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## Planning Report #1

Date: July 2, 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 Planning Board with an evaluation of Application #274A submitted by Vose Ave Apts. Urban Renewal, LLC (the "Applicant"). The Applicant requests Amended Final Site Plan approval for a revised design on a previously approved façade within the Vose & Taylor Redevelopment Zone.

The proposed revisions are 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. EXISTING CONDITIONS

- A. **Site History:** The Applicant received site plan approval (Resolution #274) on September 21, 2020 to consolidate the lots and construct a new 5-story mixed-use building with frontage along South Orange along with Vose Avenue and Taylor Place. The approved project includes 110 residential units (plus a super's unit), 12,105 SF of commercial space on the first floors, 9,940 SF of office space on the second floor, indoor and outdoor residential amenity spaces, a 205-space parking garage, and other site improvements.

- B. The project is under review for resolution compliance prior to submission for building permits, and has began footings and foundation installation only.
- C. **Zoning:** Vose + Taylor Redevelopment Zone

## II. PROPOSAL

### Proposed Project:

This application for Amended Site Plan Approval seeks to change what had originally been a building setback at the second floor of the South Orange Avenue facing façade, to the fourth floor. 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 resulting increase in SF would increase the size of eight residential units, four each on the third and fourth floors. Additionally, the revised building façade would allow for private terraces for the use of four (4) residential units on the fifth floor, whereas such terraces were originally proposed for the use of four (4) units on the third floor.

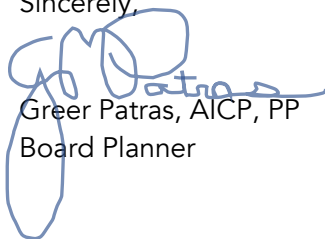
## III. PLANNING COMMENTS:

1. The Applicant should provide an overview of the previous approval and a status update of the site construction. Testimony should be provided regarding the proposed building design changes, which should include a comparison of the approved building design/materials and the current building design proposal for the South Orange Avenue facade.
2. The Applicant should discuss the preliminary coordination done with the Design Review Board and Development Committee regarding these changes, and revisions made to incorporate recommendations.
3. The Applicant should provide testimony relative to traditional architectural forms of buildings of this type, and whether the proposal is more traditional than the originally proposed form.
4. Great attention should be given to the proposed massing and height in the specific place and location on South Orange Avenue, and relationship to other buildings, and impact on the street experience.
5. The Applicant proposes relocating lighting fixtures towards the top of the building on the South Orange Avenue (front) façade to illuminate the fifth floor terraces, where they had originally been placed to illuminate the third floor terraces. The Applicant should confirm that there will be no lighting spillover into neighboring properties.
6. The façade architectural renderings provided do not include a 30' projecting cornice along the fifth-floor façade which is shown on the revised Preliminary and Final Site Plan. Additionally, the Site Plan shows a decorative brick pattern, originally proposed for between the second and third stories, will be moved to between the fourth and fifth stories, whereas the architectural renderings have it remaining where originally proposed. The Applicant should revise these drawings and provide testimony on all exterior architectural features which may be added or modified as part of this application.

7. The Applicant should provide testimony on any anticipated impact the heightened street wall may have on the canopies of street trees planted / proposed along South Orange Avenue.
8. The Applicant shall confirm if any of the proposed building signage will be modified as a result of this application. The final design of all building signage (residential and retail) shall be in coordination with the Design Review Board.
9. The Applicant should confirm that there will be no change of use, structure, dwelling units, affordable housing and that no additional variances will be required as part of this application.

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

Sincerely,



Greer Patras, AICP, PP  
Board Planner