

May 26, 2022

Paul Grygiel, AICP, PP
Department of Planning and Development
66 Main Street
West Orange, New Jersey 07052

**Re: ZB-21-21/Daughters of Israel
Block 171; Lot 12; Zone R-2
1155 Pleasant Valley Way**

Dear Mr. Grygiel:

Pursuant to your letter dated December 7th we have revised our plans and reports. Below is a detailed response letter addressing each one of your comments individually.

1. Phasing of site improvements: The applicant is proposing to phase the development to enable relocation of current nursing home residents once new facilities are built. The phasing should be addressed on the site plan as well as the architectural plans.

PETRY RESPONSE: Site Phasing plans have been prepared and enclosed.

2. Sustainable design features: Questions were raised regarding the provision of electric vehicle charging spaces, and the potential for solar panels, green or cool roofs and other sustainable design elements. A number of electric vehicle charging stations are provided near the various building entries and in the garage. The applicant is considering solar and other green design techniques.

PETRY RESPONSE: The architectural plans have been revised to include green design techniques.

3. Steep slopes: It was noted that the site has some steeply sloped areas, as it has a change in elevation of nearly 200 feet from the front to the rear of the property. However, the only construction proposed in steep slope areas is the addition of retaining walls along the northern driveway, which are intended to minimize erosion according to the applicant's engineer.

PETRY RESPONSE: The plans have been revised to pull in the limit of disturbance. This has drastically reduced the amount of retaining walls required and the amount of disturbance to the steep slopes. Additionally, this resulted in a significant reduction in the number of trees to be removed.

4. Tree removal and replacement: The applicant is proposing 240 new trees and removing 393 existing trees, of which 60 percent are invasive according to the applicant's architect.

PETRY RESPONSE: The plans have been revised to remove only 236 trees. (40 of which are dead, meaning only 196 live trees are to be removed.)

5. Stormwater management: The proposed development is slightly reducing the amount of impervious coverage on the property, but still must comply with applicable stormwater management regulations as it is classified as a major development. Among the measures proposed are three surface and one subsurface stormwater management basins. The board's engineer stated the application must be amended to address requirements including utilization of green infrastructure and a time of concentration of six minutes instead of 10 minutes, per New Jersey Department of Environmental Protection requirements.

PETRY RESPONSE: The stormwater management report has been revised to use a minimum time of concentration of 6 minutes. Additionally, a figure has been added showing a decrease in motor vehicle surface.

6. Architectural plans: In response to a question as to why the taller portion of the proposed building (five stories over parking) is being proposed closer to the street than to the rear of the site, the applicant's architect stated it is trying to minimize impacts on neighboring residential properties and provide better views for independent living residents. It was also stated by the applicant's attorney that the submitted plans incorrectly list 158 independent living units while 160 are actually proposed, which will be corrected on the revised plans.



PETRY RESPONSE:

The plans have been revised to make the building 4 stories throughout. Additionally, the plans have been revised to include 182 proposed independent living units.

7. Vehicular circulation and parking: The existing driveway locations will not change, but the northern driveway will be converted from one-way to two-way traffic. The trash, recycling and loading area will be accessed from this driveway, not far from its existing location. The applicant's engineer was asked to indicate on the site plan where existing parking areas are being reconstructed, as opposed to milled and overlayed, in order to determine the amount of new pavement.

PETRY RESPONSE:

It is the intent of the design to reconstruct all paved areas. A series of figures showing a comparison between the existing and proposed "Motor vehicle surface" has been added to the stormwater management report.

8. Other items: The applicant was asked to consider providing one or more renderings or simulations comparing the view of the proposed development from the adjacent residential neighborhood with existing conditions.

PETRY RESPONSE:

Renderings will be provided by KDA Architects.

We trust that we have provided sufficient information for your continued review. Should you have any questions or concerns, please feel free to contact us.

Very truly yours,

PETRY ENGINEERING, LLC



J. Michael Petry, PE, PP, AIA

