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Completeness Report #1

Date: September 3, 2021

To: South Orange Planning Board

From: Greer Patras, AICP, PP, Board Planner

Applicant: 6 South Orange, LLC

Subject: Application No. 287
6-8 South Orange Ave - Block 1908, Lot 5
Preliminary/Final Site Plan with Bulk Variances

The purpose of this report is to provide the Board with guidance as to the completeness of Application #287, submitted by Reginald Jenkins, Jr., Esq. on behalf of 6 South Orange, LLC (the "Applicant"). The Site is within the Central Business District Redevelopment Zone and is presently a three-story mixed use property with retail and office space. The Applicant proposes to convert the current building into a mixed use, residential and retail building with retail on the first floor and residential units on the second and third floors. The Applicant requires Preliminary and Final Site Plan approval as well as bulk variance relief.

We note that the Applicant did partake in the pre-application process, and in March 2021 met with members of the Planning and Economic Development Committee, including representatives from SOVCA, SOPA, and the Design Review Board for non-binding, preliminary comments on the concept.

The following items were reviewed:

- **Planning Board Application Submission**, filed August 24, 2021.
- **Cover Letter**, written by Reginald Jenkins, Jr., Esq., dated August 20, 2021.
- **Site Plan**, consisting of 6 sheets prepared by Michael E. Dipple, P.E., of L2A Land Design, LLC, dated May 21, 2021.
- **Architectural Plans and Renderings**, consisting of 13 sheets prepared by MRVN Architecture, LLC, dated March 22, 2021.
- **Land Survey**, consisting of 1 sheet prepared by Lakeland Surveying, dated March 11, 2021.

I. EXISTING CONDITIONS

A. **Site Description:** The Site has frontage along South Orange Avenue and occupies an area of approximately 0.12 acres (5,411.50 square feet). The Site contains a three-story brick mixed use building that currently consists of a Bank of America and Bagel Store (Abroad Deli) on the first floor and offices on the second and third floors. The Site is located near the South Orange train station and is surrounded by other similar commercial uses. Directly to the south of the Site is a public parking lot. The eastern side of the site faces a pedestrian walkway connecting the public parking lot to South Orange Avenue.

B. **Zoning:** Central Business District Redevelopment Zone

II. PROJECT PROPOSAL

A. **Proposed Project:** The Applicant proposes the following:

1. Removal of the following existing site improvements:

- HVAC system in the rear of the building
 - Rear entrance concrete, wall, overhang, and columns
 - Portions of the pedestrian walkway pavers, curb, and 2 light poles
 - Shrub towards the rear of the building
2. The Applicant proposes to construct a 3-story addition to the rear of the existing building consisting of the following:
- Basement:
 - Trash/utility room and retail loading room
 - First Floor:
 - New residential entrance, lobby, and retail storage/loading space
 - Modified ATM vestibule
 - Second Floor:
 - 4 one-bedroom units, one of which has a roof deck
 - 1 luxury one-bedroom unit with roof deck
 - Third Floor:
 - 1 one-bedroom unit
 - 1 luxury one-bedroom unit
 - 2 luxury two-bedroom units
 - Roof
 - Construction of a new high emissivity cool roof on the rear half of the building with new solar panels
 - High efficiency condensers and ventilators for residential units and replacement of retail air handling units
3. Proposed exterior improvements:
- Construction of rear entrance area with new pavers, curb sections, concrete stairs, ramp, and railing
 - Replacement of the existing first floor stone façade with new corrugated metal façade
 - Installation of new windows throughout the building
 - Relocation of 1 light pole further away from building towards the public parking lot
 - Cleaning and restoring of all remaining brick, stucco, and stone façade

III. COMPLETENESS DISCUSSION

A. **Recommended Submission Waivers:** The Applicant has requested several submission waivers, to which we recommend be granted:

#12 – Completed County Health Department Application

- Waiver Recommended / Not Applicable: This can be provided in resolution compliance if applicable and approved / required.

#13 – Soil Conservation District Application

- Waiver Recommended / Not Applicable: This can be provided in resolution compliance if applicable and approved / required. We defer further comment to the Board Engineer regarding completeness.

#14 – New Jersey State Approvals

- Waiver Recommended / Not Applicable: No impacts to State systems.

#17 – Environmental Impact Assessment

- Waiver Recommended / Not Applicable: Site is already improved, and application is limited to building addition/interior improvements. We defer further comment to the Board Engineer regarding completeness.

#20 – Conditional Use Standards Statement

- Waiver Recommended / Not Applicable: Conditional use is not part of application.

#31 – Historic Site or District

- Waiver Recommended / Not Applicable: Site is not located within a historic district.

#37 – Existing Wells and Septic System

- Waiver Recommended / Not Applicable: None exist on property.

#53 – Circulation Plan

- Waiver Recommended / Not Applicable: No on-site parking or circulation is proposed as part of this application.

#60 – Soil Permeability Logs

- Waiver Recommended/ Not Applicable: No on-site sewage system is proposed as part of this application.

B. Recommended Temporary Submission Waivers: The Applicant has requested several temporary submission waivers, to which we recommend be discussed between the Applicant and the Board:

#16 – Final Plat/ Site Plan

- Waiver Recommended: Applicant must provide a final site plan and/or as-built plan if approved, as part of Resolution Compliance. We find this acceptable.

#19 – Traffic & Parking Impact Assessment

- Waiver Recommended / Not Applicable: Application is increasing Site intensity and parking demand. A limited traffic and parking assessment should be provided prior to public hearing. We defer further comment to the Board Engineer regarding completeness.

#21 – Engineer's Cost Estimate

- Waiver Recommended / Not Applicable: Can be provided in resolution compliance if approved / required. We defer further comment to the Board Engineer regarding completeness.

#23 – "As-Built" Plans or Final Plats

- Waiver Recommended: Applicant must provide a final site plan and/or as-built plan if approved, as part of Resolution Compliance. We find this acceptable.

#59 – Applicant's Engineer Certification

- Waiver Recommended: Can be provided in resolution compliance if approved. We defer to the Board Engineer.

C. Outstanding Completeness Items: The following information should be provided prior to public hearing or as directed by the Board in the Completeness Determination Hearing:

#39 – Developers Agreement

- New residential units are proposed as part of this application. We defer further comment to the Board Attorney.

#46 – Architectural Plans & Elevations

- The total square footage of the building addition should be provided on the floor plans.

#56 – Sign Plans

- New signage is proposed at the south elevation and details such as materials, size, and colors should be provided.

D. **Submission Waivers Deferred:** We defer to the Board Engineer's determination for items related to grading, stormwater management, and environmental matters, including but not specifically related to the following items which may be necessary for review:

- Item #10 - Letter Signed by Officer of Water Company, Sewer Authority, or Other Utility Company
- Item #35 – Existing Critical Environmental Areas
- Item #43 – Utility Systems
- Item #45 – Shortest Distance
- Item #51 – Grading Plan
- Item #52 – Stormwater Management Plan
- Item #57 – Soil Erosion and Sediment Control Plan

The Applicant should address all items discussed at the Completeness Hearing. Revised plans should be accompanied by a Response Letter or highlights on the plan to identify all changes made, to facilitate our review. We recommend all revised information be provided prior to 14 days of the public hearing.

If you have any further questions regarding this application, please feel free to contact our office.

Sincerely,



Greer Patras, AICP, PP
Board Planner