



UNLOCKING POTENTIAL
IN PLACES YOU LOVE

Completeness Report #1

Date: June 7, 2021

To: South Orange Planning Board

From: Greer Patras, AICP, PP, Board Planner

Applicant: Vose Avenue Apartments Urban Renewal, LLC
447 Northfield Avenue, Suite 200, West Orange, NJ

Subject: **Application #274A**
57- 65 South Orange Avenue, 12-14 Vose Avenue, 52-62 Taylor Place, and 11 Scotland Road
Block 1006, Lots 1, 2, 3, 9, 10, 11, 13 and 14
Amended Final Site Plan

The purpose of this report is to provide the Board with guidance as to the completeness of Application #274A, submitted by Vose Ave Apts. Urban Renewal, LLC. The site is within the Vose & Taylor Redevelopment Zone. The Applicant requests Amended Final Site Plan approval for a revised design on a previously approved façade. These revisions are to the South Orange Avenue façade of the 5-story, mixed use building, which was granted approval as part of Planning Board Application #274. The Applicant is proposing to raise the building setback to the fourth story of the building, where it had previously been proposed for the second story. This would bring the third and fourth stories even with the front building line and only setback the fifth floor 10' from the street line and property line. This alteration would add approximately 1,220 SF per floor, or 2,440 SF in total.

The following items were reviewed:

- **Planning Board Application Form and Submission Checklist**, filed May 5, 2021.
- **Preliminary and Final Site Plan**, prepared by Marchetto, Higgins, Stieve Architects P.C., consisting of seven (7) sheets, last revised April 9, 2021.
- **Façade Architectural Renderings**, prepared by Marchetto, Higgins, Stieve Architects P.C., consisting of four (4) sheets, dated November 6, 2020.

I. COMPLETENESS DISCUSSION

A. **Submission Waivers:** The Applicant has requested the following submission waivers, to which we offer no objection on the basis of the limited scope of approval sought for revisions to a previously approved façade. Regardless, the Applicant should be prepared to discuss the omission of any of these checklist items at the completeness hearing:

- **#6** – Deed(s) and Affidavit Title
- **#10** – Letter Signed by Responsible Officer of Water Company, Sewer Authority or Other Utility Company
- **#11** – Application form to Essex County
- **#12** – Essex County Health Department Application


- **#13** – Hudson Essex Passaic Soil Conservation District Application
- **#14** – New Jersey State Approvals (NJDOT + NJDEP)
- **#15** – A Digital Copy of the Site Plan
- **#16** – A Final Plat/Site Plan
- **#17** – Environmental Impact Statement
- **#21** – An Engineer’s Cost Estimate
- **#23** – “As-Built” Plans or Final Plats
- **#29** – Professional Seals
- **#30** – Zoning Compliance Schedule
- **#31** – Historic Site or District
- **#32** – Boundary information with Lot Lines
- **#33** – Setback Lines
- **#34** – Areas and Dimensions of Lots
- **#35** – Existing Critical Environmental Areas
- **#36** – Existing Trees
- **#37** – Existing Wells and Septic System
- **#38** – Landscaping Plan
- **#39** – Developer’s Agreement with the Village addressing Affordable Housing Requirements
- **#42** – Approval Statement with Confirmation that all Federal, State, County and Local Permits or Approvals have been Obtained and a Complete Listing of the Same.
- **#43** – Utility systems – Showing Connections to Existing and Proposed Systems (items a-j)
- **#44** – Structure Locations and Use of all Structures within 200 feet of the Property
- **#47** - Solid Waste and Recyclable Materials Statement/Plans
- **#49** – Existing and Proposed Rights-of-Way and Easements
- **#50** – Current Topographic Survey
- **#51** – Grading Plan
- **#52** – Stormwater Management Plan
- **#53** – Circulation Plan
- **#54** – Parking Calculations
- **#55** – Lighting Plan
- **#56** – Sign plans
- **#57** – Soil Erosion and Sediment Control Plan
- **#59** - Certification from the Applicants’ Engineer Stating the Final Plot Conforms to the Preliminary Plat as Submitted and Approved

▪ **#60** - Soil Permeability Logs

- B. **COMPLETENESS DETERMINATION:** At this time, we recommend that the Application be deemed **complete**. At the completeness hearing, the Applicant may provide any additional information related to the requested submission waivers, for the Board's consideration.

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

Sincerely,



Greer Patras, AICP, PP
Board Planner