



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

ROBERT D. PARISI

Mayor

PLANNING BOARD

Robin Miller, Secretary

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August 8, 2019

Via Electronic and USPS Mail Delivery

Mr. William C. Sullivan, Esq.
Scarinci Hollenbeck, LLC
1100 Valley Brook Avenue
PO Box 790
Lyndhurst, New Jersey 07071-0790

Re: PB-19-05C/West Orange Senior Housing, LLC
Block: 68; Lots: 1; Zone: R-G
46 Mount Pleasant Avenue
Courtesy Review Application/Conceptual Site Plan

Dear Mr. Sullivan:

Enclosed is a copy of the Resolution adopted at the August 7, 2019 Planning Board meeting for the above-referenced matter.

Please do not hesitate to contact this office if you require further assistance.

Very truly yours,

Robin Miller
Planning Board Secretary

Enclosure (1)

cc: Joe Alpert (*via Email*)
File



RESOLUTION
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE

Heard: August 7, 2019
Case Nos.: PB- 19-05C
Re: Library Redevelopment

WHEREAS, pursuant to Municipal Land Use Law N.J.S.A. §40:55D-31 on August 7, 2019 the Board heard a proposed project by the Township of West Orange for construction of certain improvements at the West Orange Library Redevelopment Area which is located on Township owned property located at 46 Mt. Pleasant Avenue, West Orange, NJ, said premises being a portion of the area designated on the municipal tax map as Block 68, Lot 1; and

WHEREAS, the Board having heard the presentation and having performed its review pursuant to N.J.S.A. §40:55D-31 hereby makes the following findings of fact and conclusions of law:

1. The Board accepted into evidence the following:
 - (i) Township of West Orange Planning Board Application Form
 - (ii) Copy of West Orange Township Council Resolution 180-19 dated July 16, 2019
 - (iii) Copy of West Orange Township Council Resolution 188-19 dated July 16, 2019
 - (iv) Boundary Survey prepared by MidAtlantic Engineering Partners, LLC dated July 15, 2019
 - (v) Proposed floor plans and elevations prepared by Kitchen & Associates dated August 7, 2019 (5 sheets)
 - (vi) Site Plan drawing prepared by MidAtlantic Engineering Partners, LLC dated July 31, 2019 (1 sheet) (11" x 17")
 - (vii) Site Plan drawing prepared by MidAtlantic Engineering Partners, LLC dated July 31, 2019 (1 sheet) (24" x 36")

2. The following Exhibits were admitted into evidence:

Ex. A-1 - Aerial photograph of 46 Mt. Pleasant Avenue site

Ex. A-2 - 3-dimensional rendering of proposed plan

Ex. A-3 – Proposed plan prepared by MidAtlantic Engineering Partners

3. Stephen Schoch of Kitchen & Associates was sworn and qualified as an expert in architecture. He testified that the proposed improvements to the existing Library building include the construction of a 65 unit age-restricted affordable housing project, including 61 one-bedroom units, 3 two-bedroom units, and 1 two-bedroom superintendent's unit, 7,500 square feet of space to be used by the Township for a public purpose, all to be located in a four-story elevator building with on-site parking and related improvements.
4. Gregory Domalewski PE of MidAtlantic Engineering Partners, LLC testified about setbacks, curbs, sidewalks, parking, grading, signage landscaping, lighting and circulation.

WHEREAS, the Board having heard the presentation and having performed its review pursuant to N.J.S.A. §40:55D-31 hereby makes the following findings of fact and conclusions of law:

1. The Township of West Orange proposes construction of improvements at the site of the West Orange Public Library including the construction of a four-story mid-rise apartment building having 65 affordable senior housing units, plus 7,500 sq. ft. of community space. The site will be leased to West Orange Senior Housing, LLC for 99 years. The 7,500 sq. ft. community space will be leased back to the Township for 99 years.

2. Pursuant to West Orange Township Resolution 180-19 the Township has determined that the project meets or will meet an existing housing need.

3. The Board finds that because the property is owned by the Township of West Orange and will be used for the purpose of providing affordable senior housing for the Township and space for use by the Township for a public purpose, it qualifies as a capital project under N.J.S.A. §40:55D-31.

4. The Board finds that the proposed project is not inconsistent with the Master Plan of the Township of West Orange.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that it finds that the proposed project is not inconsistent with the West Orange Master Plan. The Board makes the following comments and recommendations to the Applicant:

1. The Board reserves the right to review and make comments upon a complete set of Site Plan and Architectural drawings and supporting technical documents, once they are available and prior to building permit application and issuance. The project shall meet the requirements of the Library Redevelopment Plan dated June 10, 2019 and shall comply with all applicable Township of West Orange and State of New Jersey ordinances and regulations.

Certified to be a true copy of the Resolution adopted on the 7th day of August 2019.



Robin Miller, Secretary

Vote on the Action Taken by the Board

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Bagoff		*	*			
Cardoza (Vice Chair)			*			
Keigher						*
Klein			*			
McCartney			*			
Trenk			*			
Wegner						*
Wilkes						*
Williams (1 st Alt.)			*			
Johnson (2 nd Alt)						*
Weston (Chairman)	*		*			

Vote on the Memorializing Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Bagoff		*	*			
Cardoza (Vice-Chair)			*			
Keigher						*
Klein			*			
McCartney			*			
Trenk			*			
Wegner						*
Wilkes						*
Williams (1 st Alt.)			*			
Johnson (2 nd Alt)						*
Weston (Chairman)	*		*			