

Memorandum

DATE: May 31, 2017

TO: South Orange Planning Board – Chairman & Board Members

FROM: Philip Abramson, PP – Board Planner
Chris Kok, PP – Principal Review Planner

SUBJECT: Application #253 – 101 South Orange Avenue

APPLICANT: 101 South Orange Avenue Urban Renewal LLC
675 Garfield Avenue
Jersey City, NJ 07305
201-761-0025

ATTORNEY: Jay B. Bohn
1771 Front Street
908-490-0444

The purpose of this memorandum is to provide the Board added guidance in its review of Application #253 requiring Preliminary and Final Site Plan with “c” Variance.

I. PLANS & DOUMENTS REVIEWED

A. Original Submission

- I. **Planning & Zoning Board Application Form**, filed May 23, 2016.
- 2) *Plans, Drawings & Studies*
 - I. **Survey**, prepared by Matrix New World Engineering, Inc., dated 03/07/2016, signed and sealed by Rodolfo Pierri, P.L.S.
 - II. **Preliminary and Final Site Plan**, prepared by Bohler Engineering, dated 5/20/2016, signed and sealed by Robert L. Streker
 - III. **Site Development, Floor Plans, and Elevations**, prepared by Jose Carballo Architectural Group, P.C., dated 05/19/2016, signed and sealed by Jose I. Carballo, R.A.
 - IV. Photographs of existing building

B. November 22, 2016 Submission

- I. **Survey**, prepared by Matrix New World Engineering, Inc., dated 09/21/2016, signed and sealed by Frank J. Barlowski, P.L.S.

- II. **Preliminary and Final Site Plan**, prepared by Bohler Engineering, dated 11/22/2016, signed and sealed by Robert L. Streker
- III. **Traffic & Parking Assessment Report**, prepared by Stonefield Engineering and Design, LLC., dated 11/15/2016, signed by Charles D. Olivo, P.E, P.T.O.E and Matthew J. Seckler, P.E., P.T.O.E, P.P.
- IV. **South Orange Village Historic Preservation Request for Non-Binding Advice**, dated September 30, 2016, signed by William C. Sullivan, Jr.

C. December 27, 2016 Submission

- I. **Site Development, Floor Plans, and Elevations**, prepared by Jose Carballo Architectural Group, P.C., dated 05/19/2016, signed and sealed by Jose I. Carballo, R.A., consisting of sheets A-1.0 and A-3.1
- II. **Traffic & Parking Assessment Report**, prepared by Stonefield Engineering and Design, LLC., dated 12/21/2016, signed by Charles D. Olivo, P.E, P.T.O.E and Matthew J. Seckler, P.E., P.T.O.E, P.P.
- III. **Lighting Exhibit**, dated December 21, 2016, signed and sealed by Robert L. Treker, P.E.
- IV. **Lighting Cut Sheets**, consisting of four (4) pages, prepared by PartyLights.com
- V. **Parking Exhibit**, dated December 15, 2016, signed and sealed by Robert L. Streker, P.E.

D. April 21, 2017 Submission

- I. **Site Development, Floor Plans, and Elevations**, prepared by Jose Carballo Architectural Group, P.C., dated April 20, 2017, signed and sealed by Jose I. Carballo, R.A., consisting of sheets A-1.0 and A-1.1
- II. **Preliminary and Final Site Plan**, prepared by Bohler Engineering, dated April 20, 2017, signed and sealed by Robert L. Streker, P.E., consisting of eleven (11) pages
- III. **Traffic & Parking Assessment Report**, prepared by Stonefield Engineering and Design, LLC., dated April 20, 2017, signed by Charles D. Olivo, P.E, P.T.O.E and Matthew J. Seckler, P.E., P.T.O.E, P.P.
- IV. **Stormwater Management Report**, prepared by Bohler Engineering, dated April 2017, signed by Robert L. Streker, P.E.
- V. **License Agreement between SOUTH MOUNTAIN NJ HOLDINGS LLC and SOUTH ORANGE URBAN RENEWAL LLC**, dated April 18, 2017.

- VI. **License Agreement between 111 Realty Management LLC and SOUTH ORANGE URBAN RENEWAL LLC**, dated April 19, 2017.
 - VII. **Parking Exhibits**, dated March 6, 2017.
- E. May 15, 2017 Submission
- I. **Site Development, Floor Plans, and Elevations**, prepared by Jose Carballo Architectural Group, P.C., dated 05/11/2017, signed and sealed by Jose I. Carballo, R.A., consisting of nine (9) pages.
 - II. **Preliminary and Final Site Plan**, prepared by Bohler Engineering, dated May 11, 2017, signed and sealed by Robert L. Streker, P.E., consisting of eleven (11) pages
 - III. **Traffic & Parking Assessment Report**, prepared by Stonefield Engineering and Design, LLC., dated May 12, 2017, signed by Charles D. Olivo, P.E, P.T.O.E and Matthew J. Seckler, P.E., P.T.O.E, P.P.
 - IV. **Stormwater Management Report**, prepared by Bohler Engineering, dated May 2017, signed by Robert L. Streker, P.E.
 - V. **Soil Movement Exhibit**, prepared by Robert L. Strker, P.E., of Bohler Engineering, dated May 11, 2017.

II. REVIEW OF CHANGES

- A. Retaining Wall
- 1) Applicant has provided, on page A-1.0 of the Architectural Drawings, an elevation drawing for the proposed retaining wall, including representative human figures for visual scale. It is noted that the elevations, as included on the drawing, do not incorporate changes in grade along Scotland Road and they appear out of scale compared to the proposed grades on page 5 of the Preliminary and Final Site Plan. The proposed grades on the Site Plan show the retaining wall extending 6 feet above ground level, with the columns and railings extending an additional three feet. The human figure at the right of the drawing appears to be as tall as the entire retaining wall, including the columns (approximately 9 feet). Applicant shall provide updated retaining wall elevations drawn to scale and incorporating grade changes along Scotland Avenue.
- B. Occupancy
- 1) Applicant has provided calculations of proposed occupancy based on habitable square footage of the building. There are two occupancies included in the table on Architectural Drawings Page A-2.1; Occupancy "As per the building code" and Occupancy (differentiating between employees/staff and patrons). The Occupancy per the building code

results in a total occupancy of 706 individuals, whereas the occupancy calculated based on staff and patrons is 478 individuals.

- 2) Applicant shall provide testimony regarding the source of the differences between these numbers.
- 3) Applicant shall specify which occupancy number they will use for their operations.
- 4) If the Board acts favorably on the application, it should be conditioned on the maximum occupancy permitted for fire code and building code purposes be limited to the occupancy specified by the Applicant.

C. Building Area

- 1) Applicant has included calculations of building area for the purposes of determining parking obligation and demand. There are multiple calculations of building area being used within the Applicant's submission including: services areas, indoor patron areas and outdoor patron areas.
- 2) The Ordinance requires one parking space "for each 50 square feet of net floor area devoted to patron use." This would include seating and dining areas both on the inside of the building and the outdoor patio area. Calculations for the square footage related to patron area can be found on Architectural drawings page A-2.1, which shows 6,520 square feet indoor space and 3,530 square feet of outdoor space for a total of 10,050, which is inconsistent with the sum of all patron areas shown on architectural floor plans at 10,252 square feet.
- 3) The parking requirement calculations on page 4 of the Preliminary and Final Site Plan are based on a total of 10,050 square feet. The result of this square footage calculation is a requirement of 201 parking spaces per the Ordinance's requirements.
- 4) Applicant is using parking demand calculations from the Institute of Traffic Engineer's Parking Generation 4th edition to show projected actual parking demand. The calculations of parking demand, based on square footage, incorporates the gross floor area of the building, including service areas, but excluding outdoor areas. This measurement shows the building at 12,692 square feet and is included on page 5 of the Traffic & Parking Assessment Report.

D. Shuttle Turning Movements

- 1) Applicant has provided proposed turning movements for any shuttles used to transport patrons to and from the property. The turning movements show the path the shuttle would be required to navigate when the Town Hall parking lot is at its maximum capacity with the valet service stacking plan. Planner defers to the Engineer as to the sufficiency of the turning movements, but notes that there are multiple locations in which the shuttle turning template would overlap proposed parking locations.

- 2) Applicant shall provide testimony regarding the coordination of parking and shuttle operations to address conflicts in terms of shuttle turning movements when parking areas are at or near capacity.

E. Potential Conditions on Applicant

- 1) Banquet rooms have a max capacity of 125 individuals at one time.
- 2) Patio areas to be closed or turn music off at 11:00 pm.
- 3) All events using banquet rooms be required to use shuttle service from parking located away from property.