

Memorandum

DATE: August 31, 2017

TO: South Orange Planning Board – Chairman & Board Members

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

SUBJECT: Application #260 – 4th & Valley Redevelopment

APPLICANT: Meridia Village Commons I, South Orange, LLC
201 South Wood Avenue
Linden, NJ 07036

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The purpose of this memorandum is to provide the Board guidance in its review of Application #260, submitted by Meridia Village Commons for the proposed redevelopment of the 4th and Valley Redevelopment Area.

I. PLANS & DOUMENTS REVIEWED

A. July 12, 2017 Submission

1. **Planning & Zoning Board Application Form**, dated July 12, 2017, signed by Meridia Village Commons I, South Orange, LLC.
2. **Owner Certifications**, from Kevin and Sharon Ross, Hassan and Rachael Kinley, MFM Holdings, LLC, and George M. Capodagli.
3. **Tax Certifications**, bearing the name of each property owner listed above, without tax collector verification.
4. **Planning Board Application Checklist**, dated June 20, 2017.
5. **Preliminary and Final Site Plan**, consisting of eleven (11) pages, dated June 19, 2017, signed and sealed by Joseph C. Sparone, PE of Dynamic Engineering.
6. **Architectural Plans**, consisting of thirteen (13) pages, dated June 20 2017, signed and sealed by Michael Donovan, AIA of Haley Donovan Architecture.
7. **Architectural Elevations** consisting of three (3) pages, dated June 20, 2017, signed and sealed by Michael Donovan, AIA of Haley Donovan Architecture.

8. **Survey**, dated June 22, 2015 consisting of two (2) pages, signed by Kenneth Dykstra, PE.
9. **Stormwater Drainage Report**, dated June 2017, prepared by Joseph C. Sparone, PE, PP
10. **Parking Study**, dated July 18, 2017 prepared by Gerard Giosa of Level G Associates.
11. **Conceptual Landscape Plan**, dated June 20, 2017 prepared by Sikora Wells Appel.
12. **Traffic Impact Study**, dated June 19, 2017 prepared by Joseph J. Staigar, PE, PP, and Craig Peregoy, PE of Dynamic Traffic.

II. APPLICATION SUMMARY

A. Existing Conditions

- *The Neighborhood:* The property is located on the southwestern corner of the intersection of 4th Street and Valley Street. Valley Street serves as a regional corridor under the jurisdiction of Essex County (C.R. 638) linking communities in Essex and Union Counties. To the north of the property is the Central Business District and the NJ Transit South Orange train station. To the south on Valley Street is Memorial Park, a municipal recreation area and a mix of residential, commercial and office uses.
- *The Site:* Applicant's site consists of five (5) parcels, identified as Lots 7, 8, 9, 10, and 11 in Block 2303. The properties along 4th Street are occupied by single-family residential structures, and the corner property is currently in use as an automotive repair and service business. The site is bound to the northwest by an access way to a PSEG electrical substation facility adjacent to the NJ Transit's Morris and Essex line rail right-of-way.
- *Zoning:* 4th & Valley Redevelopment Area, in which development is governed by the Fourth & Valley Redevelopment Plan, adopted April 24, 2017.
- *Bulk Chart:* The following bulk charts are provided for reference:

Requirements	Required	Existing	Proposed
Minimum Lot Area	N/A	1.158 Acres	1.158 Acres
Min. Front Yard Setback	0 Ft	N/A	.43 Ft
Min. Side Yard Setback - Each	20 Ft (Valley) 9 Ft (4 th) ¹	0 (Valley) 13.3 Ft (4 th) ¹	23.5 Ft (Valley) 1.1Ft (4 th) ¹

Requirements	Required	Existing	Proposed
Min. Rear Yard	3 Ft	N/A	4 Ft
Max. % Lot Coverage	85%	40.1%	82.5%
Max. Building Height	3 Stories/40Ft (Valley) 5 Stories/60Ft (with Stepback)	N/A	3 Stories/39.4 Ft (Valley) 5 Stories/50.3Ft (with Stepback)
Maximum Residential Units	106 Units	N/A	106 Units
Minimum Parking	141 Spaces (On-Site)	N/A	123 Spaces (On-Site) (D) 18 Spaces (On-Street)

¹ Facades above parking levels may extend for a combined length of 100 Ft along 4th Street with no setback provided a minimum of 10,000 SF of public space is provided on the 4th Street frontage. Applicant has met the public space requirement and façade extends along 4th for 63.25 feet with the noted setback. (D) Denotes a required or potential deviation at the discretion of the Board.

B. The Proposal.

Proposal Summary

- Demolish all four (4) existing residential structures and one (1) commercial structure.
- Construct a mixed-use building including:
 - 10,245 SF of retail on at ground level;
 - 106 residential units on upper stories; and
 - 123 on-site parking spaces and 18 on-street parking spaces.

Residential Component

- There will be eleven (11) live work spaces, fifty four (54) one-bedroom units, thirty two (32) two-bedroom units, eight (8) three-bedroom units and one manager's apartment.
- Live/work units are all located at ground level along the 4th Street courtyard.
- A rooftop deck on the proposed building's fourth story will be available to residents as an outdoor amenity.

Retail Component

- Three retail spaces will be provided along Valley Street with a total of 10,245 SF of retail space.
- Retail spaces will be accessed directly from the public sidewalk on 4th Street and Valley Street and will be partially sheltered by a

cantilevered section of the residential structure at the corner of Valley Street and Fourth Street.

- Folding door and window systems are proposed for all retail storefronts based on architectural renderings – the specifications for retail entry systems are not shown.
- ADA access to the retail spaces will be provided through a seating area that is at grade with the sidewalk along Valley Street south of the corner.
- Storefront facades are composed almost entirely of transparent glazing, with masonry piers that define the rhythm of the upper residential stories in the base.

Vehicular Circulation

- 118 8'-8"x18' regular parking spaces and five (5) ADA parking space will be located on the beneath the building's ground floor. The parking level is partially exposed above grade along Fourth Street.
- Parking will be accessed through a 22' wide two-way entrance toward the end of 4th Street at the railroad right-of-way.

Internal Circulation

- Residential access is provided from the public courtyard space along 4th Street through two lobbies on the eastern and western ends of the building. The smaller lobby on the eastern end of the building may also be accessed through the rear of retail spaces along Valley Street. Access for Live/work is directly through the public courtyard space. One elevator is located in each lobby space to access upper story residential units.
- A third stairway running along the southern end of the building provides direct access to the street and parking areas. This stairway runs through the building's third floor, providing access to the building's Valley Street wing.
- Parking may be accessed through all staircases and elevators internal to the building.
- The elevator and stairwell on the east side of the building provide mechanical access to all residential floors in the proposed building. Retail uses may access mechanical rooms through the elevator and stairwell in the building's eastern lobby space near Valley Street.

Waste Management and Utilities

- Waste for all areas of the building is stored in an enclosed area in the building's parking level.
- Transformer and meter rooms as well as the maintenance room for the building are located in the building's parking level.

Architecture

- Applicant proposes a combination of veneer brick, cementitious siding, paneling and shingle roofing. Proposed storefront spaces are composed of glazing between brick veneer piers.

Architectural Feature	Material
Storefront	Transparent Glazing
Ground Level Piers	Brick Veneer
4 th Street Façade	Panel Siding (Primary) Brick Veneer (Secondary)
Valley Street Façade (Northern)	Panel Siding (2 Colors)
Valley Street Façade (Southern)	Brick Veneer
Rear Façade (South)	Panel Siding
Railroad Façade (West)	Brick Veneer (Primary) Panel Siding (Secondary)
Bay Windows (Except Rear/South Façade)	Cementitious Siding
Roof	Architectural Shingle
Railings (all)	Black Aluminum Railing

C. Completeness Review.

The following table shows the Applicant's conformance with the submission requirements of the Township of South Orange Village. **Planner recommends that application be deemed conditionally complete pending the submission of the required items and adoption of a redevelopment agreement with architectural design standards.** Required items are shown in bold in the "Recommendation" column.

Checklist Item	Status	Notes	Recommendation
#1 – Completed Checklist	Complete		
#2 – Application Form – Township	Complete		

Checklist Item	Status	Notes	Recommendation
#3 – Individual Checks made out to the Township of South Orange Village.	Complete		
#4 – Tax Collector Certification	Incomplete	Payment of taxes has not been certified by Township tax collector	Applicant shall submit completed certifications prior to approval.
#5 – Certified list of property owners within 200'	Complete		
#6 – Deed and affidavit Title for lands	Complete		
#7 – Completed Escrow Agreement	Complete		
#8 – Ownership Disclosure Affidavit	Complete		
#9 – Public Hearing Notification	Comp		
#10 – Letter(s) signed by a responsible officer of the water company, sewer authority, or other utility company	Waiver Requested		Submission of required letters should be made a condition of any approval.
#11 – Application Form for County	Waiver Requested	Property is located on a County road and may impact county sewerage facilities.	County Planning Board approval should be made a condition of any approval.
#12 – Completed Essex County Health Department Application	Waiver Requested		Applicant shall provide a completed health department application as a condition of approval.
#13- Hudson-Essex-Passaic Soil Conservation District application	Waiver Requested		HEPSCD approval should be made a condition of any approval.
#14 – New Jersey State Approvals	Waiver Requested		Applicant shall provide testimony as to whether any NJDEP or NJDOT approvals are required and shall provide all necessary permits as a conditional of approval.
#15 – Digital copy of the Site Plan	Complete		
#16 – A Final Plat/Site Plan	Complete		

Checklist Item	Status	Notes	Recommendation
#17 – Environmental Impact Assessment	Waiver Requested		While a full environmental impact statement is not necessary for the development of a disturbed site or previously developed site, applicant shall provide testimony regarding any potential environmental impacts.
#18 – Photograph(s) of the subject premises	Complete		
#19 – Traffic and Parking Impact Assessment	Complete		
#20 – Affirmative Statement in Writing for Compliance with Conditional Uses	Not Applicable		
#21 – An Engineer’s Cost Estimate of all improvements.	Waiver Requested		Applicant shall provide a cost estimate as condition of approval.
#22 – Certification from the Township of South Orange Village Tax Assessor	Incomplete	As noted above, certifications have not been completed by the assessor.	
#23 – “As-Built” Plans or Final Plats	Waiver Requested		Applicant shall provide an “As-Built” plan prior to issuance of certificate of occupancy.
#24 – Certificate from the Township of South Orange approving road names and subdivision name	Not Applicable		
#25 – Title Block	Complete		
#26 – Name, Address and Telephone Number	Complete		
#27 – North Arrow with Reference	Complete		
#28 – Drawn at Scale not less than 1 inch equals 50 feet	Complete		
#29 – Professional Seals	Complete		
#30 – Zoning Compliance Schedule	Complete		

Checklist Item	Status	Notes	Recommendation
#31 – Historic Site or District identification	Complete	The project site is located within the Prospect Street Historic District.	Application is subject to non-binding review by the Historic Preservation Commission.
#32 – Boundary information, Lot Lines	Complete		
#33 – Setback Lines	Incomplete	Setback lines along 4 th Street should include courtyard space setback.	Applicant shall provide setback lines with dimensions for the 4th Street wing including the courtyard and the 1.1 Ft line prior to being deemed complete.
#34 – Areas and Dimensions of Lots	Complete		
#35 – Existing Critical Environmental Areas	Complete		
#36 – Existing Trees	Complete		
#37 – Existing Wells and Septic System	Complete		
#38 – Landscaping Plan	Incomplete	Applicant's landscape architecture submission is a conceptual plan, landscaping plans should illustrate dimensions, materials and planting schedule.	Applicant shall provide a full landscape plan including dimensions, materials, and planting schedule prior to being deemed complete.
#39 – A Developer's Agreement	Incomplete		Applicant shall finalize a Developer's Agreement to provide affordable housing as a condition of any approval.
#40 – Key Map	Complete		
#41 – Signature Blocks for Board Chairperson, Secretary and Engineer	Complete		
#42 – Approvals Statement	Incomplete		Applicant shall provide a statement of the required approvals as a condition of approval.

Checklist Item	Status	Notes	Recommendation
#43 – Utility Systems	Waiver Requested	Applicant has not provided the following: I: Letter of intent to serve the property from utility companies. J: Statement estimating daily water consumption, volume and nature of sewage and water to be disposed of.	Applicant shall provide the listed items as a condition of approval.
#44 – Structure Locations and Uses	Complete		
#45 – Shortest Distance between buildings, lot lines, etc.	Complete		
#46 – Architectural Plans and Elevations	Complete		
#47 – Solid Waste and Recyclable Material	Incomplete	Applicant has not provided information related to the logistics, trash storage and disposal retail and residential uses.	Applicant shall provide a statement detailing the logistics of waste storage and removal prior to being deemed complete.
#48 – Entire Tract on One Sheet	Complete		
#49 – Existing and Proposed Rights-of-Way and Easements	Incomplete		Applicant shall provide testimony as to any easements on the property.
#50 – Current topographic Survey	Complete		
#51 – Grading Plan	Complete		
#52 – Stormwater Management Plan	Complete		
#53 – Circulation Plan	Incomplete		Applicant's engineer shall present testimony regarding turning movements and on-and off-street parking access.
#54 – Parking Calculations	Clarification Required	Engineering plans show 124 spaces, architectural plans show 123.	Applicant shall correct any discrepancies in parking calculations prior to being deemed complete.
#55 – Lighting Plan	Waiver requested	Preliminary lighting plans were included in submission, but no lighting levels have been modeled.	Applicant shall provide a detailed lighting plan including a photometric plan prior to being deemed complete.

Checklist Item	Status	Notes	Recommendation
#56 – Sign Plans	Waiver Requested		Applicant shall present testimony as to size and locations of signage. Signs will be subject to change based on tenant selection.
#57 – Soil Erosion and Sediment Control Plan	Complete		
#58 – Residential Cluster Details	Not Applicable		
#59 – Certification from Applicant’s Engineer re: conformance of final plat to preliminary plat	Not Applicable		
#60 – Soil Permeability Logs	Not Applicable		

D. Requested Deviations:

Upon an initial review, the application requires the following deviations from the 4th & Valley Redevelopment plan. Additional deviations may be found upon a full application review.

- **Section 3.6: Minimum Parking**
 - **Required:** 141 (Overall)
 - **Proposed:** 123 (On-Site)
 - **Note:** It is at the Planning Board’s discretion to consider on-street parking within 1,000 feet.