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

**Re: ZB-21-21
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") in connection with the above-referenced application (the "Application") to the Township of West Orange Zoning Board of Adjustment (the "Board"). The Application seeks preliminary and final major site plan approval, together with "d" use and "c" bulk variances as well as a tree removal permit.

The Site Plan Review Advisory Board ("SPRAB") convened and reviewed the Application on December 7, 2021. As a result of the comments from SPRAB, together with comments from immediate neighbors elicited at a meeting held in August and Daughters' desire to design a facility that meets its operational needs while respecting the concerns of the community, the configuration of the proposed campus redevelopment was revisited and the plans and project phasing adjusted accordingly. The materials changes are described in the document titled "Proposal" which is included as part of this submission.

In supplement to the Application, Daughters has updated the plans and supporting documents to reflect these changes. Accordingly, enclose please find six (6) additional sets of the following materials. We are resubmitting all items, even those few which do not have any changes, in order to avoid Board members, staff and consultants having to mix and match items from this submission and from the prior submission:

1. Township of West Orange Application Form for the Planning Board or Zoning Board of Adjustment, executed by owner and applicant (original previously submitted);
2. Corporate Disclosure Statement (original previously submitted);
3. Owner's Consent Affidavit (original previously submitted);

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 revised May 10, 2022, and Appendix;
10. Tax Payment Certification dated May 17, 2022;
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, additional amount of \$2,100.00;
 - b. Site Plan & Variance Escrow Deposit, additional amount of \$750.00;
17. Response to Site Plan Review Advisory Board (SPRAB) prepared by Petry Engineering, LLC, dated May 26, 2022;
18. Property Owner List dated May 16, 2022;
19. Solid Waste Management Plan prepared by Daughters of Israel dated May 26, 2022;
20. Environmental Impact Statement prepared by Petry Engineering, LLC, dated October 29, 2021, revised May 18, 2022;
21. Parking Study prepared by Petry Engineering, LLC, dated October 29, 2021, revised May 20, 2022;

22. Traffic Impact Study prepared by Dynamic Traffic, LLC dated October 29, 2021, revised May 6, 2022;
23. Planner's Report prepared by Banisch Associates dated October 29, 2021, revised May 31, 2022;
24. Stormwater Management Report prepared by Petry Engineering, LLC, dated October 29, 2021, revised May 20, 2022;
25. Civil Engineering Plans prepared by Petry Engineering, LLC, dated October 29, 2021, revised May 20, 2022, consisting of the following sheets:
 - a. Title Sheet (Sheet SP-1);
 - b. Overall Layout (Sheet SP-2);
 - c. Layout Sheet (Sheet SP-3);
 - d. Grading and Drainage Plan (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. Soil Erosion and Sediment Control Plan (Sheet SP-15);
 - p. Lighting Plan (Sheet SP-16);
 - q. Lighting Details (Sheet SP-17);

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- r. Construction Notes (Sheet SP-18);
 - s. Construction Details (Sheet SP-19);
 - t. Construction Details (Sheet SP-20);
 - u. Construction Details (Sheet SP-21);
 - v. Retaining Wall Details (Sheet SP-22);
26. Overall Phasing Plan (Sheet P-1) prepared by Petry Engineering, LLC, dated May 20, 2022;
27. 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 22, 2020;
28. Architectural Plans prepared by KDA Architects, dated October 21, 2021, revised May 20, 2022, consisting of the following sheets:
- a. Cover Sheet (Sheet CS-0);
 - 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. Roof Plan (Sheet A1.4);
 - k. Exterior Elevations (Sheet A2.0);
 - l. Exterior Elevations (Sheet A2.1);
 - m. Project Phasing (Sheet A3.0);

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29. Existing or Proposed Deed Restrictions, Covenants, Easements and Land Reserved for or Dedicated to Public Use; and

30. Retaining Wall Calculations prepared by Petry Engineering, LLC, dated May 20, 2020.

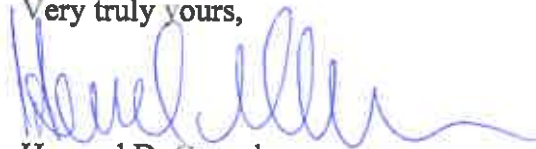
In addition to the above, enclosed please also find Daughters' application for tree removal permit consisting of six (6) copies of the following:

- a. Tree Removal Application (original previously submitted);
- b. Landscape Plan (Sheet L1.0) and Landscape Details (Sheet L2.0) prepared by KDA Architects, dated October 29, 2021, revised May 20, 2022;
- c. Tree Removal Plan (Sheet TR-1) and Tree Removal List (Sheet TR-2) prepared by Petry Engineering, LLC, dated October 29, 2021, revised May 20, 2022;
- d. Grading and Drainage Plan (Sheet SP-4) prepared by Petry Engineering, LLC, dated October 29, 2021, revised May 20, 2022 (attached to tree removal plans); and
- e. Owner's Consent Affidavit (original previously submitted).

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. I will be in contact to discuss a public hearing date.

Very truly yours,



Howard D. Geneslaw
Director

HDG:

Enclosures

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