

RESOLUTION OF APPROVAL
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE

Decided: September 5, 2012

Memorialized: October 10, 2012

PRISM GREEN URBAN RENEWAL ASSOCIATES IV, LLC
AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL
175-177 MAIN STREET
BLOCK: 66; LOTS: 1, 5 & 7; ZONE: E-MU
Case # PB-12-09

WHEREAS Prism Green Urban Renewal Associates IV, LLC (the "Applicant") having an address at 200 Broadacres Drive, Bloomfield, NJ 07003 has made application for Amended Preliminary and Final Site Plan Approval regarding premises at 175-177 Main Street, West Orange, NJ also known as Block 66, Lot 1, 5 & 7 on the tax map (the "Premises"); and

WHEREAS the Board having conducted a public hearing on this application at meetings held on July 11, 2012, August 1, 2012 and September 5, 2012 after notice; and

WHEREAS the Applicant having appeared by its attorney Francis X. Regan, Esq. and by witnesses Eugene Diaz, Principal, David Minno, RA, PP, Christopher Rummeler, LLA, John DiGiacinto, PE, William Lothian, PE and P. David Zimmerman, PP, who offered testimony and introduced exhibits, and the Board having granted an opportunity for public comment; and

WHEREAS the Board having received reports and heard testimony from its experts Susan Borg, PP, AICPA, AIA, and Eric Keller, PE, PP,

IT IS HEREBY RESOLVED:

EVIDENCE SUBMITTED

The following evidence was submitted in connection with the application:

1. The Applicant submitted plans with the application which were amended and supplemented from time to time, and the Board professionals submitted reports and memoranda to the Board, which included the following:
 - a. An Application Form with proposal, Checklist, Application for Tree Removal and Replacement Permit, copy of Planning Board Resolution dated September 5, 2007, metes and bounds description of the property by Keller & Kirkpatrick dated March 13, 2008 and survey by Keller & Kirkpatrick;
 - b. Amended Preliminary and Final Site Plans, as prepared by Langan Engineering of Elmwood Park, New Jersey, consisting of nineteen (19) sheets dated April 17, 2012, revised through May 17, 2012.

- c. Title Survey of Block 66, Lot 5, as prepared by Keller & Kirkpatrick of Morris Plains, New Jersey consisting of one (1) sheet dated October 4, 2007.
 - d. Title Survey of Block 66, Lots 5 & 7, as prepared by Keller & Kirkpatrick of Morris Plains, New Jersey consisting of one (1) sheet dated September 27, 2007, unrevised.
 - e. Topographic Survey of the 'Edison Battery Site', as prepared by Keller & Kirkpatrick of Morris Plains, New Jersey dated January 2, 2007, revised through September 18, 2008.
 - f. Architectural Elevations and Floor Plans, as prepared by Minno & Wasko Architects and Planners of Lambertville, New Jersey consisting of twenty three (23) sheets variously dated through July 17, 2007, variously revised through May 18, 2012.
 - g. Interior Courtyard Landscaping Plans, as prepared by Rummeler Associates, LLC of Doylestown, Pennsylvania consisting of three (3) sheets variously dated through April 18, 2012, variously revised through May 18, 2012.
 - h. Architectural perspectives, as prepared by Barton Partners of Norristown, Pennsylvania consisting of two (2) sheets dated July 11, 2007, unrevised.
 - i. Stormwater Management Report, as prepared by Langan Engineering of Elmwood Park, New Jersey dated April 28, 2012, unrevised.
 - j. Traffic Assessment Addendum, as prepared by Langan Engineering or Elmwood Park, New Jersey dated April 24, 2012, unrevised,
 - k. Edison Village Parking Requirements Memorandum, as prepared by Langan Engineering of Elmwood Park, New Jersey dated May 15, 2012, unrevised;
 - l. Amenity Area Comparison dated May 18, 2012;
 - m. LEED Project Goals, Potential Points and Responsibility Matrix dated May 18, 2012;
 - n. Cell Equipment Detail revised May 18, 2012; revised May 25, 2012;
 - o. Memo by Langan Engineering re: water and sewer demand dated May 17, 2012;
 - p. Traffic Assessment Addendum #2 dated May 15, 2012;
 - q. Unit Matrix comparison dated may 25, 2012;
 - r. Completeness Review letter by West Orange Planning Department dated May 4, 2012;
 - s. Omland Engineering review letter dated May 9, 2012;
 - t. Langan Engineering Memo dated May 9, 2012 re: Property Area Summary;
 - u. Planning Evaluation by Peter Steck, PP dated May 21, 2012;
 - v. Memo from Omland Engineering dated May 24, 2012; and
 - w. Planning Report from Planning Director Susan Borg dated May 24, 2012.
2. The following exhibits were admitted into evidence:
- Ex. A-1 a compact disc of the engineering and site plans;
 - Ex. A-2 a board displaying the types of materials to be used;
 - Ex. A-3 color perspective rendering (2 panels)
 - Ex. A-4 rendering of the Charles Street façade
 - Ex. A-5 Site Plan Drawing page 20.01 (revised May 17, 2012)

Ex. A-6 Traffic Study by Langan Engineering dated 2007
Ex. A-7 Parking Structure Design Guidelines

3. Francis X. Regan, Esq. stated he was attorney for the Applicant and made a brief opening statement. He noted that the application is to amend a previously approved site plan for the property which is located in the Edison Mixed-Use portion of the downtown redevelopment area and that the Applicant is the designated redeveloper for the site. He stated that the project had previously obtained a Certificate of Appropriateness from the Township Historic Preservation Commission but that another would be needed. He further represented that the Applicant was agreeing to comply with all of the recommendations of the Board's Engineer as set forth in Omland Engineering's Memorandum dated May 24, 2012.
4. The first witness was Eugene Diaz a Principal of the Applicant. Mr. Diaz noted that the changes were precipitated by an amendment to the redeveloper's agreement with the Township which allowed the project to be built as rentals rather than as condominium units. He listed some of the changes as follows: (i) that units which were 1,200 sq. ft. previously as condos were now 1,000 sq. ft. as rentals; (ii) that the unit mix has changed, (iii) that the amenities have been enhanced and now include high-end landscaping and hardscape and a rooftop deck; (iv) that the townhouse units have been removed. He stated that Applicant is seeking federal tax credits for historical preservation and intends to file applications with the National Park Service and NJ State Historic Preservation office to obtain same. He noted that the retail component and the garage remain the same.
5. David Minno, RA was qualified as an expert in architecture and sworn. He testified that the proposal was to remove the 2-story addition on the Lakeside Street side of the building, to restore the façade and windows of the existing Battery Building but with a different look on the new top two floors. On the Ash Avenue side the height is being reduced as the addition on the top has been removed and on the Charles Street side townhouses will be removed and landscaping added. He noted that the number of parking spaces was increased from 632 to 642. The apartment configuration is now 33 studios, 181 one bedrooms, 80 two bedrooms, six 3 bedrooms in the Edison building plus 22 one bedrooms and 12 two bedrooms over the retail space on Main Street, for a total of 334 rental units. He stated that the revised plans added tenant storage spaces and larger washer and dryer equipment.

In response to Board questions Mr. Minno responded that the changes favored historic preservation because removal of the penthouses on the L-shaped building were more historically sensitive. He further explained that the increase in parking spaces came not from enlarging the parking garage but from adding more spaces. He stated that the garage would be closed but ventilated. There would be no stucco used on the exterior of the building.

6. At several points during the hearing, including following Mr. Minno's testimony, Mr. Diaz answered questions by the Board. He explained that the sequence for construction would be remediation, site work and footings, while simultaneously remediating lead paint from the Battery Building and demolishing the interior. He stated that the project was committed to basic environmentally sustainable practices and hoped for LEED certification if possible. He noted that the tax credit was possibly 20% of the cost of the approved historic renovation costs. The Public

Advocate then posed questions to Mr. Diaz who responded that the market for these units would be people selling their homes and downsizing, probably not large families.

7. Christopher Rummler, CLA was qualified as an expert in landscape architecture and sworn. He testified that the proposed courtyard has three different environments: the reflecting pool and sculpture space which is more formal, the checkerboard area in the small courtyard which is more contemporary, and the more traditional dry tree bed between the garage façade and the back of the buildings on Ashland Avenue. He testified that all plants used would be native and should thrive naturally. They would be maintained for 2 years by the Applicant and then should survive well on their own.

In response to Board questions he stated there would be access to the interior courtyard for an emergency vehicle, that the evergreens proposed would be 14 ft. tall when planted and would grow roughly one foot per year. In response to a question by Board Engineer he testified that the berm along the garage wall in the interior courtyard would not be irrigated but that there are hose bibs nearby. He stated that the goal of sustainable landscape design was to choose the right tree or plant and the right design so that they would survive and flourish naturally without constant maintenance after the initial upkeep. He also noted that LEED design standards disfavor high water use. He further responded that the courtyard would be accessible to customers of the retail stores but that access would be restricted at night, and that the courtyard area will be lit for safety.

8. The hearing resumed on August 1, 2012 and John DiGiacinto, PE was qualified as an expert in civil engineering and sworn. He stated that he had drawn the site plans for the site and that the proposal involved mostly minor changes, the major ones being removal of townhouses and redesign of the courtyard. He stated that the changes result in a decrease in building coverage of 4% and a decrease in impervious coverage of 4%. He noted that the change from condominium units to rental apartments would reduce the water and sanitary sewer demands by 8% according to NJ DEP requirements. He stated that the Applicant would agree to comply with the recommendations set forth in the Board Engineer's and Planner's reports.

In response to questions he stated that the Applicant was installing new water mains to serve the project as a result of discussions with the utility provider and Township Engineer. He confirmed that the parking structure could be accessed by an entrance mid-block on Main Street. He noted that the project would require Treatment Works Approval from NJ DEP for both sewer and water, as well as County Planning Board approval and a soil conservation permit.

9. William Lothian, PE was qualified as an expert in traffic engineering and was sworn. He noted that the Traffic Report from 2007 was for a larger project and that the current application was only for Phase I. He stated that the levels of service ("LOS") at the intersections near the site would show no significant impact resulting from the changes to the site plan, and that his estimates were conservative because they did not take into account existing traffic flow from the existing land use or the trips which would be for both retail and residential purposes. Regarding the Addendum to the 2007 traffic study he stated that the change in unit configuration would add approximately 26 trips during peak hours which would be imperceptible. He stated

that he took new traffic counts on May 15, 2012 which showed that the volume of traffic in most intersections surrounding the site had decreased since 2007. He concluded that the proposed changes in the application would create little or no increase in traffic and that the levels of service could actually be better than predicted previously.

In response to questions he testified that there was no need in his opinion to widen any streets near the project, that generally the change from condominiums to rental units would not have an adverse affect on the levels of service at surrounding intersections, and that a jitney service would change his analysis.

10. At this point Mr. Diaz was recalled to answer a question why the original application and approval referred to jitney service but this amendment does not. He stated that there was no requirement in the original approval for a jitney service, that a jitney service would be useful only if there was sufficient demand, and that the Applicant will continue to make a commitment to consider jitney service if and when the need arises and work with Township officials regarding same.
11. Mr. Lothian then testified about parking. He stated that parking was based on bedroom count and that the original approval was for 667 spaces but that Applicant now needs only 623 spaces and that the garage will have 642. He stated that the parking complies with the redevelopment plan and is also consistent with RSIS standards. He stated that of the 642 spaces 90 would be marked and available for retail customers. Those not used by retail customers would be available to residential tenants. The Applicant does not intend to assign spaces for residential tenants.

In response to questions he noted that the retail employees would park in the 90 spaces reserved for retail. The project includes a bike rack on the street. In response to concerns he stipulated that Applicant would move the handicapped parking spaces in the garage closer to the walkway to Main Street. He noted that the redevelopment plan allows for shared parking due to the proximity of mass transit and street parking. Several concerns were raised about what would happen if the main entrance into the garage was blocked by a vehicle, what the levels of service would be at the garage entrance, whether a stretcher could be placed in the elevator, and how the gate access to the garage would work.

12. The hearing resumed on September 5, 2012 and Mr. Lothian was recalled. In response to the concerns raised at the end of the prior meeting he stated that the level of service for the garage was measured in accordance with Parking Structure Design Guidelines which indicated the User Comfort Factor would be between "acceptable" and "excellent." He stated that the garage would be sprinklered so that large emergency vehicles would not need to enter, that the entranceway to the garage will have two separate aisles so that if one is blocked the gate will be raised to allow access through the other, and that the elevator will accommodate a stretcher. He added that the accident data for Charles and Main Street was 3 accidents in 2011, 6 accidents in 2010 and 2 accidents in 2009. He stated that the number of accidents did not warrant a traffic signal. He stated that residents would be advised by the management to park on the lower level and the upper three levels of the garage so that the ground floor would be available for retail parkers. He stated that 90 spaces on the ground level would be marked for retail use. The access to the garage would be via a gate and that retail parkers would be able to get in but would need a swipe

card or ticket in order to exit.

13. P. David Zimmerman, PP was qualified as an expert in planning and sworn. He stated that he did not prepare Applicant's planning report but that he had reviewed it. He referred to the report of the Township Planning Director Susan Borg dated May 24, 2012 which stated that application requires one item of relief, namely, that the Redevelopment Plan limits the number of units in the Battery Building which are adaptively reused to 255 and Applicant now seeks 280. The redevelopment plan allows for a "deviation" for reasons similar to the bases for relief under MLUL 40:55D-70(c)(1) and (2) and that here, similar to relief under c(2), the benefits of the deviation outweigh the detriments in that the project furthers the goals of redevelopment, has increased greenspace, less traffic and more amenities. He also stated that the Objectives of the Redevelopment Plan include promoting the preservation of historic buildings and that the Principles of the Redevelopment Plan include locating public, commercial and service uses at sites which are suitable environmentally, economically and geographically. He opined that these goals and objectives were met by this application and the deviation requested was minor in nature and the benefits of the project still outweighed any detriments and would advance the goals and objectives of the Redevelopment Plan.
14. During public comment several residents raised concerns about the project including whether it would worsen traffic along the Main Street corridor especially during rush hour, whether Charles Street should be made a one-way street away from Main Street, and whether the Applicant had paid its real estate taxes.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

15. The Applicant has satisfied notice requirements and the Board has jurisdiction over the application.
16. The Premises are located in the E-MU Edison Mixed use portion of the Downtown Redevelopment Area.
17. The Applicant is the designated redeveloper for the site and received preliminary and final site plan approval from the Planning Board by Resolution memorialized September 5, 2007.
18. The present application seeks to modify the prior approval to change the use from condominium to rental apartments, to increase the number of units from 310 condominiums to 334 rentals, to add new apartments over the retail space, to remove the townhomes within the courtyard and to reduce the construction atop the Battery Building.
19. This application is for Phase I of the project which will have 300 units in the adaptive reuse of the Battery Building and 34 units built over 18,059 sq. ft. of ground floor retail on Main Street and Charles Street.
20. The project includes remediation of environmental issues on the site and restoration and preservation of the Battery Building which is listed on the National Register of Historic Buildings.

21. The change in use from condominiums to rental units results from the downturn in the economy and the change will not significantly alter the impact of the project which was already approved.
22. Although there was concern about the impact on traffic near the site, the updated traffic study showed that the volume of traffic at intersections near the site has decreased since it was last measured in 2007. The amount of traffic generated by the proposed changes is modest and should be accommodated without noticeable reductions in levels of service.
23. The proposed changes require relief from the design standards of the Redevelopment Plan which limits the number of units adapted to residential use in the Battery Building to 255. A maximum of 45 additional units of new construction are allowed provided such units are above permitted ground-level non-residential use. Applicant seeks to adapt 280 units in the existing Battery Building, which exceeds the maximum of 255, and add 20 more units of new construction, which is less than the 45 allowed. The net result is that density permitted under the Redevelopment Plan for the Battery Building remains at a total of 300 units, however; rather than having 255 units adaptively reused and 45 newly constructed, Applicant proposed having 280 units adaptively reused and 20 newly constructed.
24. The Board finds the request for a deviation from the Redevelopment Plan standards is warranted. The changes to the prior approval are relatively minor and the density in the Battery Building remains the same. The benefits of the project continue to include furthering the goals of the Redevelopment Plan by preserving this historic site and promoting the principles of mixed-use smart growth as well as environmental remediation. The project also provides adequate parking for both the residents and for retail customers.
25. The Board recognizes the valuable contribution to downtown redevelopment this project represents and finds that the minor detriments caused by deviation from the Plan's design standards are outweighed by the project's many benefits.
26. The Board continues to be concerned about accessibility to public train service and at its request the Applicant outlined a procedure for determining when such service may be initiated. That procedure was adopted by the Board and is set forth in the conditions outlined below.

THE DECISION

WHEREAS, the Board, having reviewed the application for Amended Preliminary and Final Site Plan approval with associated deviation relief and having considered the impact of the proposed application on the Township's Redevelopment Plan, master plan and zoning ordinance, and on the surrounding property owners, and having considered whether the proposal complies with and furthers the goals of the land use and zoning ordinances of the Township of West Orange, the redevelopment plan for the property and the Municipal Land Use Law; and upon the imposition of specific conditions to be fulfilled, hereby, concludes that good cause has been shown to approve the application with variance and other relief enumerated herein.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that the application for Amended Preliminary and Final Site Plan Approval with associated deviation relief as set forth in the plans, reports, representations, testimony, stipulations and Exhibits offered by the Applicant is hereby granted with the following conditions:

1. The Applicant shall comply with all applicable Township, County, State and Federal laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local, state and federal approvals and/or permits. Without limitation of the foregoing, prior to the signing of the approved site plans, and prior to the commencement of any land disturbance or construction, the Applicant shall submit to this Board, with a copy to the Board Engineer, proof that it has obtained all required governmental approvals.

2. If another governmental entity or agency grants a waiver or variance affecting the plans and/or exhibits submitted by the Applicant, or this approval or the conditions attached to it, then the Applicant shall re-apply to this Board respecting the same and this Board shall have the right to view that issue as it relates to this approval and these conditions and modify and amend same, if appropriate.

3. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.

4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this Resolution.

5. The Applicant shall pay all outstanding taxes, application fees, technical review fees, inspection fees and performance guarantees that may be required hereunder and/or by applicable law. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of notification or this approval may be withdrawn.

6. Applicant shall obtain approval from the West Orange Historical Preservation Commission and/or such other similar bodies which shall have jurisdiction over the project.

7. Applicant shall comply with all recommendations made by the Board's Planner and Engineer.

8. Applicant shall submit a parking anagement plan which will include parking, circulation, gate access, marking of the 90 retail spaces and other aspects of the operation of the parking garage subject to the review and approval of the Board Engineer. Applicant shall create additional spaces in the southeast corner of the lowest level of the parking garage and shall move handicapped parking spaces closer to the walkway access to Main Street; and should provide a divided entry to the garage.

9. Applicant to address the comments of the West Orange Fire Sub-Code official in his letter dated May 8, 2012.

10. Upon issuance of Certificates of Occupancy for 168 of the units in Phase I Applicant shall provide an updated traffic study to the Board and the Township Engineer. If the Township Engineer then determines that (i) traffic conditions are unfavorable, (ii) traffic conditions would be improved by the institution of a jitney service serving the project to a nearby public train station, and (iii) jitney service is warranted based upon demand in the area of the project, then the Applicant shall either (i) pay monies annually to the Township for the purpose of having the Township jitney service stop near the project to serve the project and its surrounding area, said monies to be in an amount similar to the amounts paid by others for such service, or (ii) provide its own private jitney service. The Township Engineer may at any time thereafter request an updated traffic study from Applicant for the purpose of evaluating whether there exists a continued need for jitney service. For the purposes hereof "jitney service" shall mean transportation by bus and/or van to the public train station in either Orange, South Orange or Montclair of the type and frequency similar to that provided by the Township of West Orange at this time. Included within any traffic study conducted by the Applicant shall be an evaluation and recommendation whether Charles Street should be converted to a one-way street.

11. Applicant to submit revised plans to include all changes made during the hearing and approval process.

12. Applicant to submit an engineer's estimate in accordance with the Infrastructure Construction Agreement with the Township.

13. Applicant to submit an operations and maintenance manual for the stormwater management plan with annual reports filed annually by April 1st with the Township Engineer.

14. Applicant to till and test soil in the courtyard at least 24" deep. Applicant to perform perc tests in planning pits in the courtyard area.

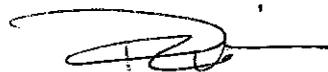
15. Applicant to submit a lighting plan showing adequate lighting at all exterior doorways and uplighting of the evergreens adjacent to the parking garage, all subject to the review and approval of the Township Engineer.

16. Applicant shall reconcile any conflicts for sanitary manholes and landscaping.

17. Applicant to reconcile all conflicts between its utility plan and landscaping plan subject to the review and approval of the Board Engineer.

18. Applicant to comply with all other agreements with the Township, including but not limited to, agreements pertaining to the affordable housing obligations for this project.

Certified to be a true copy of the Resolution adopted on the 10th day of October, 2012.



Robin Miller, Secretary

Vote on the Action Taken by the Board – PB-12-09/Prism Green Urban Renewal Associates IV, LLC

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
CARLUCCI			*			
EBEN (1 st alt.)		*	*			
GHEBREMICAEL						*
GURLAND			*			
HELLER			*			
KLEIN (2 nd alt.)			*			
LESTER						*
MCCARTNEY			*			
WESTON			*			
WILKES						*
BAGOFF	*		*			

Vote on the Memorializing Resolution – PB-1209/Prism Green Urban Renewal Associates IV, LLC

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
CARLUCCI			*			
EBEN (1 st alt.)		*	*			
GHEBREMICAEL						
GURLAND			*			
HELLER						*
KLEIN (2 nd alt.)			*			
LESTER						*
MCCARTNEY			*			
WESTON	*		*			
WILKES						*
BAGOFF			*			

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WEST ORANGE

REDEVELOPMENT PROJECT

PHASE I

CIVIL ENGINEERING DRAWINGS INCLUDED IN APPLICATION PACKAGE
AS SEPARATE ATTACHMENT. REFER TO ATTACHMENT FOR DRAWING LIST.



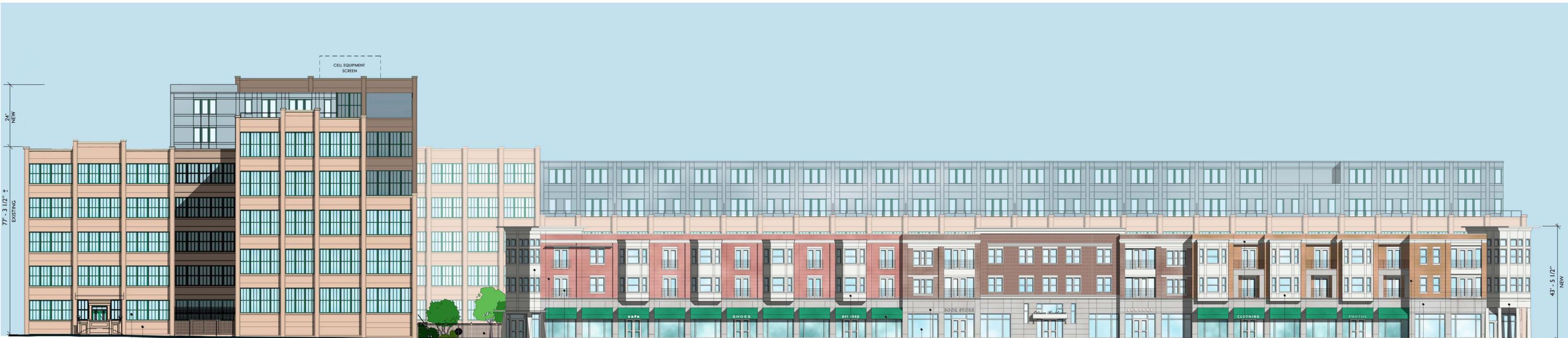
PROPOSED



PRIOR APPROVAL

REMOVED PENTHOUSE ADDITIONS

PROPOSED NEW WINDOW PATTERN AND EXTERIOR FINISHES (SEE SHEET 3 OF 22)



REFURBISHED EXISTING CONCRETE FACADE
NEW ALUMINUM WINDOWS

FRENCH BALCONY RAILING
BRICK
FIBER CEMENT EXTERIOR CLADDING
METAL SECURITY GATE

CAST STONE
ALUMINUM AND GLASS STOREFRONT
FABRIC AWNING
FIBER CEMENT EXTERIOR CLADDING

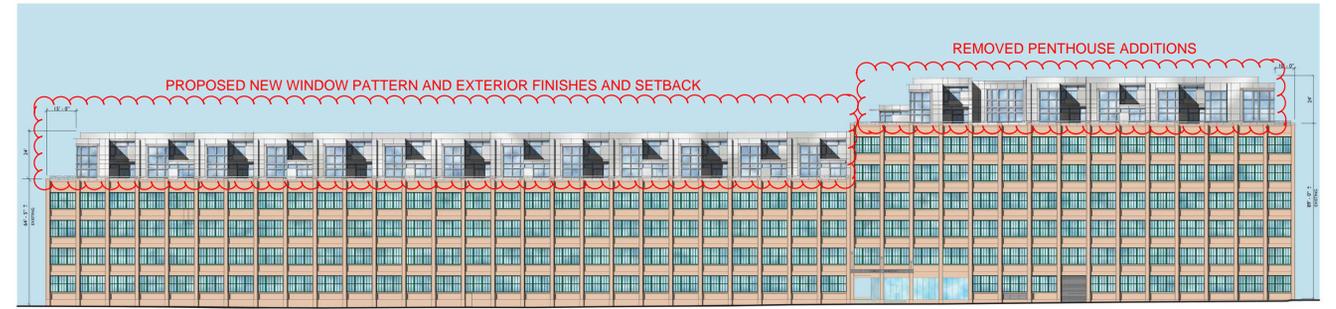
FIBER CEMENT EXTERIOR CLADDING
CAST STONE

CAST STONE
BRICK
FIBER CEMENT EXTERIOR CLADDING

MAIN STREET



PROPOSED



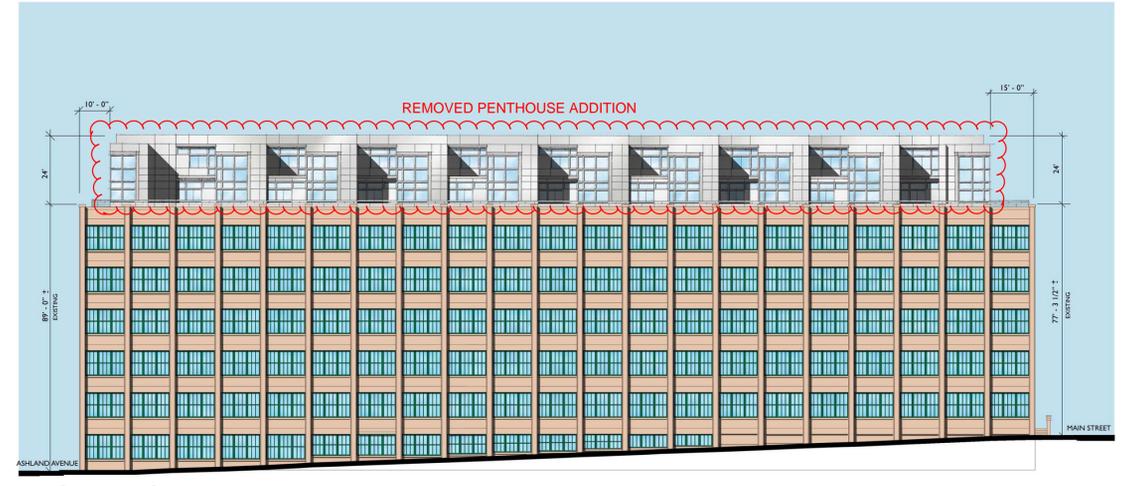
PRIOR APPROVAL



ASHLAND AVENUE



PROPOSED



PRIOR APPROVAL



REFURBISHED EXISTING CONCRETE FACADE
NEW ALUMINUM WINDOWS

LAKESIDE AVENUE



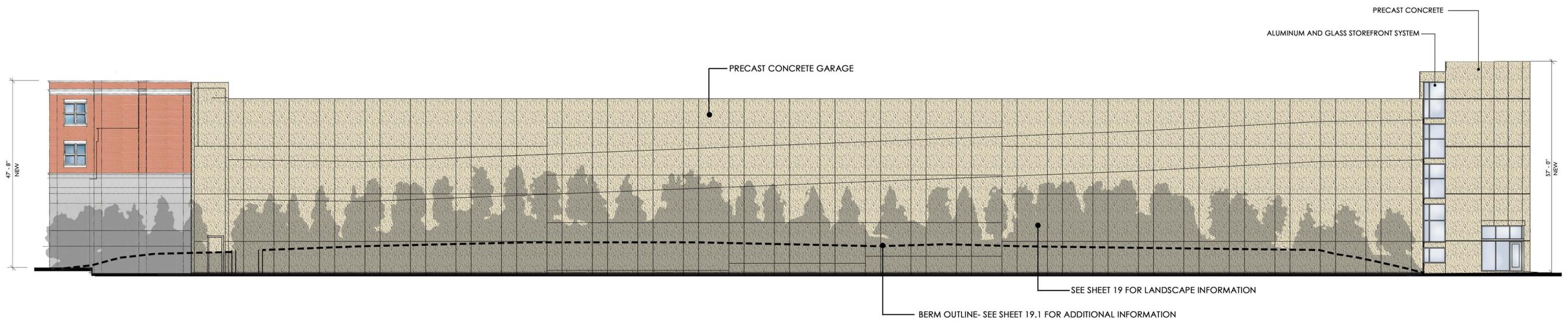
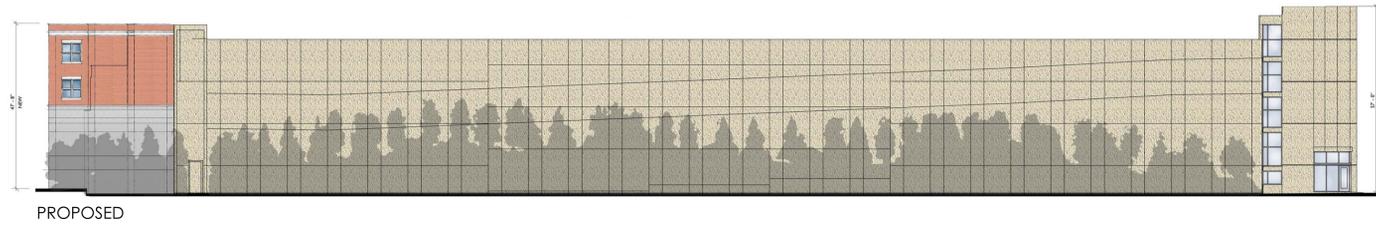
PROPOSED



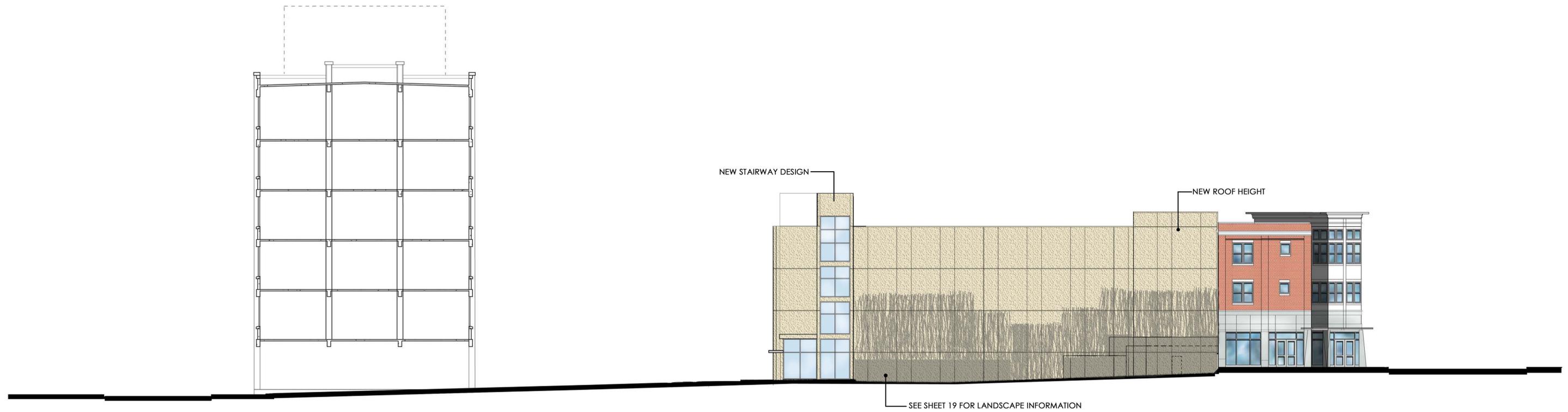
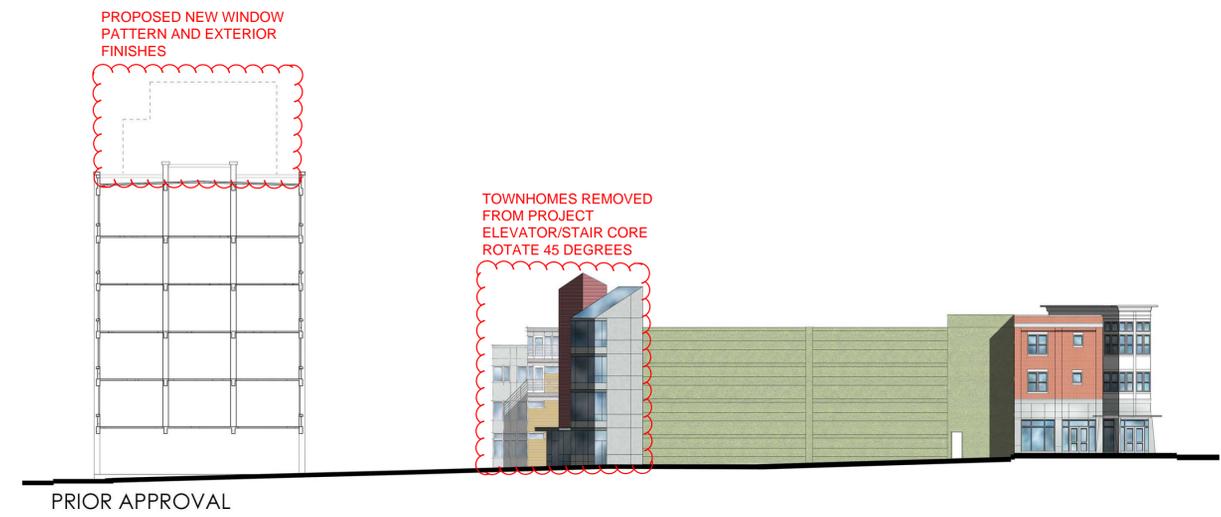
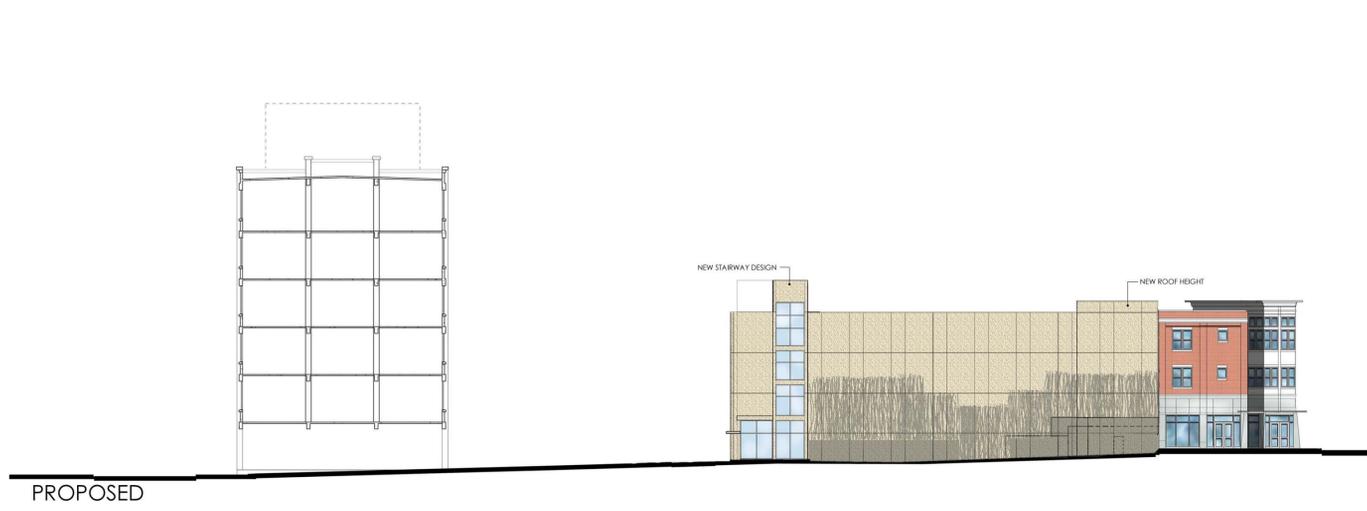
PRIOR APPROVAL



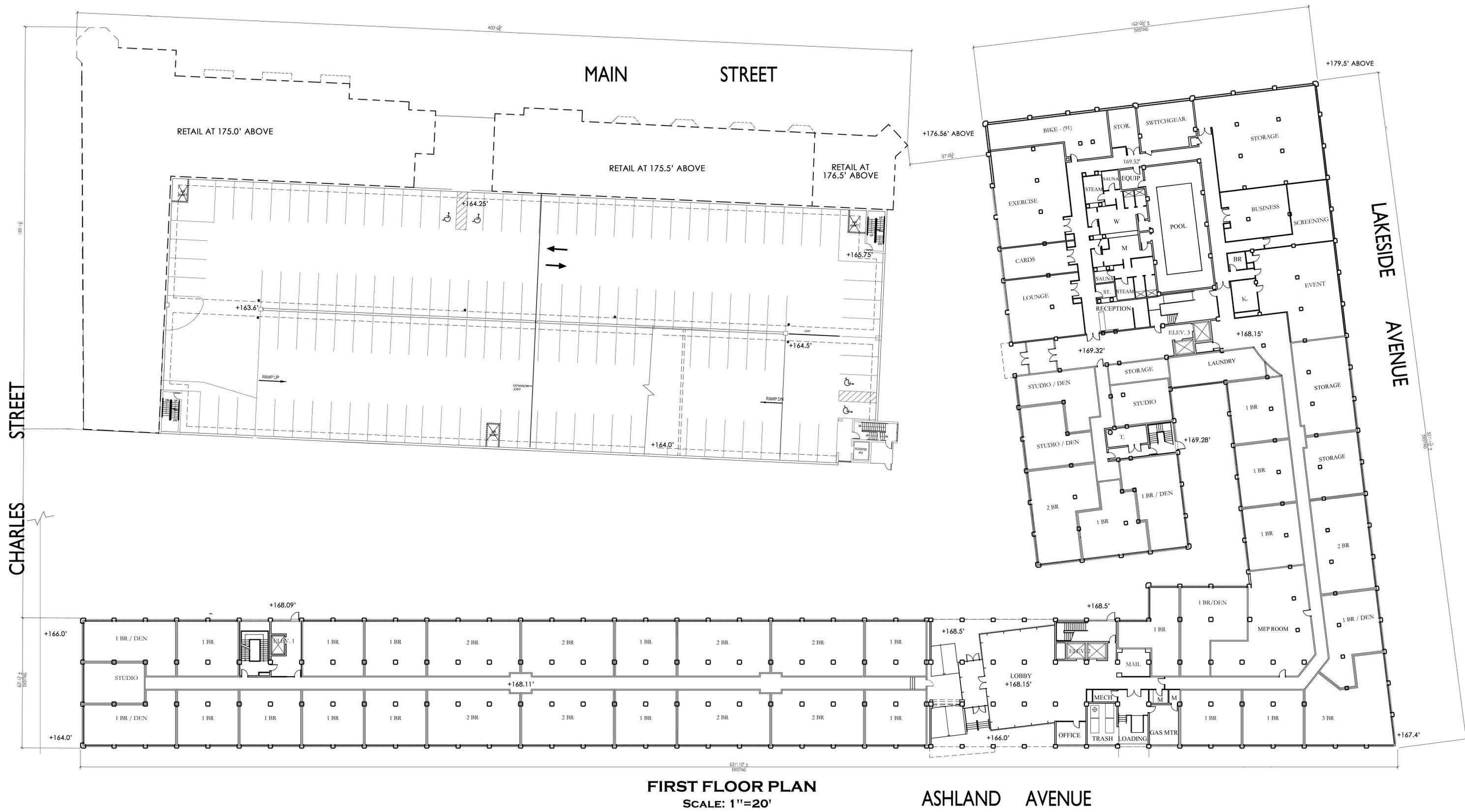
CHARLES STREET



ELEVATION OF GARAGE FACING BUILDING C



ELEVATION OF GARAGE FACING EDISON BUILDING B



FIRST FLOOR PLAN
SCALE: 1"=20'

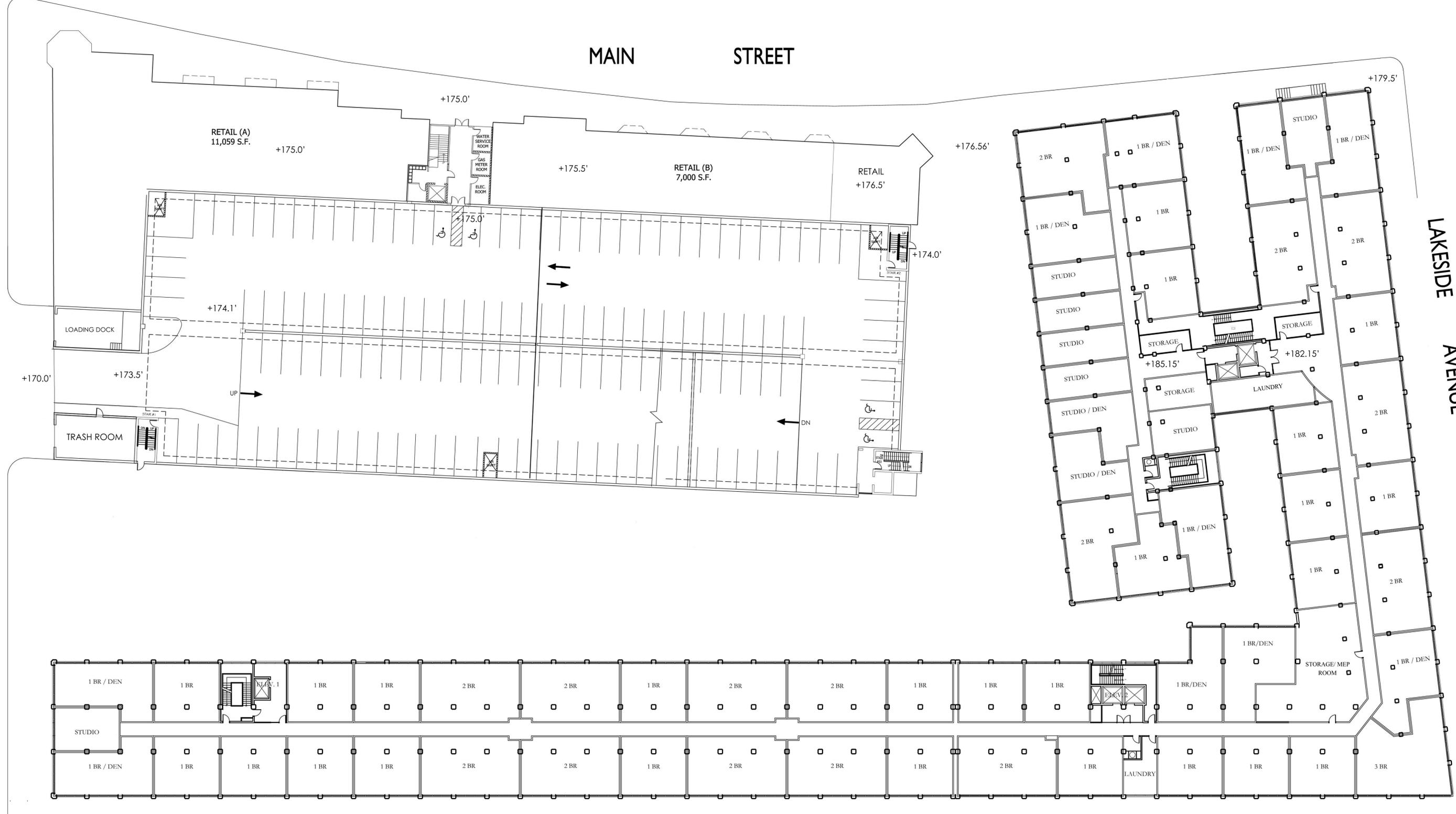
ASHLAND AVENUE

SEE SHEET 13.1 FOR COMPARISON CHART

CHARLES STREET

MAIN STREET

LAKESIDE AVENUE



ASHLAND AVENUE

SECOND FLOOR PLAN

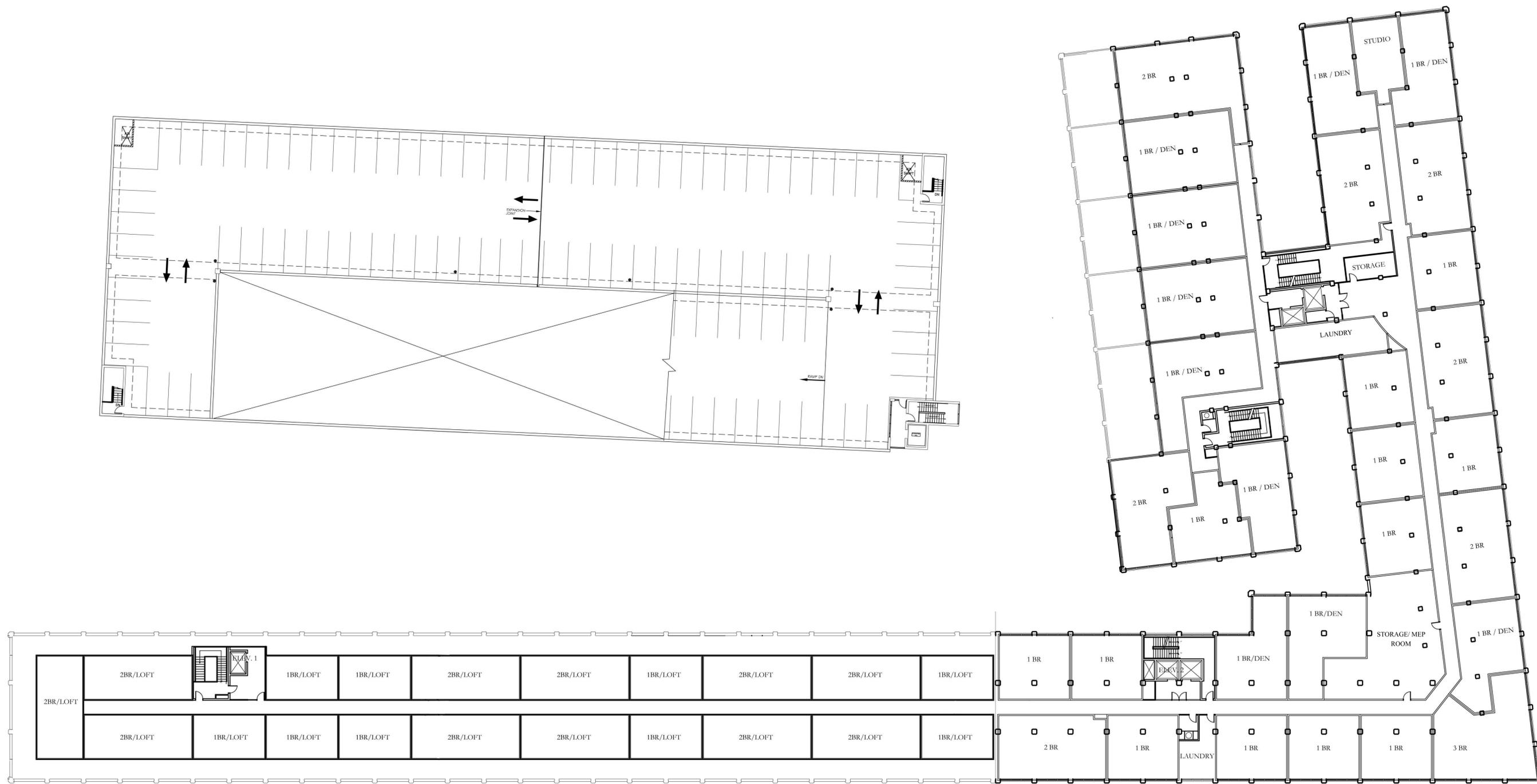
SCALE: 1"=20'

SEE SHEET 13.2 FOR COMPARISON CHART



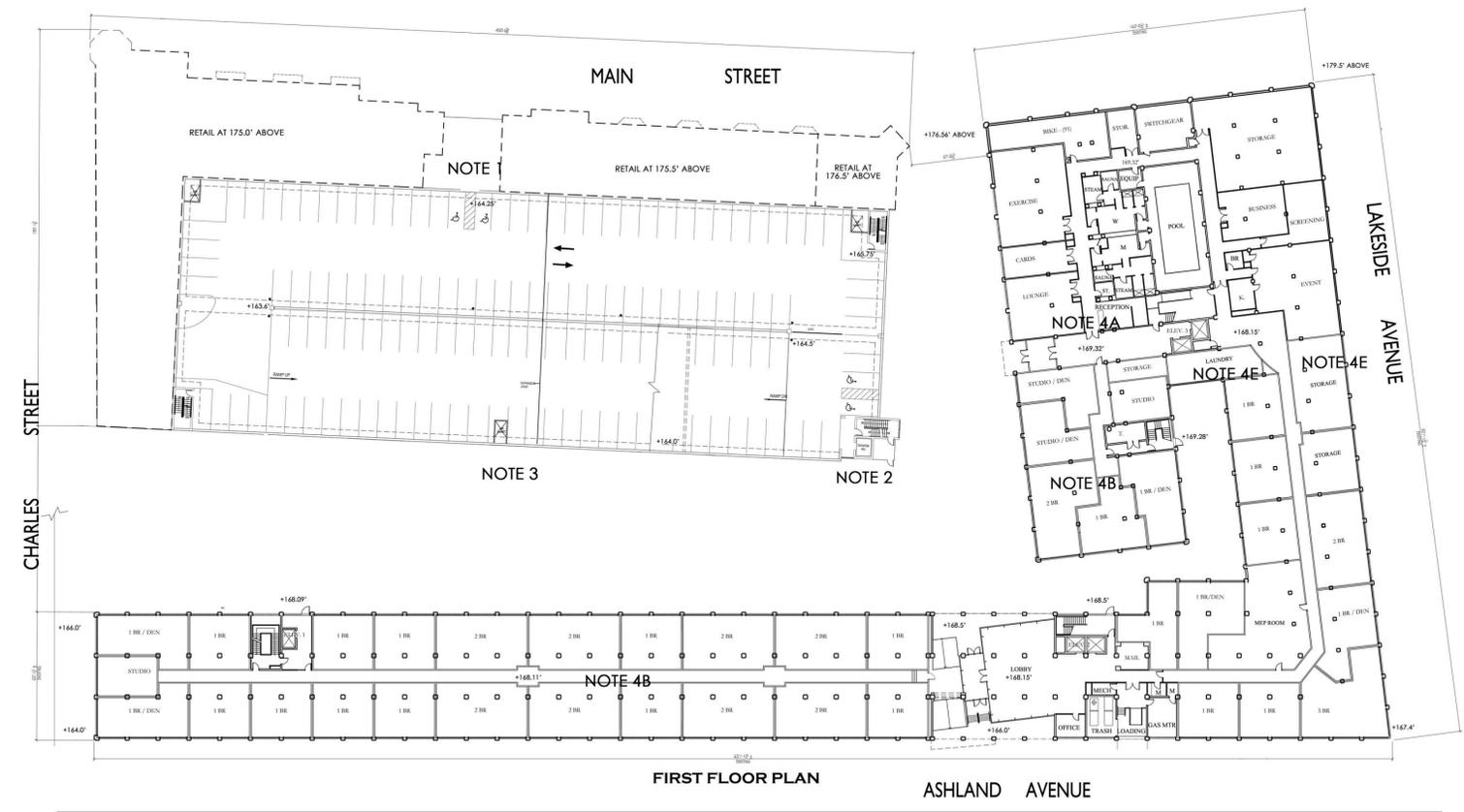
FOURTH FLOOR PLAN
 SCALE: 1"=20'

SEE SHEET 13.4 FOR COMPARISON CHART



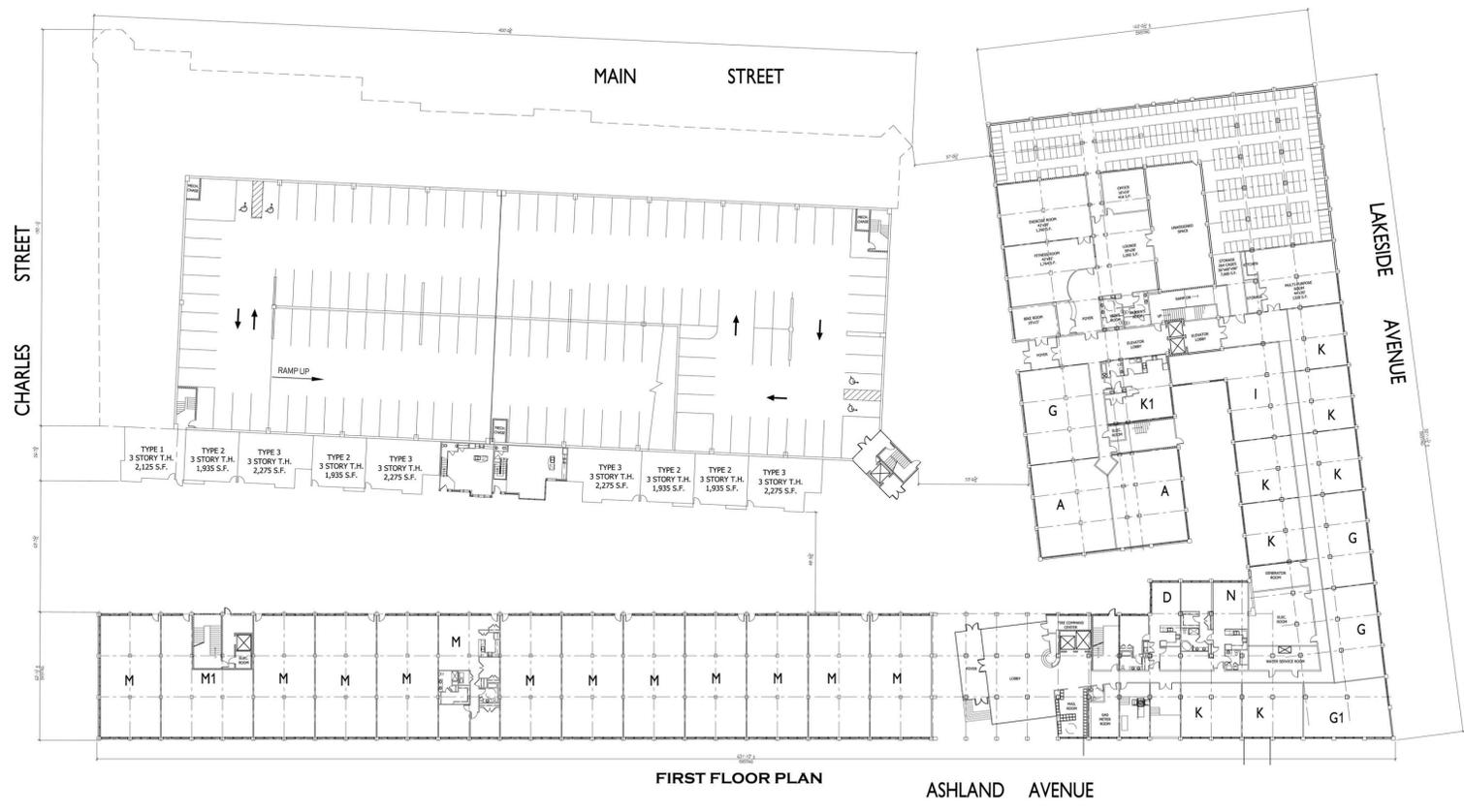
FIFTH FLOOR PLAN
 SCALE: 1"=20'

SEE SHEET 13.5 FOR COMPARISON CHART



FIRST FLOOR PLAN
ASHLAND AVENUE

PROPOSED



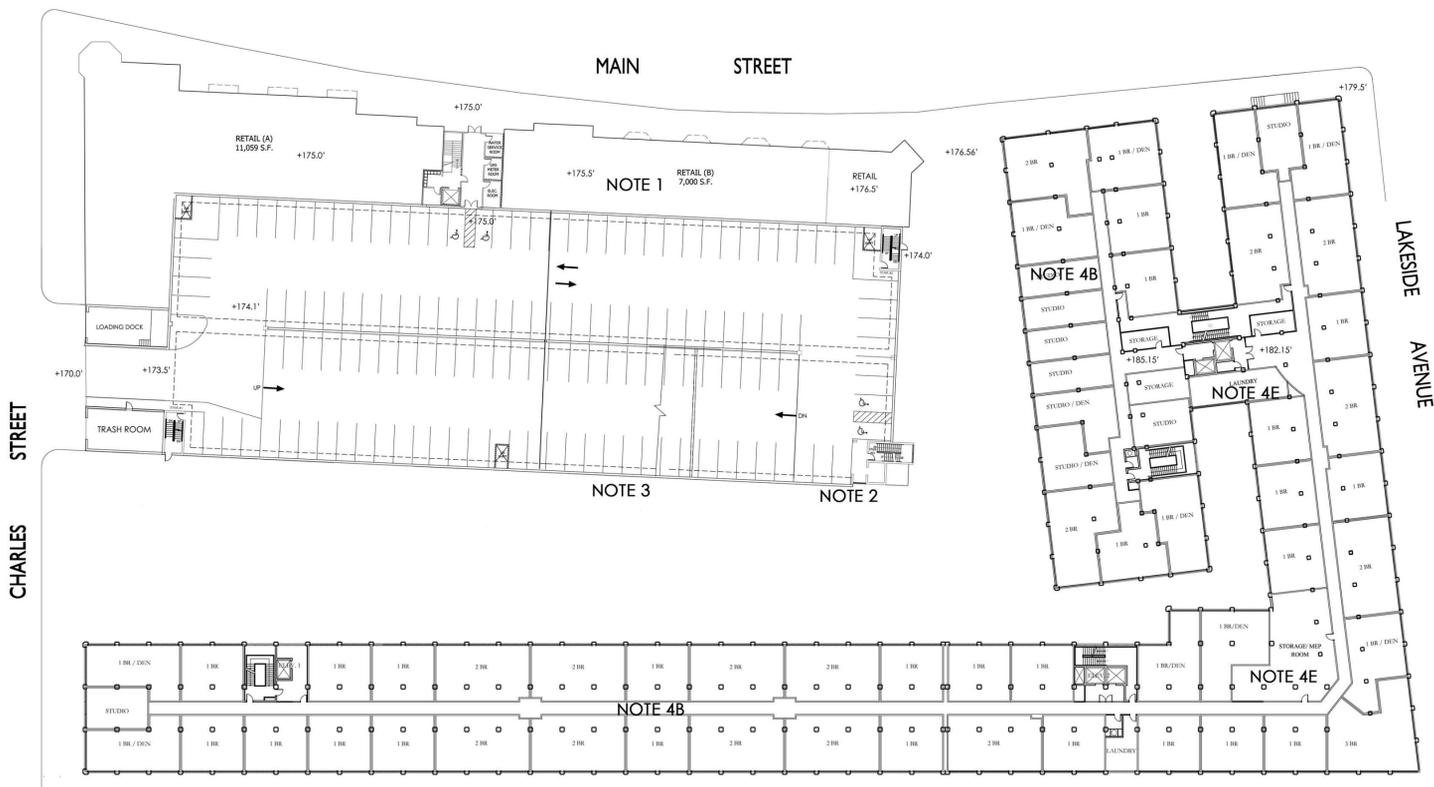
FIRST FLOOR PLAN
ASHLAND AVENUE

PRIOR APPROVAL

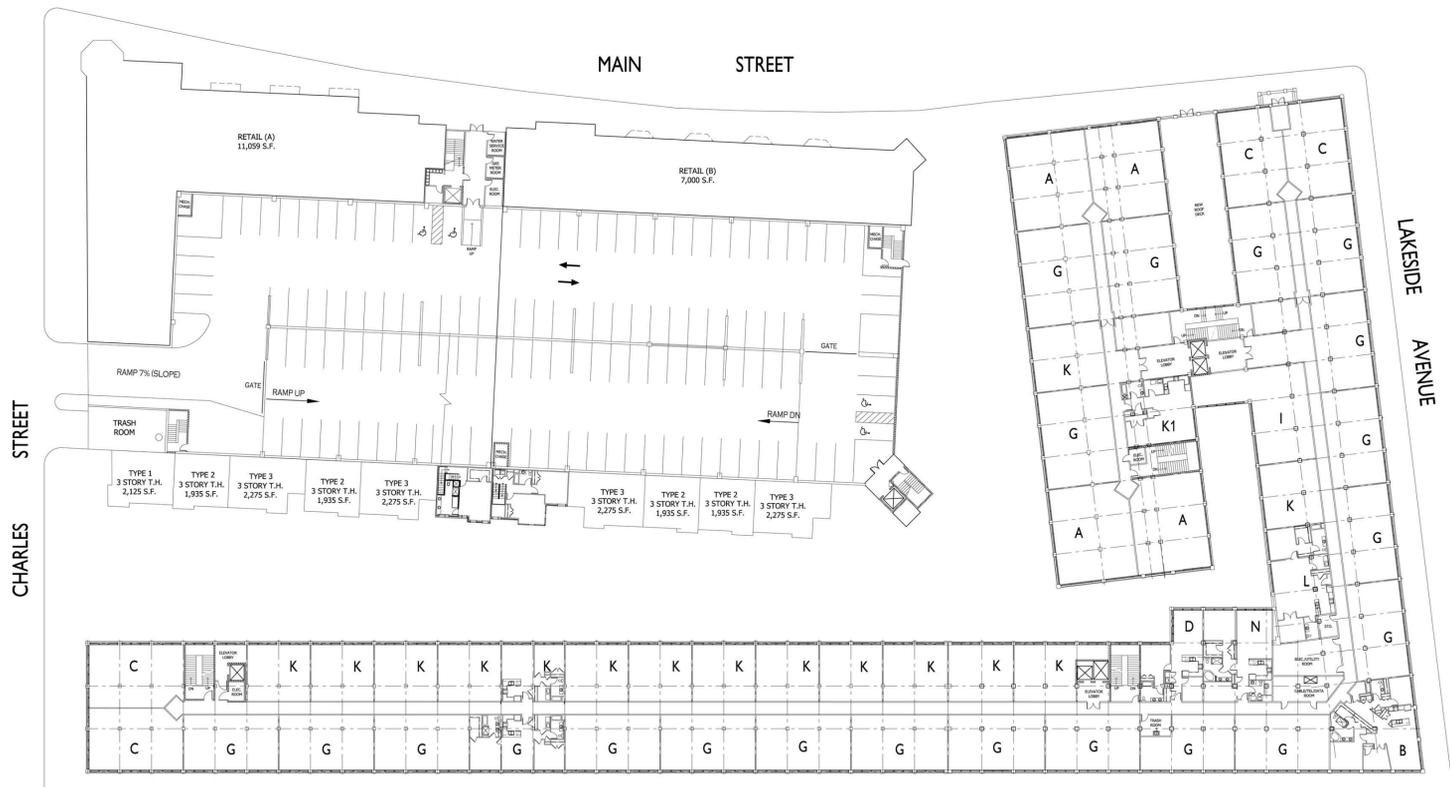
NOTES

- 1. RESIDENTIAL OVER RETAIL UNCHANGED
- 2. GARAGE UNCHANGED EXCEPT STAIR/ELEVATOR CORE ROTATED 45 DEGREES
- 3. REMOVE TOWNHOMES
- 4. EDISON BUILDING
- 4A. IMPROVE AMENITY AREA
- 4B. NEW UNIT MIX IN EXISTING BUILDING ENVELOPE
- 4C. REMOVE PENTHOUSE ADDITION
- 4D. NEW ROOF AMENITY
- 4E. NEW COMMON LAUNDRY AND STORAGE ROOMS
- 4F. NEW UNIT MIX ON FIFTH FLOOR ADDITION

FIRST FLOOR COMPARISON CHART



ASHLAND AVENUE
SECOND FLOOR PLAN
PROPOSED

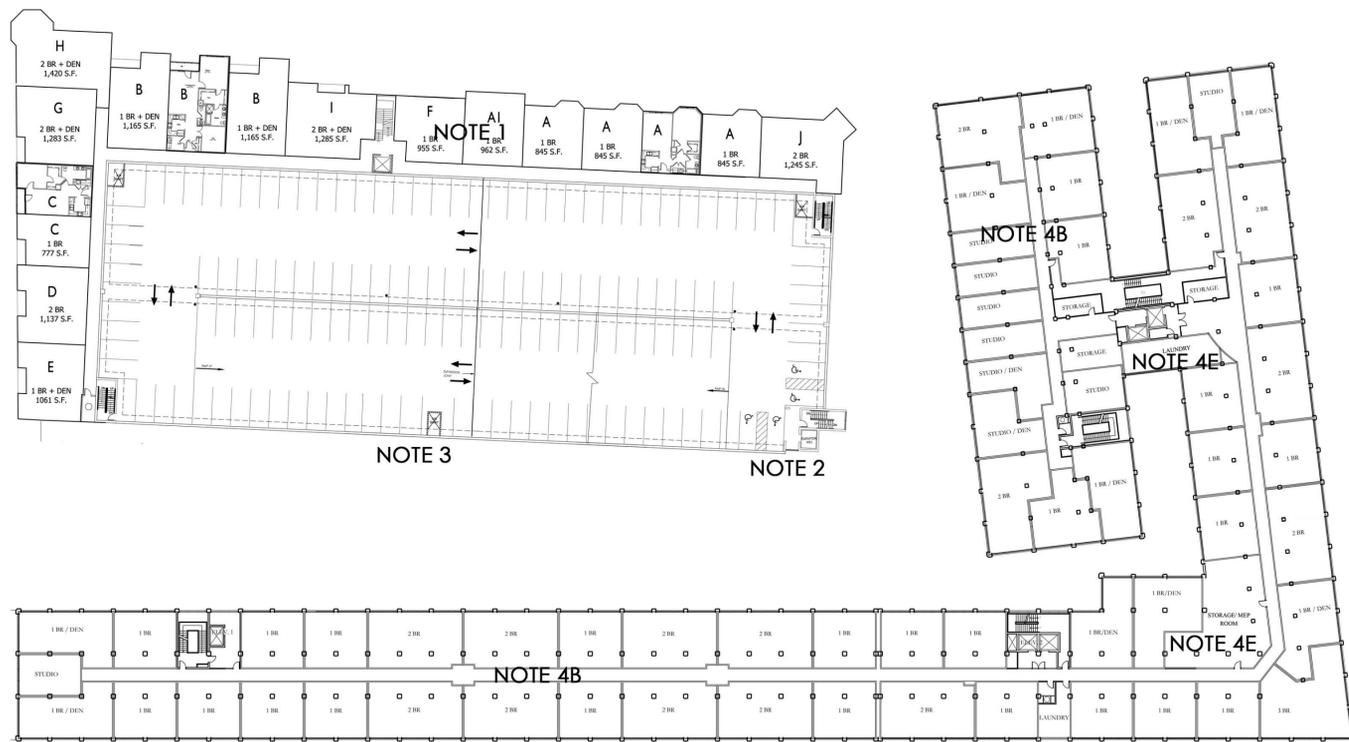


ASHLAND AVENUE
SECOND FLOOR PLAN
PRIOR APPROVAL

NOTES

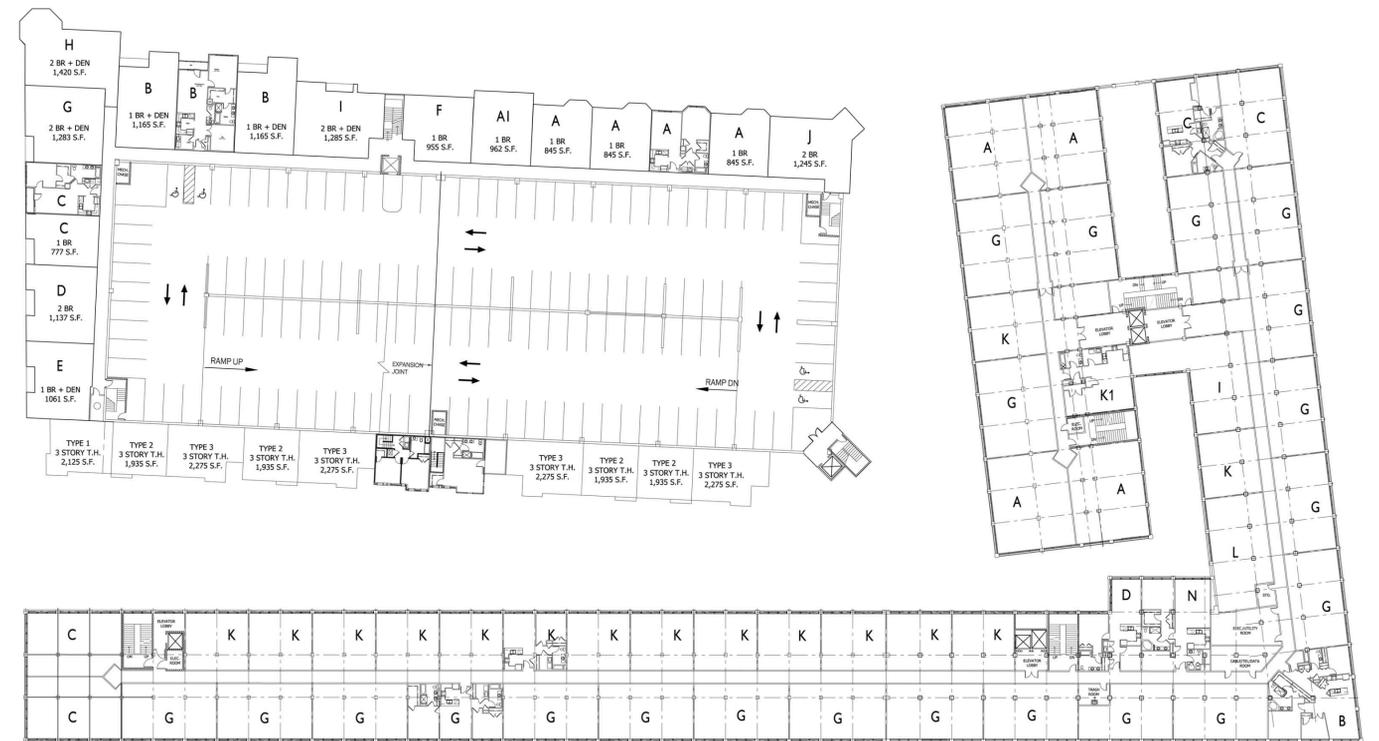
- 1. RESIDENTIAL OVER RETAIL UNCHANGED
- 2. GARAGE UNCHANGED EXCEPT STAIR/ELEVATOR CORE ROTATED 45 DEGREES
- 3. REMOVE TOWNHOMES
- 4. EDISON BUILDING
- 4A. IMPROVE AMENITY AREA
- 4B. NEW UNIT MIX IN EXISTING BUILDING ENVELOPE
- 4C. REMOVE PENTHOUSE ADDITION
- 4D. NEW ROOF AMENITY
- 4E. NEW COMMON LAUNDRY AND STORAGE ROOMS
- 4F. NEW UNIT MIX ON FIFTH FLOOR ADDITION

SECOND FLOOR COMPARISON CHART



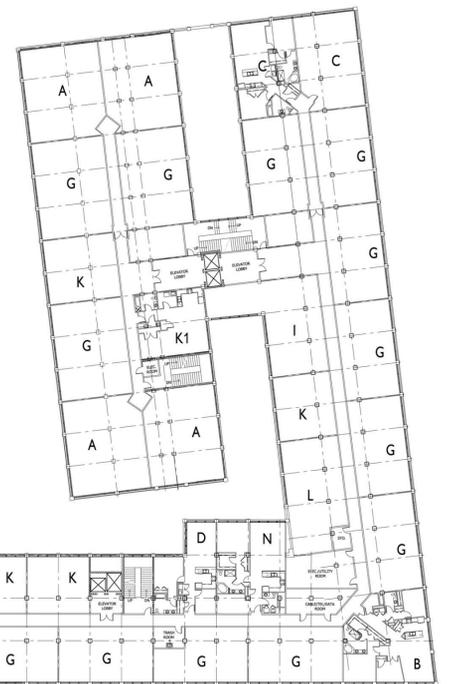
THIRD FLOOR PLAN

PROPOSED



THIRD FLOOR PLAN

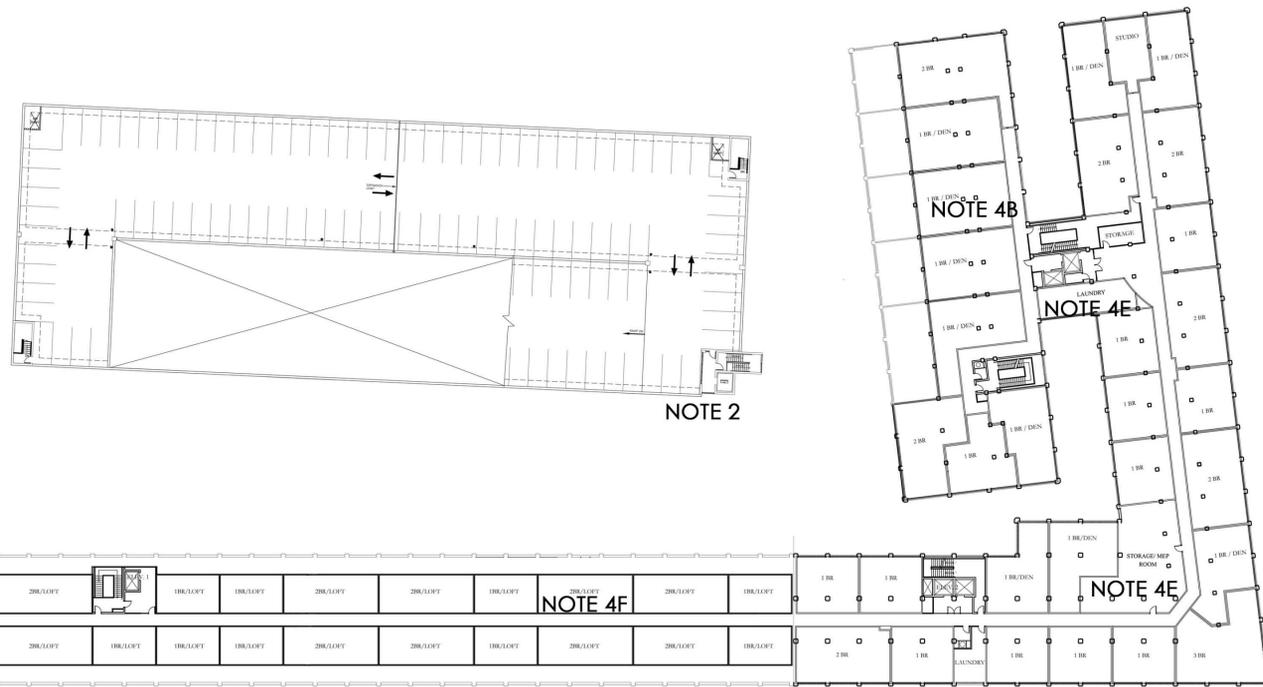
PRIOR APPROVAL



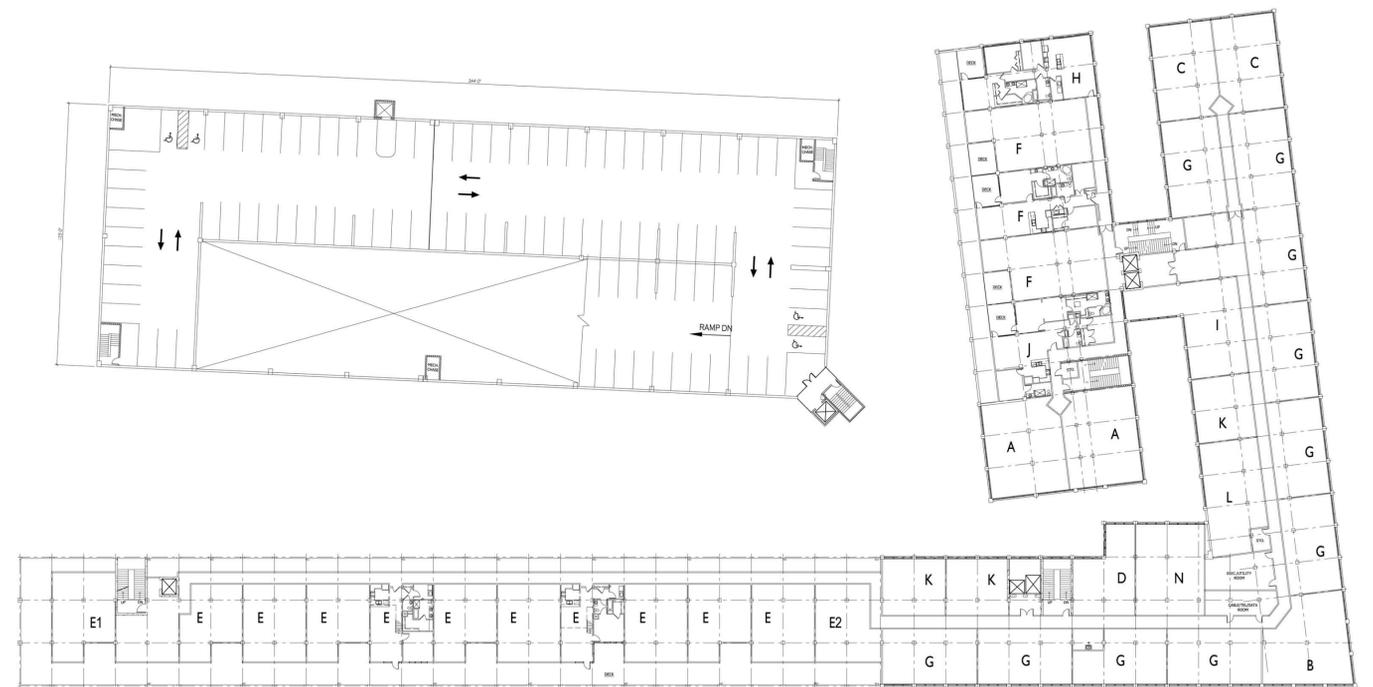
THIRD FLOOR COMPARISON CHART

NOTES

1. RESIDENTIAL OVER RETAIL UNCHANGED
2. GARAGE UNCHANGED EXCEPT STAIR/ELEVATOR CORE ROTATED 45 DEGREES
3. REMOVE TOWNHOMES
4. EDISON BUILDING
 - 4A. IMPROVE AMENITY AREA
 - 4B. NEW UNIT MIX IN EXISTING BUILDING ENVELOPE
 - 4C. REMOVE PENTHOUSE ADDITION
 - 4D. NEW ROOF AMENITY
 - 4E. NEW COMMON LAUNDRY AND STORAGE ROOMS
 - 4F. NEW UNIT MIX ON FIFTH FLOOR ADDITION



FIFTH FLOOR PLAN
PROPOSED

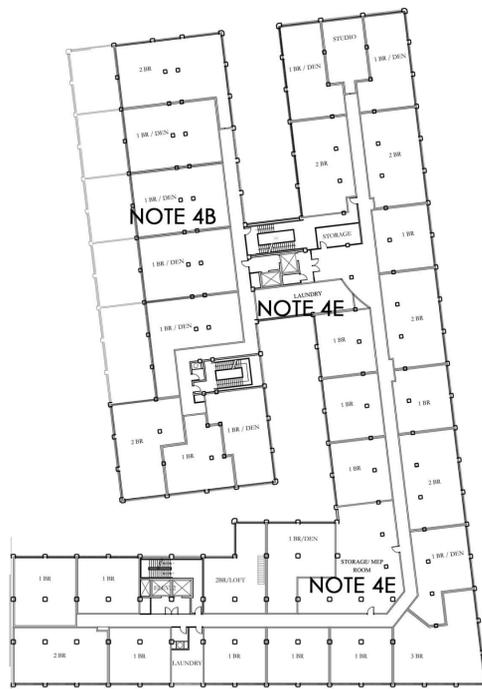


FIFTH FLOOR PLAN
PRIOR APPROVAL

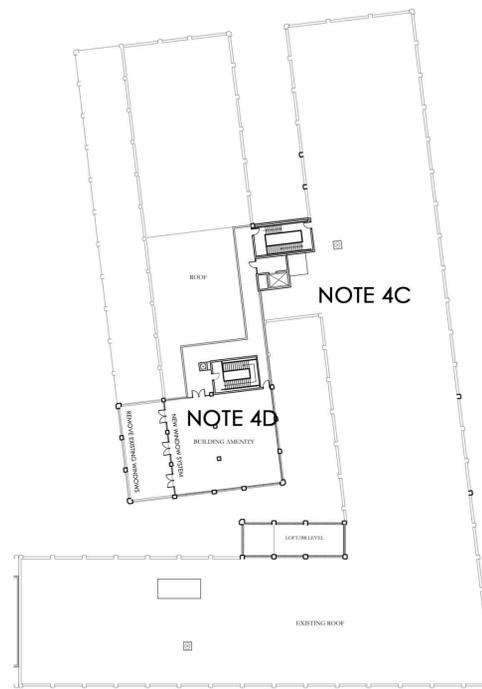
NOTES

- 1. RESIDENTIAL OVER RETAIL UNCHANGED
- 2. GARAGE UNCHANGED EXCEPT STAIR/ELEVATOR CORE ROTATED 45 DEGREES
- 3. REMOVE TOWNHOMES
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- 4A. IMPROVE AMENITY AREA
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- 4E. NEW COMMON LAUNDRY AND STORAGE ROOMS
- 4F. NEW UNIT MIX ON FIFTH FLOOR ADDITION

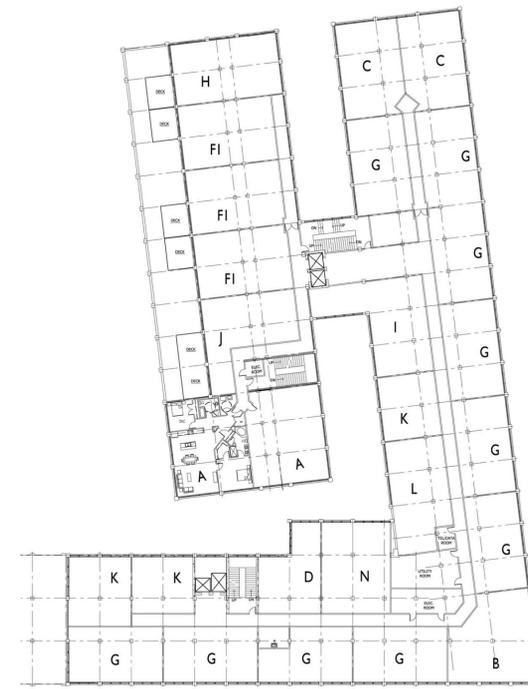
FIFTH FLOOR COMPARISON CHART



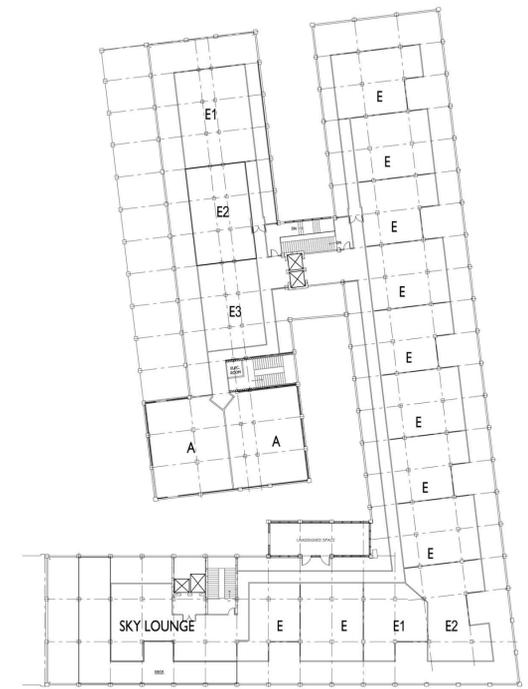
SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN

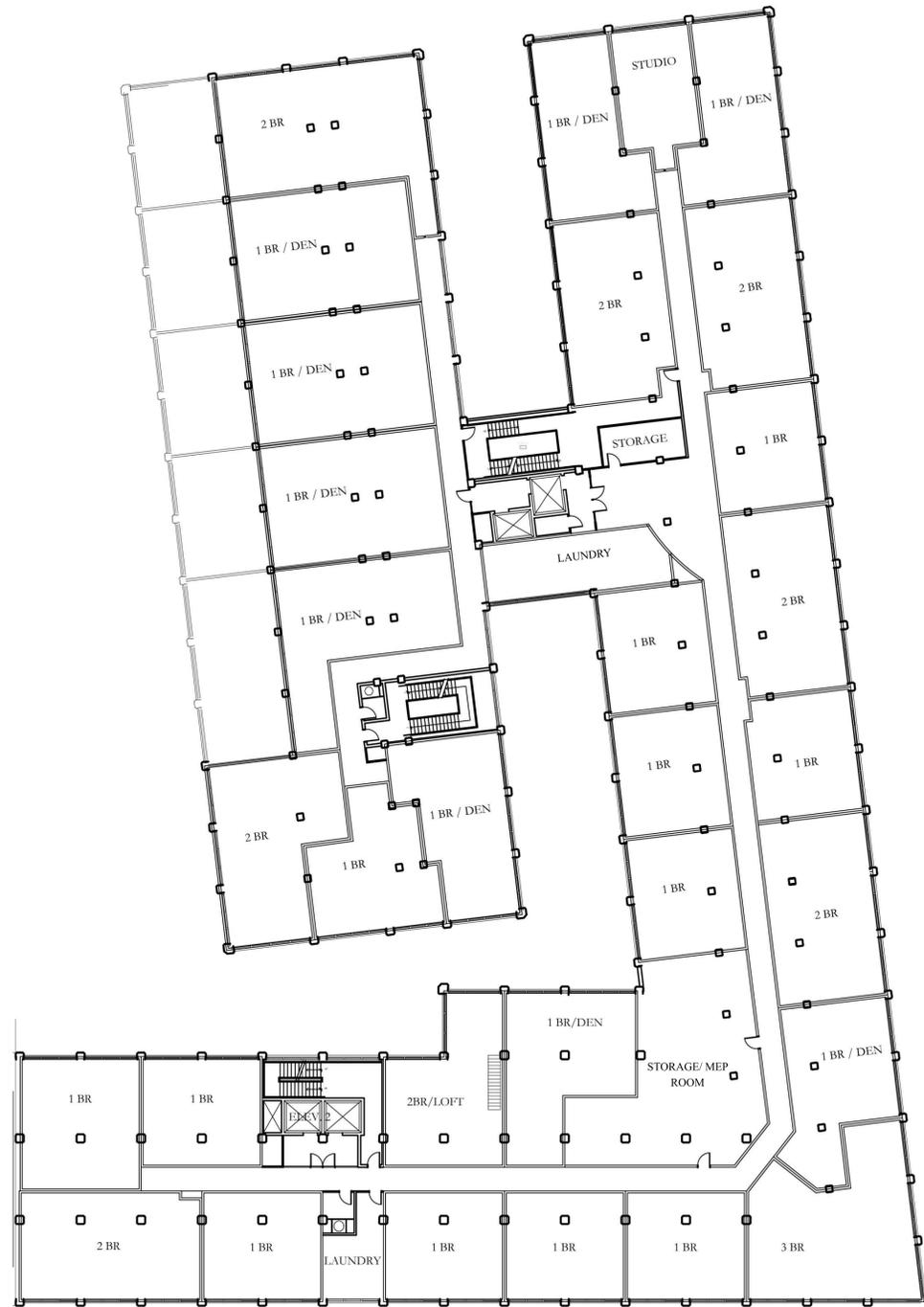
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PRIOR APPROVAL

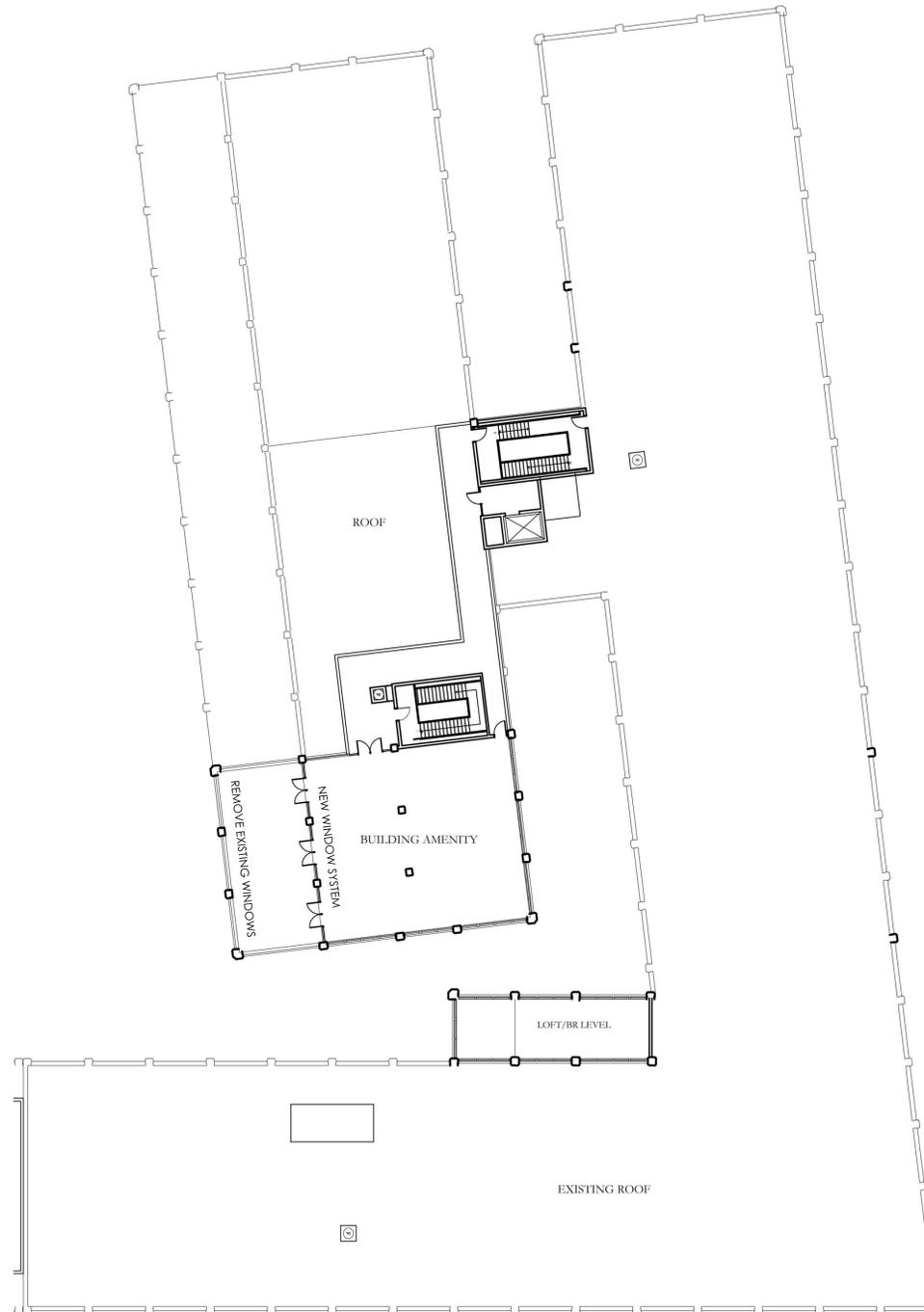
NOTES

- 1. RESIDENTIAL OVER RETAIL UNCHANGED
- 2. GARAGE UNCHANGED EXCEPT STAIR/ELEVATOR CORE ROTATED 45 DEGREES
- 3. REMOVE TOWNHOMES
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- 4D. NEW ROOF AMENITY
- 4E. NEW COMMON LAUNDRY AND STORAGE ROOMS
- 4F. NEW UNIT MIX ON FIFTH FLOOR ADDITION

SIXTH & SEVENTH FLOOR COMPARISON CHART

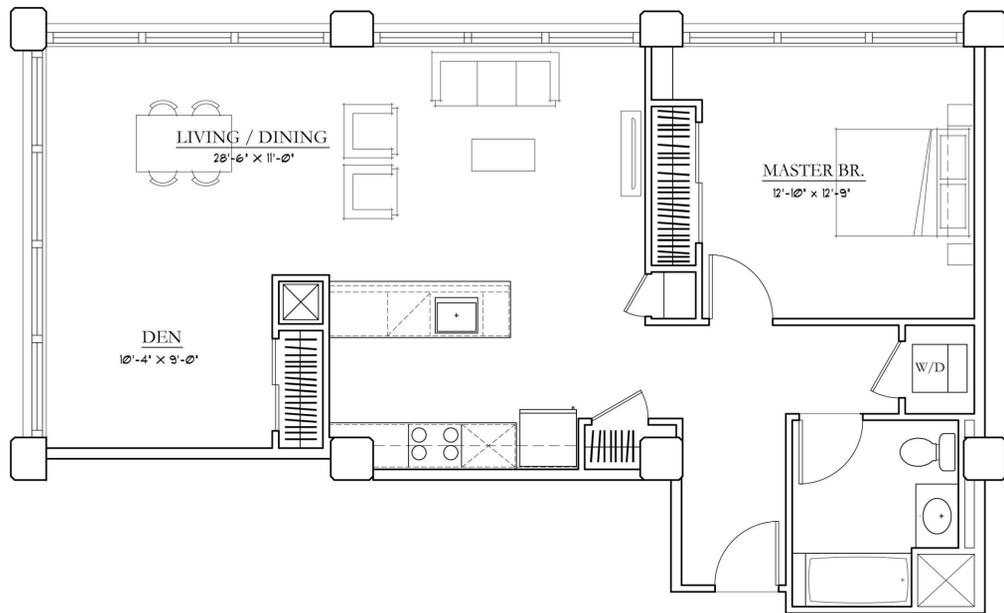


SIXTH FLOOR PLAN
SCALE: 1"=20'

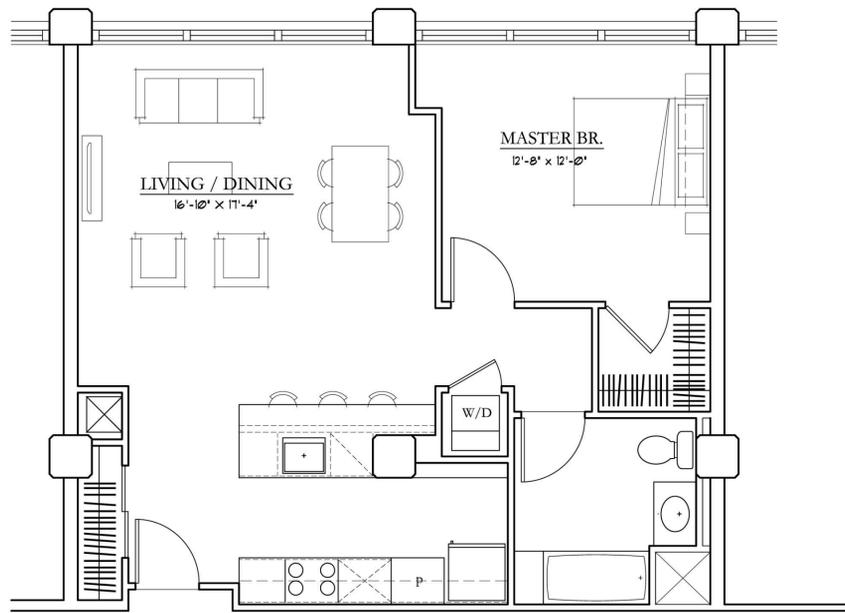


SEVENTH FLOOR PLAN
SCALE: 1"=20'

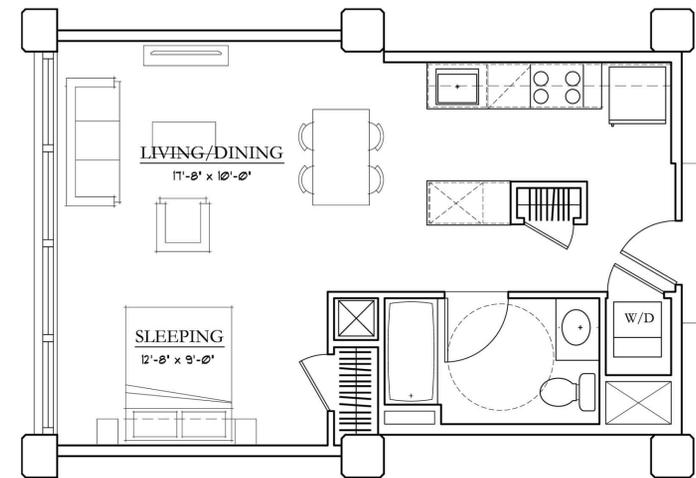
SEE SHEET 13.6 FOR COMPARISON CHART



TYPICAL ONE BEDROOM/ DEN
1,000 SF



TYPICAL ONE BEDROOM
812 SF

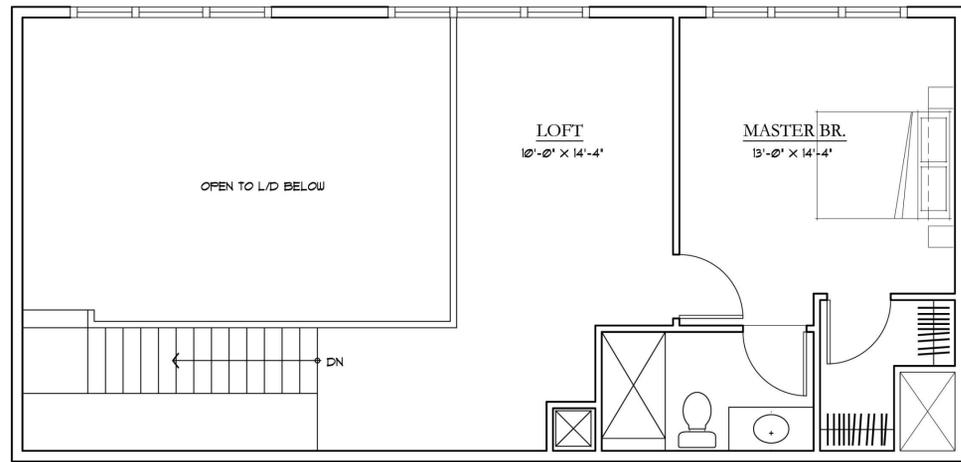


TYPICAL STUDIO
585 SF

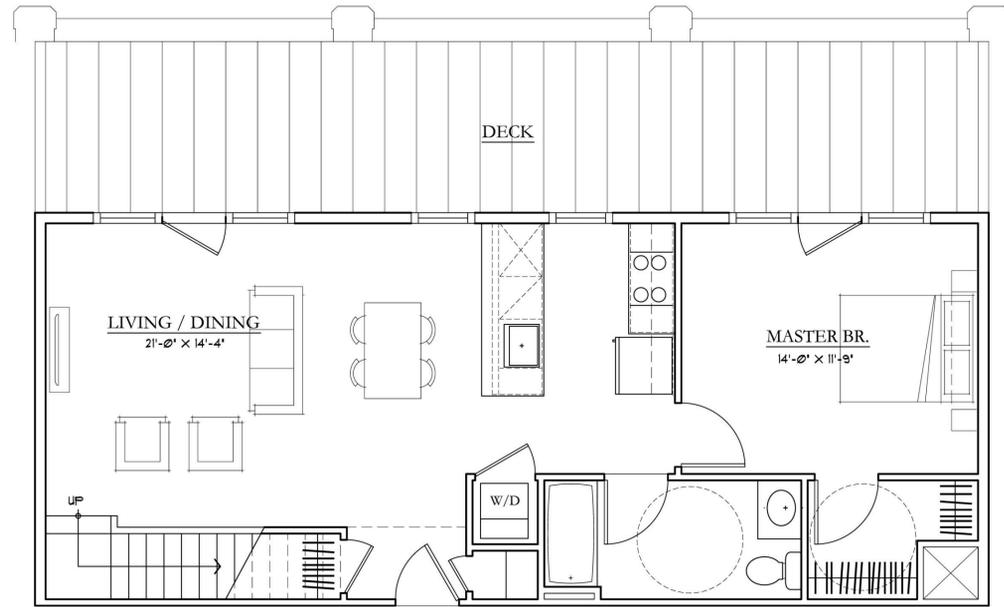
EDISON BUILDING REPRESENTATIVE UNIT PLANS

SCALE: 1/4" = 1'-0"

PROPOSED NEW UNIT PLANS

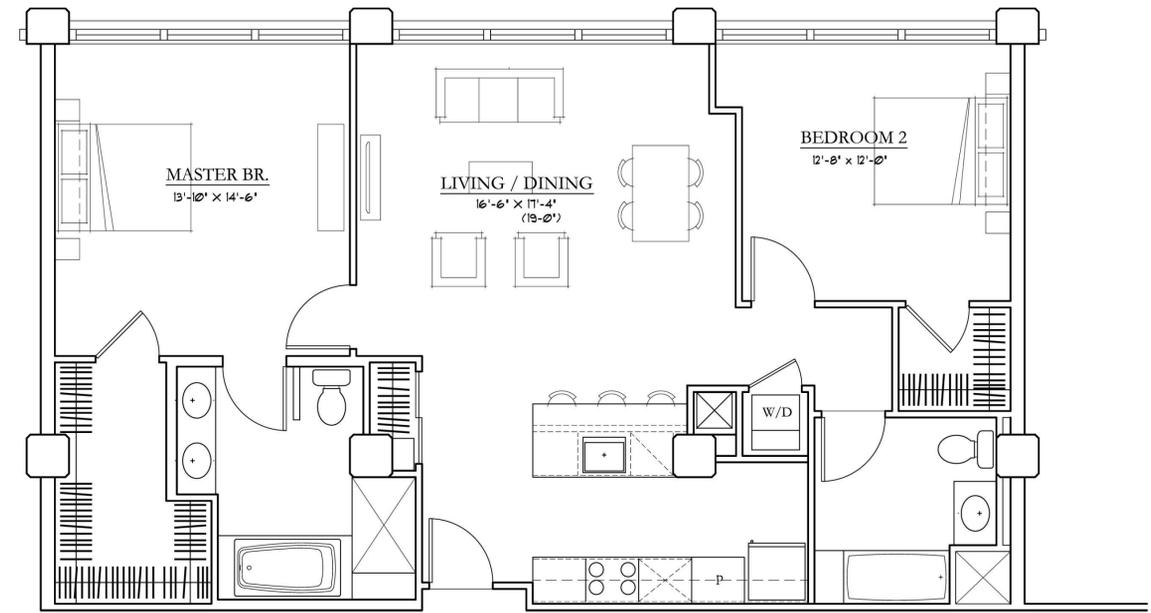


UPPER LEVEL



LOWER LEVEL

PENTHOUSE UNIT
1385 SF

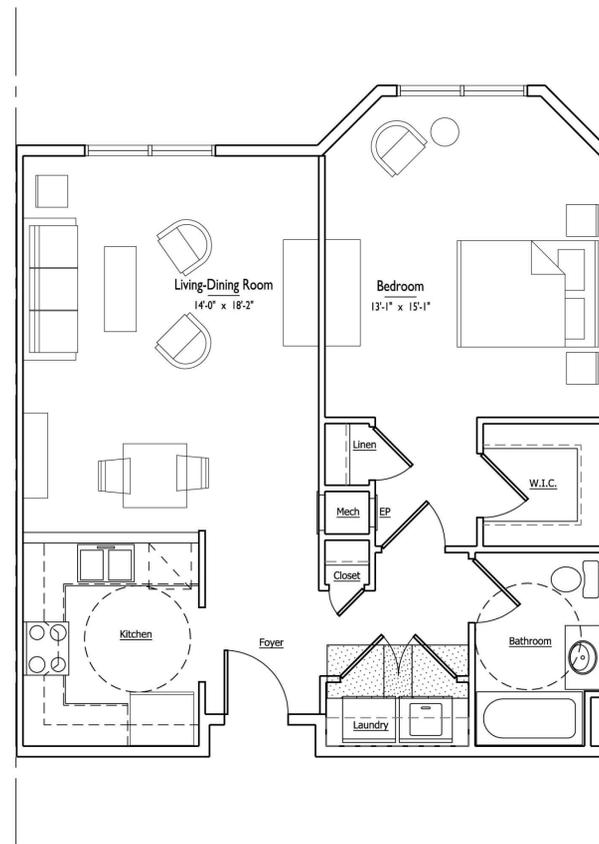


TYPICAL TWO BEDROOM
1210 SF

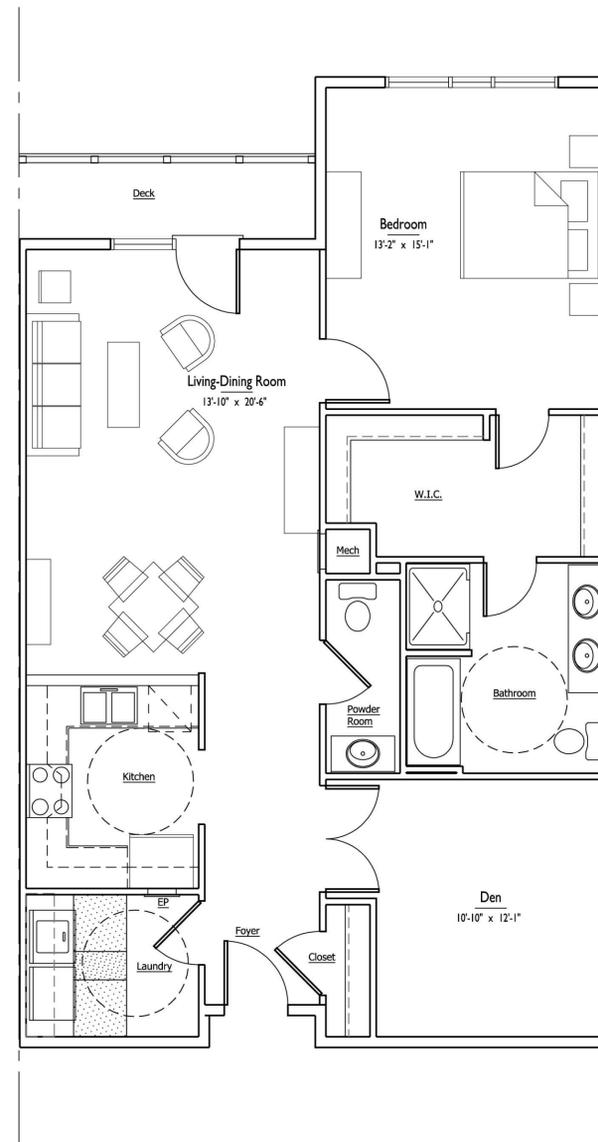
EDISON BUILDING REPRESENTATIVE UNIT PLANS

SCALE: 1/4" = 1'-0"

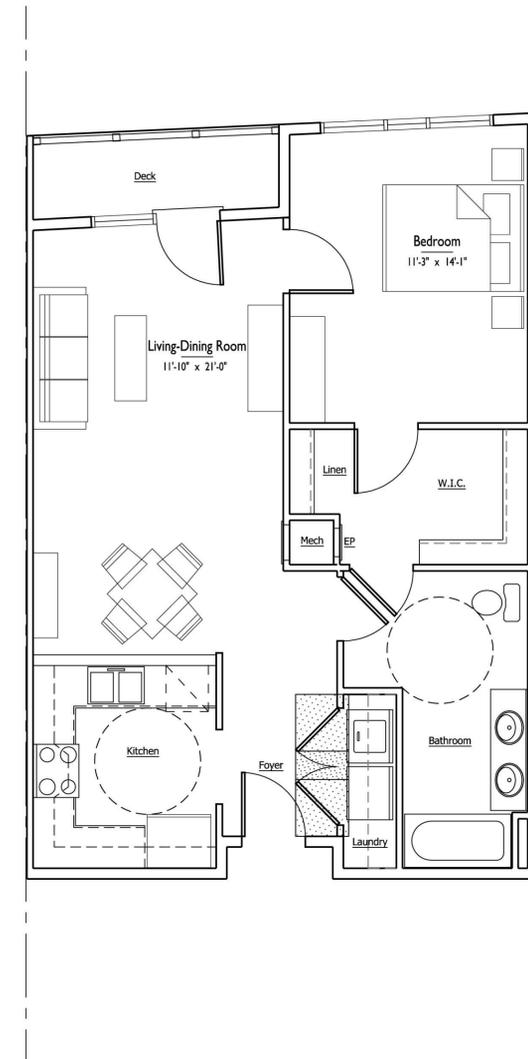
PROPOSED NEW UNIT PLANS



UNIT A
1 BEDROOM
 845 S.F.



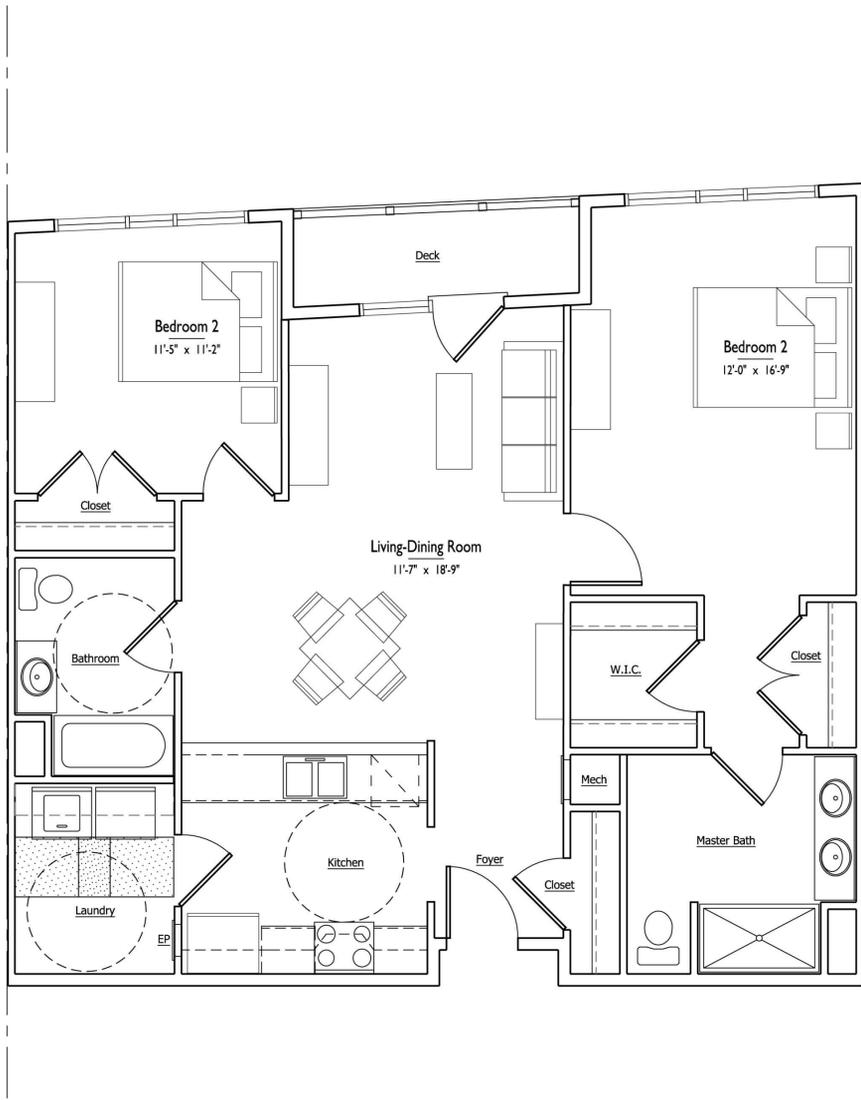
UNIT B
1 BEDROOM + DEN
 1,165 S.F.



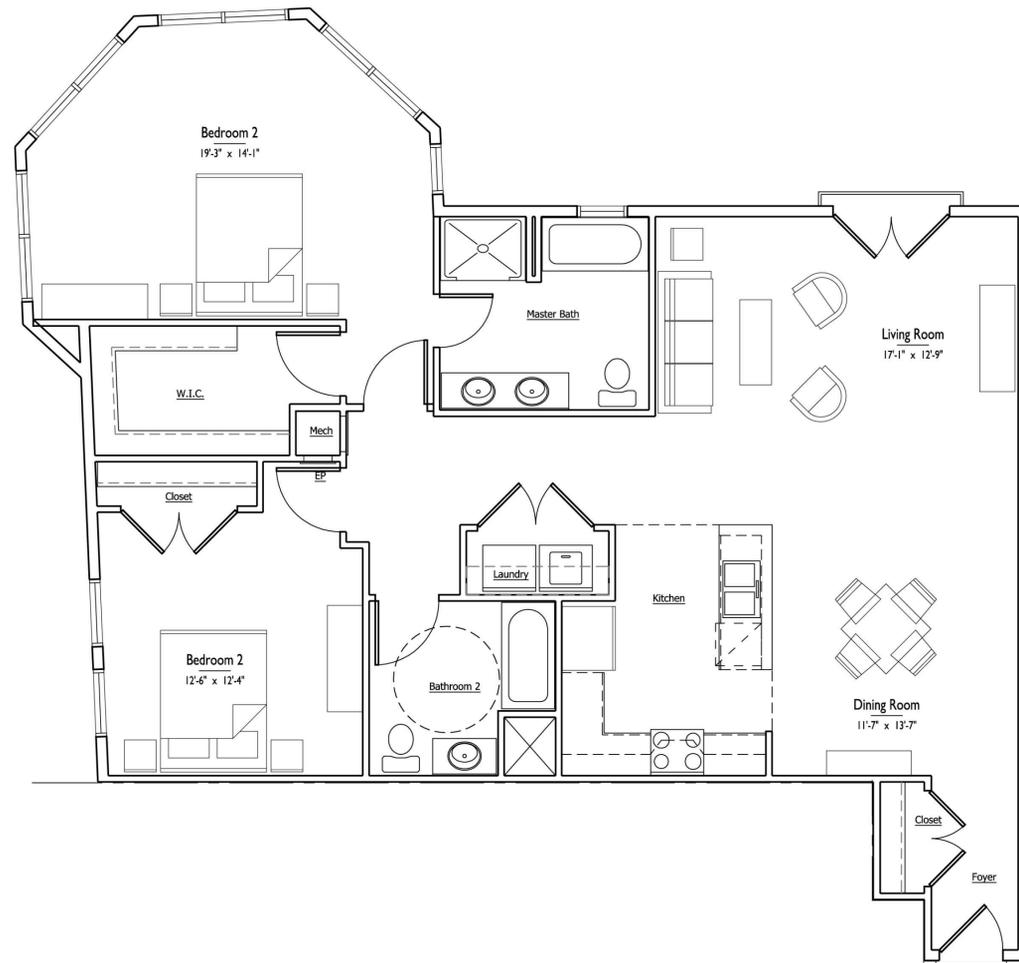
UNIT C
1 BEDROOM
 806 S.F.

RESIDENTIAL OVER RETAIL REPRESENTATIVE UNIT PLANS
 SCALE: 1/4" = 1'-0"

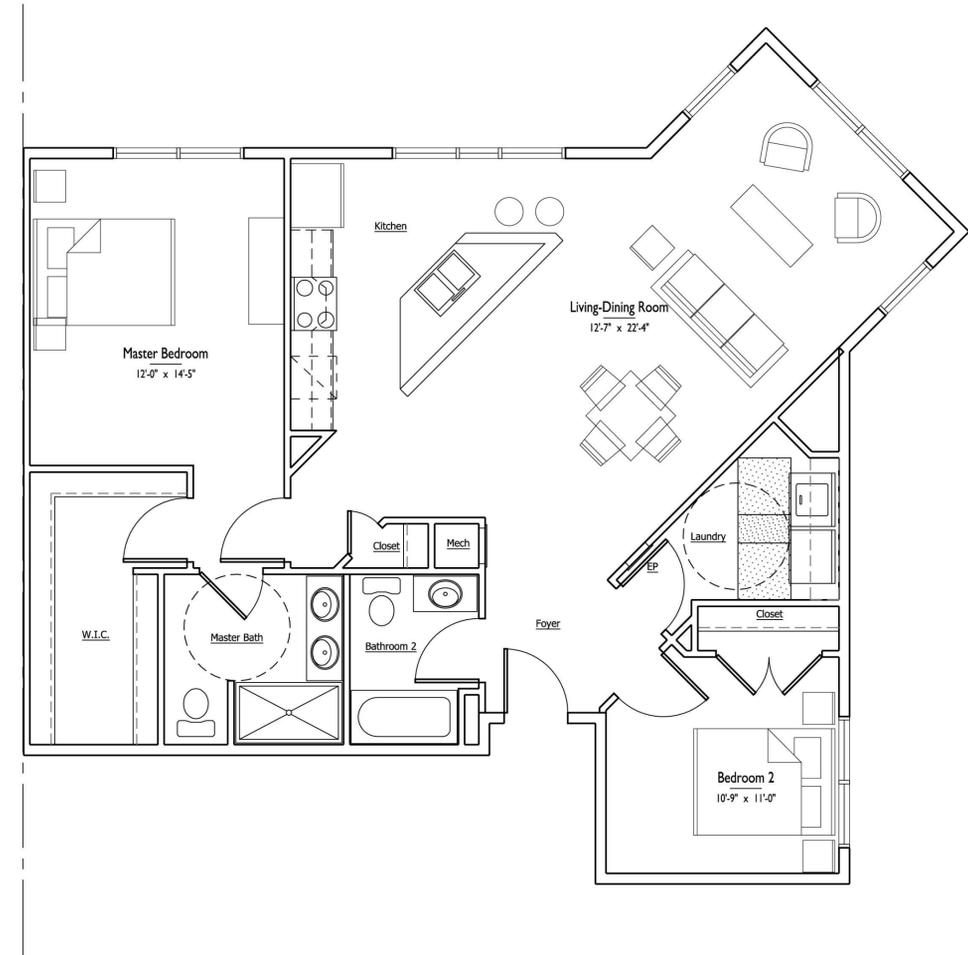
UNCHANGED



UNIT D
2 BEDROOM
 1,137 S.F.

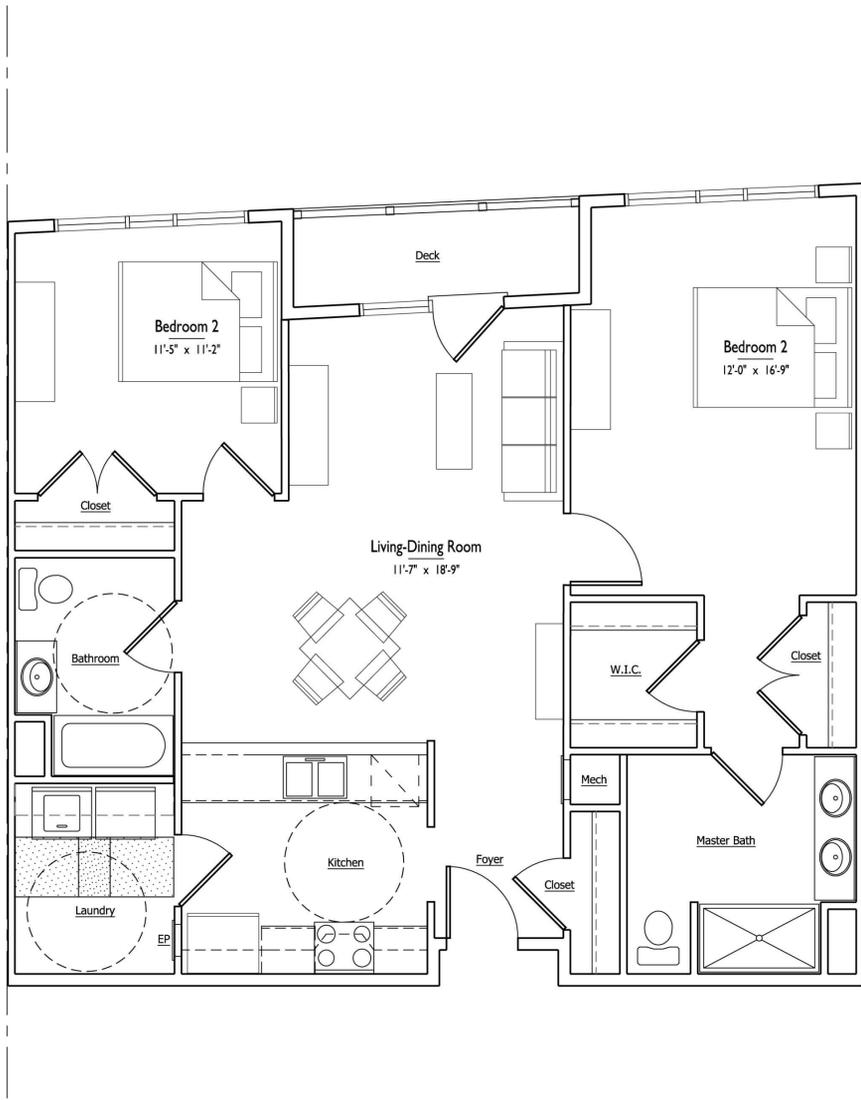


UNIT H
2 BEDROOM
 1,420 S.F.

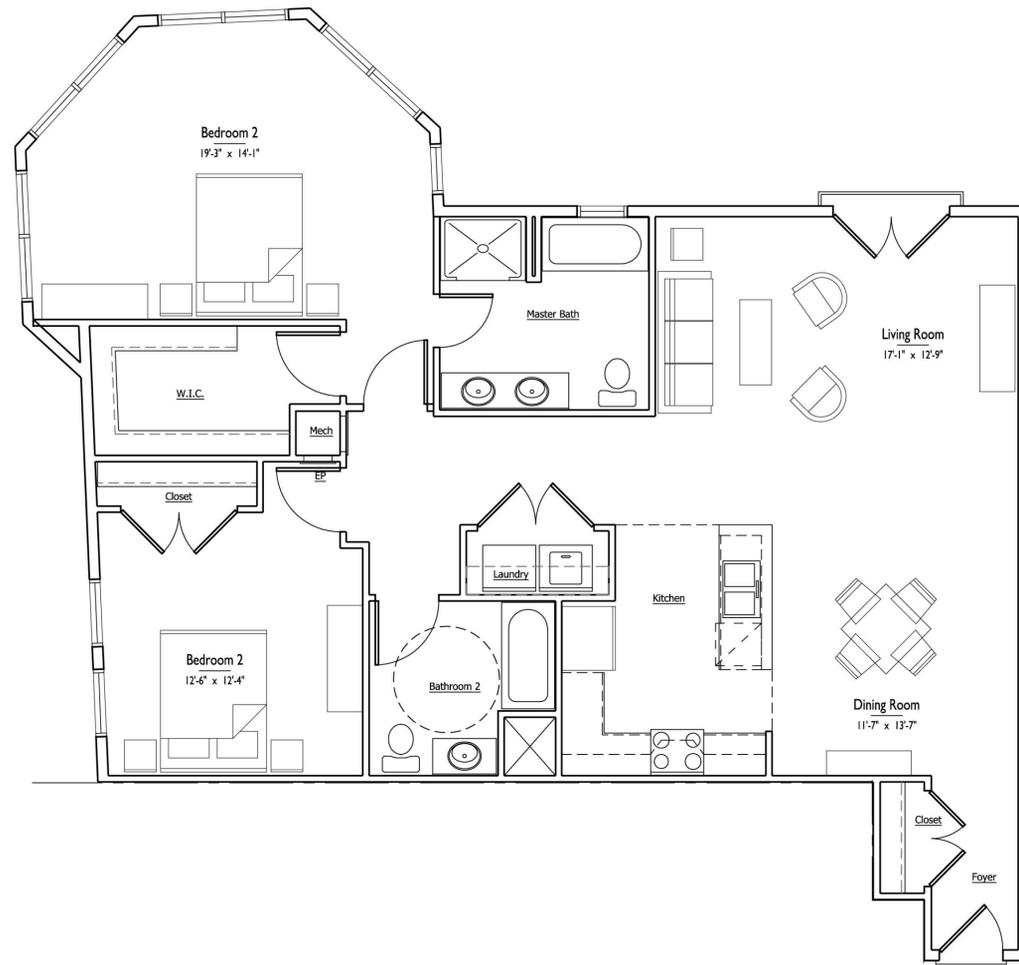


UNIT J
2 BEDROOM
 1,245 S.F.

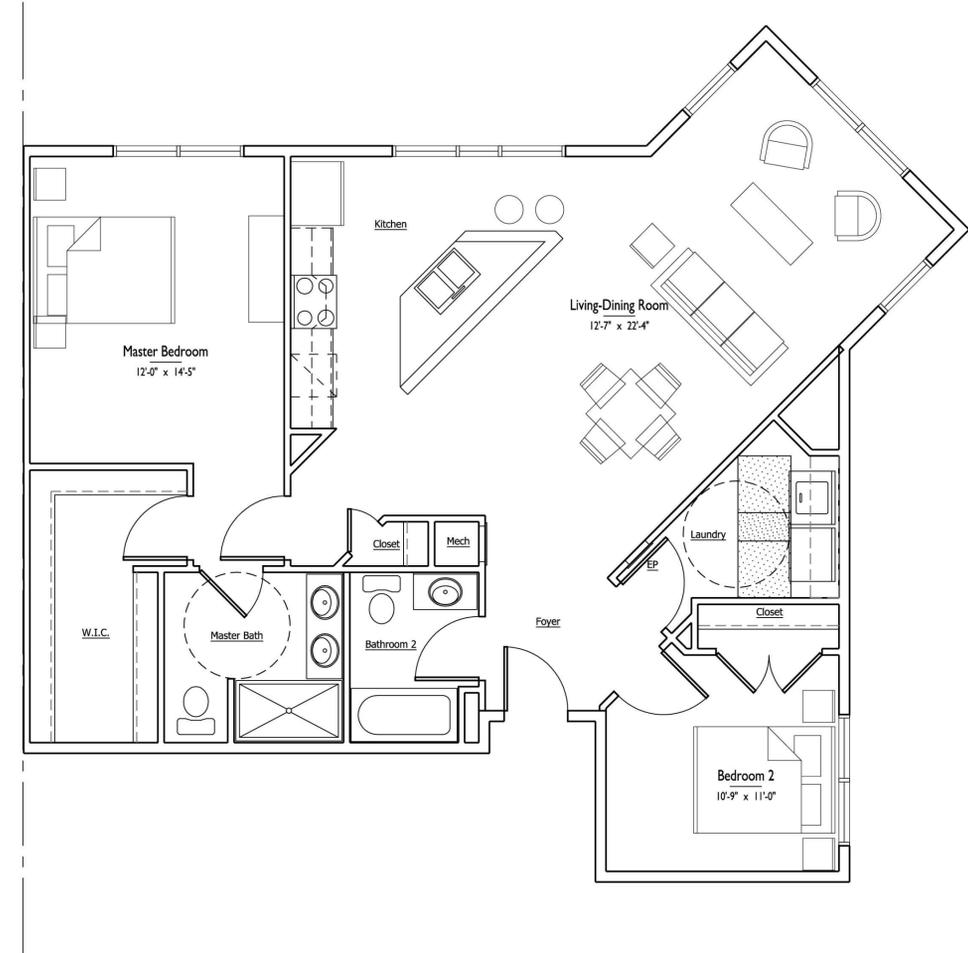
RESIDENTIAL OVER RETAIL REPRESENTATIVE UNIT PLANS
 SCALE: 1/4" = 1'-0"



UNIT D
2 BEDROOM
 1,137 S.F.



UNIT H
2 BEDROOM
 1,420 S.F.



UNIT J
2 BEDROOM
 1,245 S.F.

RESIDENTIAL OVER RETAIL REPRESENTATIVE UNIT PLANS
 SCALE: 1/4" = 1'-0"

TOWNHOMES REMOVED FROM PROJECT

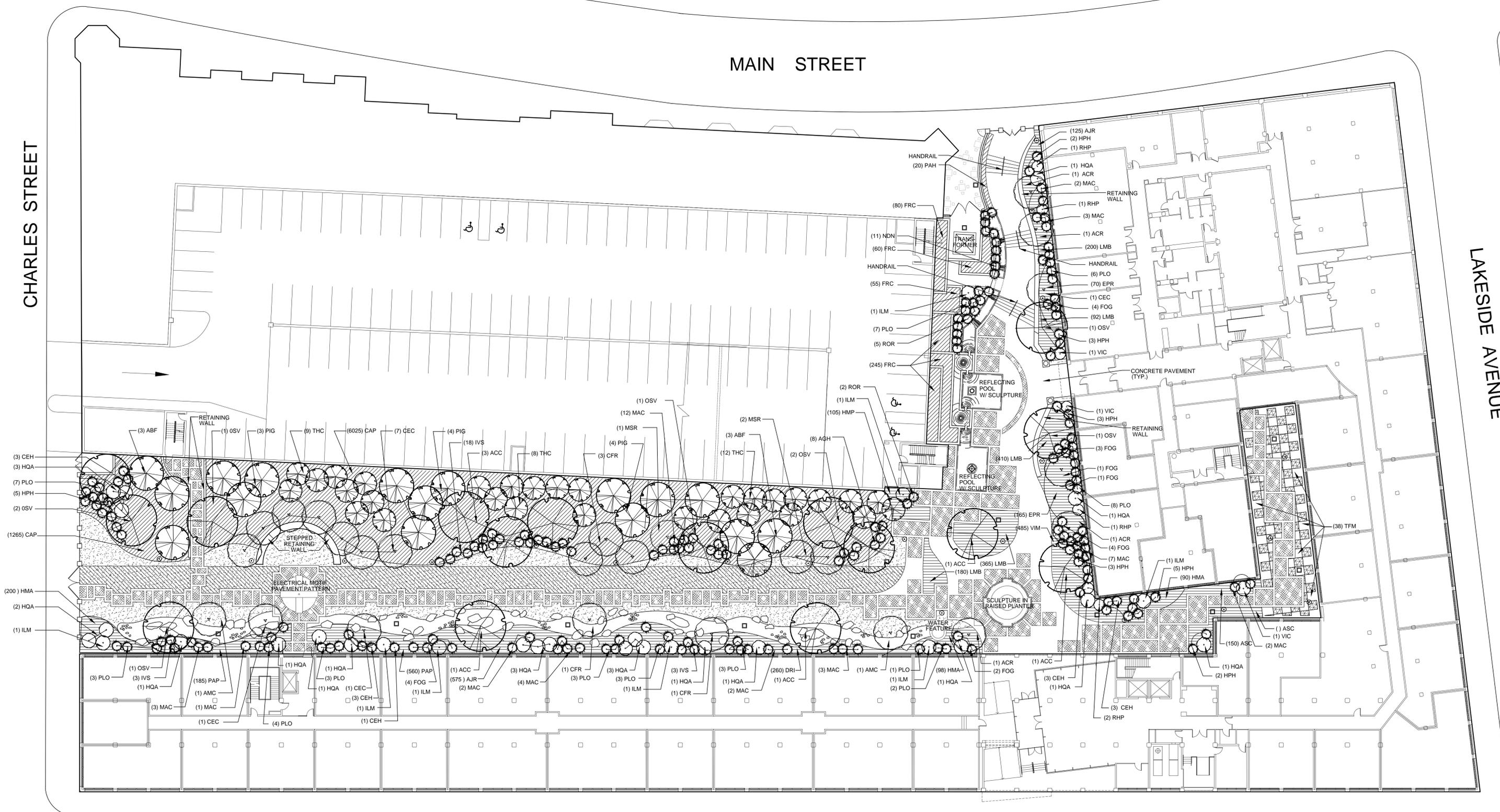
TOWNHOME REPRESENTATIVE UNIT PLANS
SCALE: 1/4" = 1'-0"

REMOVED FROM PROJECT

MAIN STREET

CHARLES STREET

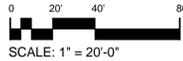
LAKESIDE AVENUE



- | | | | | | | |
|--|----------------------|---------------|----------------|-------------|---|--|
| PLANT TAG:
(1) ILM — QUANTITY
— PLANT SYMBOL | STABILIZED FINE LAWN | GROUND COVERS | FINE LAWN | STONE BED | CONCRETE UNIT PAVERS | LIGHT FIXTURE |
| | GRASSES | | STONE BOULDERS | CATCH BASIN | COLORLED CONCRETE PAVEMENT (ALT. CONC. UNIT PAVERS) | RETAINING WALL (DECORATIVE ENGINEERED & LANDSCAPE CONC. SEGMENTAL WALLS) |

ASHLAND AVENUE

INTERIOR COURTYARD LANDSCAPING PLAN



PRISM-GREEN
 URBAN RENEWAL ASSOCIATES IV, LLC
 NEW JERSEY

WEST ORANGE REDEVELOPMENT
 PROJECT PHASE I
 WEST ORANGE, NEW JERSEY

Rummler Associates, LLC
 Landscape Architecture Land Planning Therapeutic Landscape
 30 Pickwick Drive, Doylestown, PA 18901
 Telephone: 215.345.4306 Fax: 215.345.4306 rummlerassociates1@verizon.net

19 of 22
 PROJECT NUMBER
 DATE
 7.11.07
 4.18.2012
 5.10.,5.18.2012

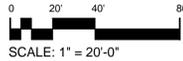
MAIN STREET

CHARLES STREET

LAKESIDE AVENUE

ASHLAND AVENUE

INTERIOR COURTYARD GRADING PLAN

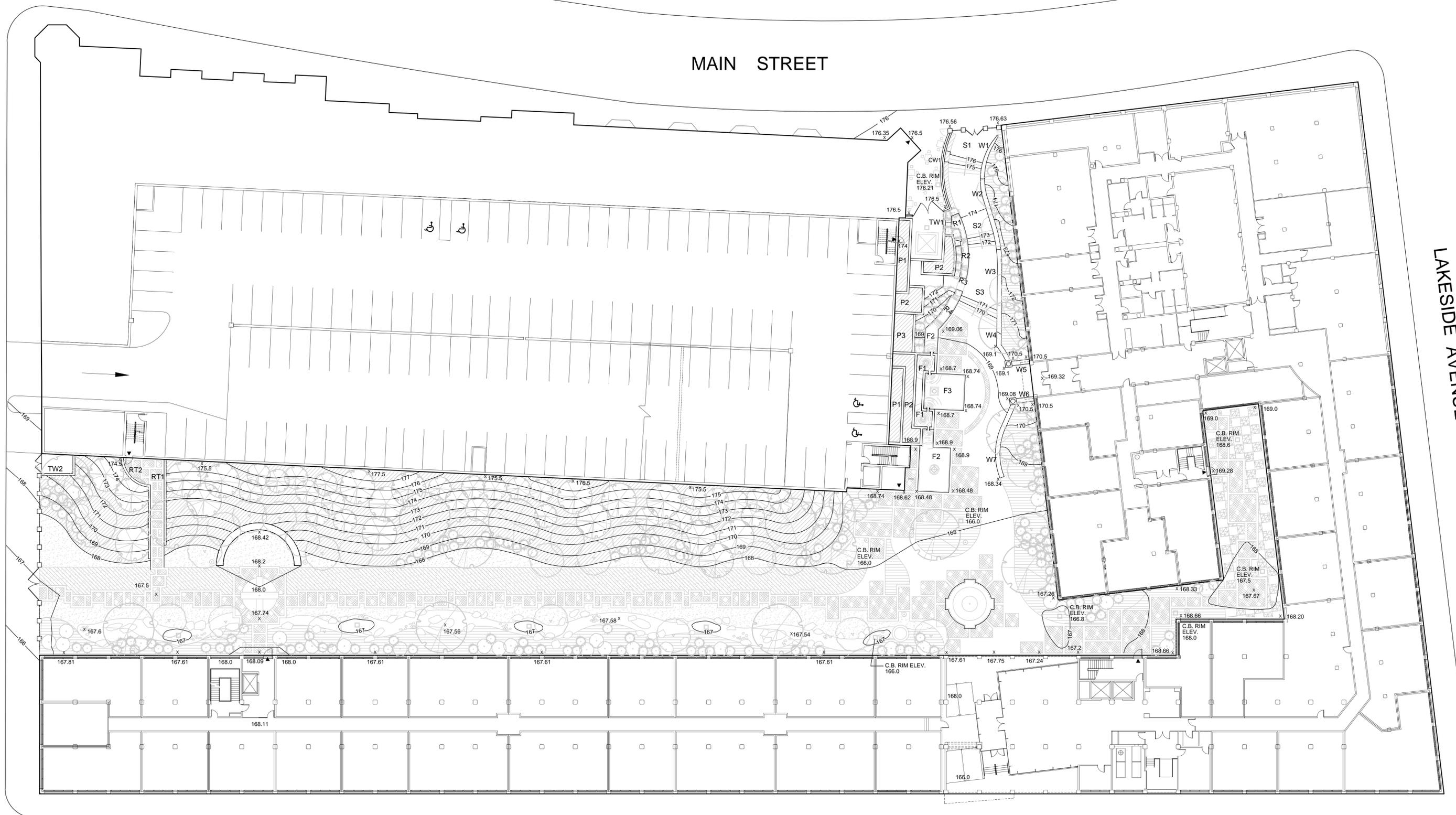


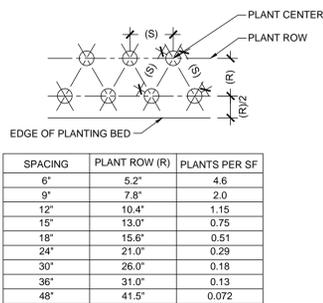
PRISM-GREEN
URBAN RENEWAL ASSOCIATES IV, LLC
NEW JERSEY

WEST ORANGE REDEVELOPMENT
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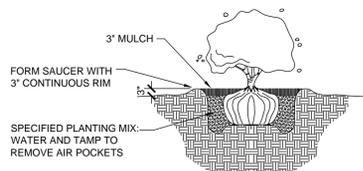
19.1 of 22
PROJECT NUMBER
DATE
4.18.2012
5.10.,5.18.2012





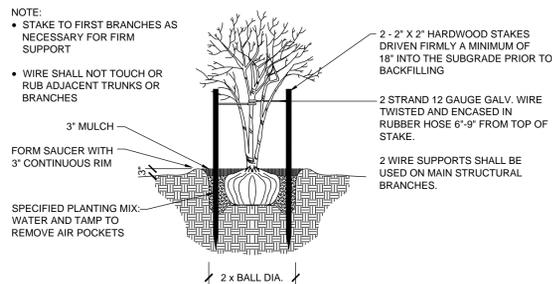
PLAN AND TABLE VEGETATIVE SPACING

SCALE: NTS



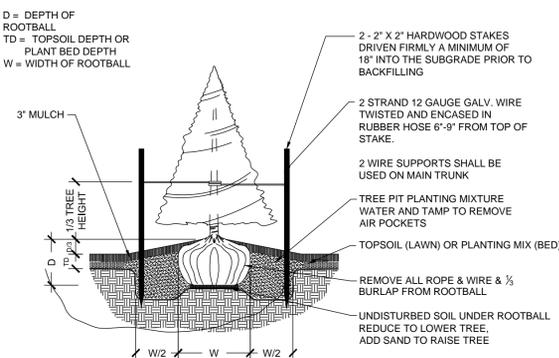
SECTION SHRUB PLANTING

SCALE: NTS



SECTION MULTI-TRUNK TREE PLANTING

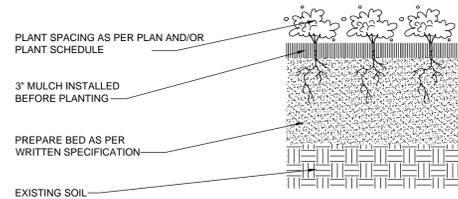
SCALE: NTS



SECTION EVERGREEN TREE PLANTING

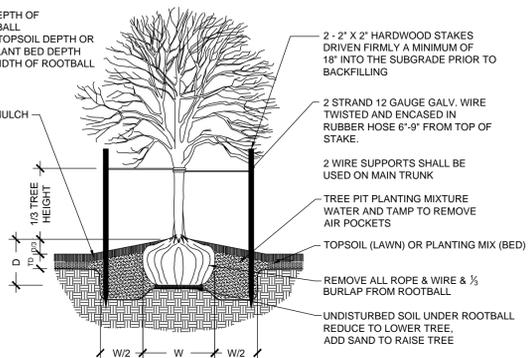
SCALE: NTS

Symbol	Botanical Name	Common Name	Size	Root	Remarks
Tree					
ABF	Abies fraseri	White Fir	14' Height	B & B	Full, pyramidal form
ACC	Acar campestre	Hedge Maple	3" Caliper	B & B	Full, rounded form
AMC	Amelanchier canadensis	Shadblow Serviceberry	10' Height	B & B	Full, clump form
ACR	Amelanchier canadensis 'Reftzam'	Reftzam Serviceberry	2' Caliper	B & B	Full oval, upright form
CEC	Cercis canadensis	Redbud	10' Height	B & B	Full, clump form
CFR	Cornus florida rubra	Pink Flowering Dogwood	2" Caliper	B & B	Full vase form
MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia	10' Height	B & B	Full, rounded form
OSV	Ostrya virginiana	American Hophornbeam	3" Caliper	B & B	Full, oval form
PIG	Picea glauca	White Spruce	14' Height	B & B	Full, pyramidal form
THC	Thuja occidentalis	Northern White-Cedar	14' Height	B & B	Full, oval, upright form
Shrub					
AGH	Azalea 'Girard Hot Spot'	Girard's Hot Spot Azalea	No. 3 Container		
CEH	Cephalotaxu harringtonia	Plum Yew	No. 5 Container		
FOG	Fothergilla gardenii	Dwarf Fothergilla	No. 3 Container		
HOA	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	No. 7 Container		
HPH	Hypericum patulum 'Hidcote'	Hidcote Hypericum	No. 3 Container		
ILM	Ilex x 'Meschick'	Dragon Lady Holly	No. 7 Container		
IVS	Ilex virginica 'Sprich (Little Henry)'	Sprich (Little Henry) Sweetpire	No. 3 Container		
MAC	Mahonia aquifolium 'Compactum'	Compact Oregon Grape Holly	No. 3 Container		
NDN	Nandina domestica 'Nana Purpurea'	Compact Heavenly Purple Bamboo	No. 3 Container		
PLO	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	No. 5 Container		
RHP	Rhododendron x 'PJM'	PJM Rhododendron	No. 5 Container		
ROR	Rosa 'Radrazz' PP #11836	Knock-Out Rose	No. 3 Container		
VIC	Viburnum x 'Compactum'	Compact European Cranberrybush	No. 5 Container		
Groundcover & Grasses					
AJR	Ajuga reptans	Ajuga / Bugleweed	2.5" Pot		Spaced 12" O.C.
ASC	Asarum canadense	Wild Ginger	2.5" Pot		Spaced 12" O.C.
CAP	Carex pensylvanica	Pennsylvania Sedge	2.5" Pot		Spaced 12" O.C.
DRI	Dryopteris intermedia	Evergreen Wood Fern	No. 1 Container		Spaced 18" O.C.
EPR	Epimedium x rubrum	Barrenwort	No. 1 Container		Spaced 18" O.C.
FRF	Fargesia robusta 'Campbell'	Campbell's Form Bamboo	10 Gallon Con./15' Ht.		Spaced 18" O.C.
HMA	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass	No. 1 Container		Spaced 18" O.C.
HMP	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	No. 1 Container		Spaced 18" O.C.
LMB	Liriope muscari 'Big Blue'	Big Blue Lilyturf	2.5" Pot		Spaced 12" O.C.
PAP	Pachyandra procumbens	Allegheny Pachyandra	2.5" Pot		Spaced 12" O.C.
PAH	Pennisetum alopecuroides 'Hamelin'	Hamelin Chinese Fountain Grass	No. 3 Container		Spaced 24" O.C.
TFM	Thuidium	Fern Moss	5 Sq. Ft. Box Con.		
VIM	Vinca minor	Myrtle	2.5" Pot		Spaced 12" O.C.



SECTION GROUNDCOVER PLANTING

SCALE: NTS



SECTION TREE PLANTING

SCALE: NTS

Landscape Layout Notes:

Coordinate & refer to civil engineer's Site Plan, Overall Utility Plan, Drainage Plan and Grading Plan.

- The contractor, during the performance of all work associated with the construction of the project, is responsible for compliance with all federal, state and local laws, codes and regulations.
- Elevations, dimensions, and the locations of linear features shall be field verified by the contractor prior to the beginning of construction.
- Any discrepancies found between the drawings and site conditions or any inconsistencies or ambiguities in the drawings shall be immediately reported to the owner and design professional in writing, who shall address such inconsistencies or ambiguities. Work done by the contractor after his discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's own risk.
- Typical concrete walk shall be four (4) inches thick, 3300 PSI, air entrained with a 4" slump maximum. Transverse control joints shall be 1/8" wide and 1" deep, and formed every five (5) feet. All flatwork concrete walks shall be formed and placed on a four (4) inch minimum AASHTO #57 or 2B clean stone bed.
- Concrete walk shall utilize expansion joints with 1/2 inch pre-molded material every 30 feet to full depth, and at structures (curbing and walks, both new and existing to remain, etc.).
- To insure new concrete walks do not settle adjacent to the existing concrete walks, and create tripping hazards, the contractor shall utilize slip dowels. The installation of 1/2" diameter, 24" long slip dowels, with expansion cap, epoxy grouted into existing pavement. Typical spacing of slip dowels every 4' on center; spacing can/should vary as warranted by special conditions.
- Concrete Surface Color. Designated concrete pavement area to be finished with a color hardener. Owner to select color and texture from standard range. Manufacturer L.M. Scofield Co., Lithotex Pavcrecraters & Lithochrome Color Hardener. www.scofield.com
- Stabilized lawn fire lawn and associated 8" thick concrete sidewalk details are shown on civil engineer's documents.
- Unit paver details are shown on civil engineer's documents.

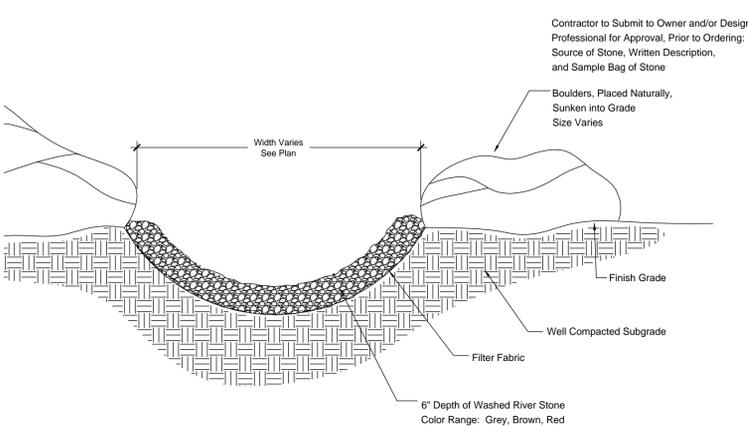
Grading Notes:

Coordinate & refer to civil engineer's Drainage Plan, Overall Utility Plan, Grading Plan and Erosion and Sediment Control Plan.

- All grade transitions from new surface materials to existing shall be smooth and not exceed 1/4" in height.
- Elevations, dimensions, and the locations of linear features shall be field verified by the contractor.
- Minimum permitted lawn grade is 2% (3:1 Maximum).
- Minimum permitted walk grade is 2% (5% Maximum).
- All disturbed areas shall be properly graded to insure drainage flow away from the buildings, walks to the nearest yard drain or inlet without ponding or obstruction.
- Any discrepancies found between the drawings and site conditions or any inconsistencies or ambiguities in drawings shall be immediately reported to the Owner, and landscape architect in writing, who shall promptly address such inconsistencies or ambiguities. Work done by the contractor after his discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.

SECTION PLANTING BED EDGING

SCALE: NTS



SECTION DRY CREEK BED

SCALE: NTS

- project, is responsible for compliance with all federal, state and local laws, codes and regulations.
- Any discrepancies found between the drawings and site conditions or any inconsistencies or ambiguities in the drawings shall be immediately reported to the owner and landscape architect, in writing, who shall promptly address such discrepancies, inconsistencies or ambiguities shall be done at the contractor's own risk.
- Building Materials. The operator shall remove from this site, recycle, or dispose of all building materials and wastes in accordance with the DEP's Solid Waste Management regulations. The contractor shall not illegally bury, dump, or discharge any building waste material or wastes at this site unless directed otherwise by owner.
- Soil Waste. All excavated soil shall be used on site, as fill material where possible per owner's direction. Any excess material not used on site may only be disposed off-site at a facility with a valid earth disturbance and NPDES permit approved and were all BMPs are properly installed.
- Erosion & Sediment Control. Erosion and Sedimentation controls must be constructed, stabilized, and functional before site disturbance. The operator shall assure that the proper erosion and sedimentation controls have been properly and completely implemented. All temporary erosion control measures are to be maintained by the contractor and inspected weekly and/or after each rainfall event.
- Underground utility markouts by the utility companies shall be ordered. No certification is made by Rummler Associates LLC as to the actual underground position of any utilities or the completeness or accuracy of the utility markouts as provided by others.

Courtyard Elevation Schedule

Planter Elevations (finished grade)

- P1 183.5
- P2 177.5
- P3 171.5

Water Feature Elevations (top of water elevations)

- Fountains:
- F1 171.83
- F2 168.64
- F3 168.53

Water Runnel:

- R1 173.59
- R2 172.12
- R3 170.96
- R4 169.80

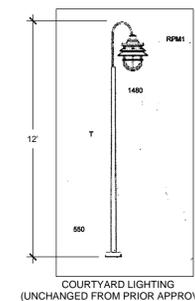
Free Standing & Retaining Wall Elevations (top of wall)

- W1 178.13-177.78
- W2 175.9-175.34
- W3 173.46-172.9
- W4 171.02
- W5 171.02
- W6 171.02
- W7 170.58-169.84
- W8 168.79
- RT1 168-174.5
- RT2 168-175.5
- CW1 177.56-178.0
- TW1 184.0
- TW2 175.0

Stair Elevations (top & bottom elevations)

- S1 TS 176.28 / BS 174.40
- S2 TS 173.84 / BS 171.96
- S3 TS 171.4 / BS 169.52

Contractor to Submit to Owner and/or Design Professional for Approval, Prior to Ordering: Source of Stone, Written Description, and Sample Bag of Stone



COURTYARD LIGHTING (UNCHANGED FROM PRIOR APPROVAL)

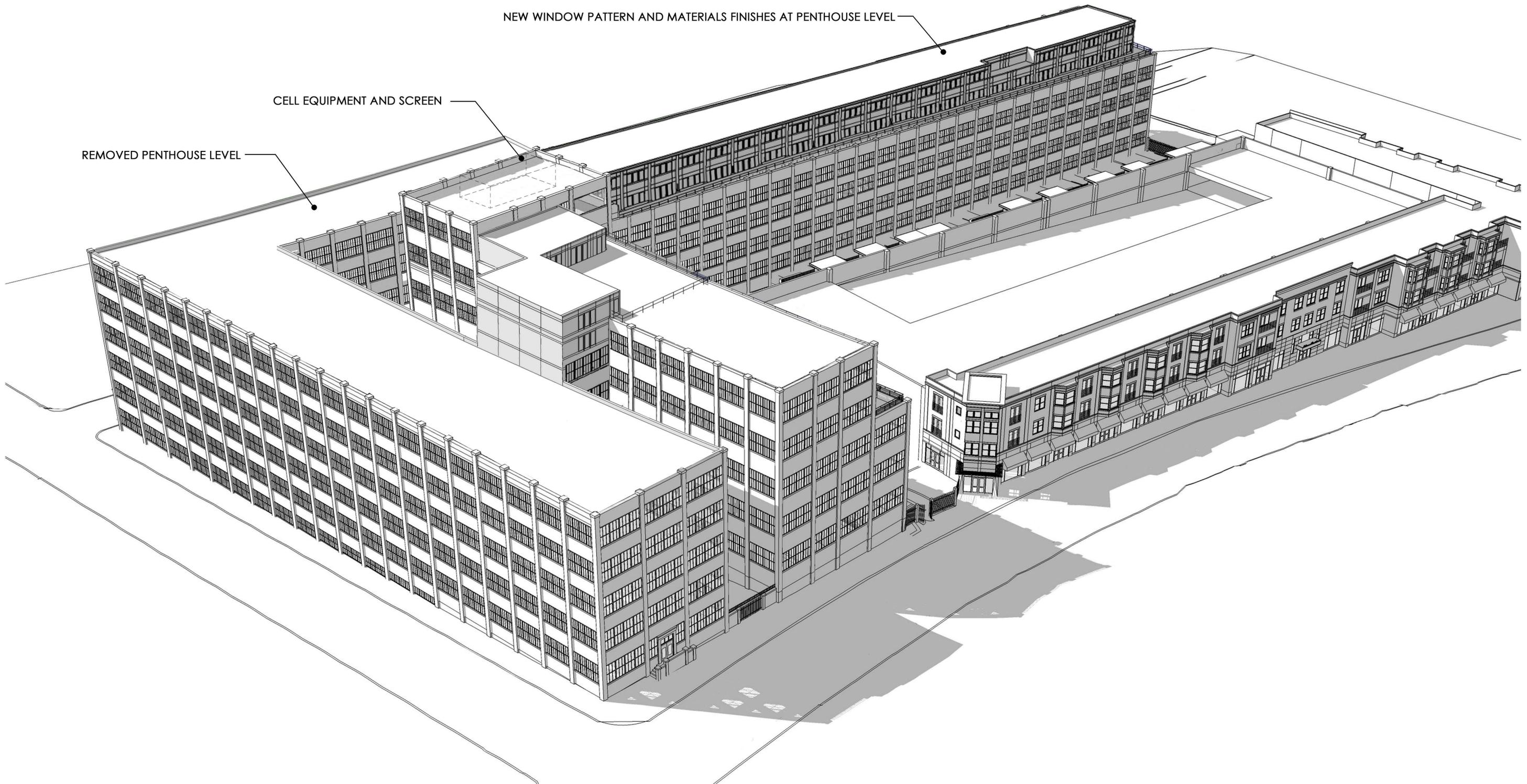
Planting Notes:

Coordinate & refer to civil engineer's Drainage Plan, Overall Utility Plan, Grading Plan and Overall Landscape Plan.

- All plant material shall meet the Standards of "American Standard for Nursery Stock" by the American Society of Nurseries (1990) or most recent edition and be of nursery grown stock.
- All plant material shall be installed in accordance with the planting practices stated in Chapter 3 of "The Maintenance" by P.P. Pirone (Fifth or most recent edition).
- The landscape contractor shall contact the owner and the design professional prior to the beginnings of planting operations and request a final inspection for acceptance at the end of guaranty period. Plants to be laid out and reviewed by design professional in field prior to planting.
- All plant material shall be guaranteed for a minimum of twelve (12) months from the day of final approval of the landscape installation by the owner and include plant maintenance.
- It shall be the contractor's responsibility to monitor the project during the guarantee and notify the owner if problems develop with the plant material. Any plant material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, and/or there is 25% of the crown dead.
- Maintenance shall include watering, weeding, cultivating, fertilizing, spraying, tightening and repairing of guys, removal and replacement of dead material, resetting settled plants to proper grades or upright position, and other necessary operations as may be required to keep the plants in a living and healthy growing condition.
- Plant material shall be provided and installed as shown on the landscape plans and associated detail sheets. Pricing shall include labor, materials, plants, equipment, incidents, guarantee and clean-up.
- Plants shall be typical of their species and variety have normal growth habits, densely foliated, well developed branches, vigorous root systems, and be free from defects and injuries.
- Design professional and owner have the right to reject and have replaced in kind and size, any plant that does not meet the form, condition, health, as outlined in these planting notes, at the contractors expense.
- The contractor shall be responsible for determining where underground utilities exist on-site. The contractor shall exercise extreme caution when excavating near these utilities.
- No plant, except groundcovers and perennials, shall be planted less than three (3) feet from existing structures or sidewalks. No plantings or structures should be located within any sanitary sewer easement or within ten (10) feet of the proposed sewer or laterals.
- All groundcovers shall be planted a minimum of twelve (12) inches from edge of walks, buildings, walls, trees, shrubs, etc.
- All injured roots shall be pruned to make clean ends before planting. After backfilling, prune all plants in accordance with standard horticultural practice to preserve natural character of the plant. The main leaders of trees must not be pruned.
- Plants shall receive a three (3) inch layer of doubled shredded hardwood bark mulch, aged a minimum of two (2) years or equal. Grouped shrub and evergreen tree areas shall be mulched as one continuous bed.
- Final seeded and sodden areas shall contain 90% fine-leaf fescue blend of red fescue, hard fescue and chewing fescue and 10% perennial ryegrass and contractor shall provide a minimum 4" layer of topsoil in all non-stabilized lawn areas.
- Planting shall be conducted under seasons which are normal for such work. At the option and the full responsibility of the contractor, planting operations may be conducted under reasonable conditions. In general, plant during the following:
 - seasons unless otherwise approved by the landscape architect.
 - Broadleaf Evergreen Trees and Shrubs: From the time frost leaves the ground until new growth is well developed (Spring)
 - Groundcover: After the danger of frost has past (Spring & Early Summer)
- Trees in leaf, evergreen and deciduous when planted shall be treated with anti-desiccant such as Wilt-Proof.
- Root balls of all plants (B&B and container) shall be adequately protected at all times from the sun and drying winds or frost.
- Before mixing planting mixture, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic plant growth.
- Planting mixture shall contain topsoil from local sources or from areas having similar soil characteristics to that found at the project site. Obtain topsoil only from naturally, well drained site where topsoil occurs in a depth of not less than four (4) inches. Do not obtain topsoil from bogs or marshes.
- Soil test reports by an independent laboratory, recognized by the State Department of Agriculture shall provide analysis, recommended amendments and rates for native and imported topsoil. The soil analysis shall state percentages of organic matter; gradation of sand, silt, and clay content; cation exchange capacity; deleterious material; pH; and mineral and plant-nutrient content of topsoil (the report shall convey the suitability of topsoil for plant growth). The soil analysis and amendment recommendation are to be furnished to the owner and project landscape architect.
- Planting mixture shall consist of native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with the following ratio of amendments:
 - Ratio of Loose Compost to Topsoil by Volume: 1:4
 - Weight of Lime per 1000 Sq. Ft.: Based on State Agricultural analysis and recommendations.
 - Weight of Iron Sulfate per 1000 Sq. Ft.: Based on State Agriculture analysis and recommendations.
 - Volume of sand Plus 10 Percent Diatomaceous earth per 1000 Sq. Ft.: 10%
 - Weight of Slow-Release Fertilizer per 1000 Sq. Ft.: Based on Agricultural analysis and recommendations.
- All tree and shrub pits shall be inspected and tested for adequate drainage. Drainage results are to be reviewed and approved by owner and design professional prior to planting.
- Plant Containers. Place a layer of gravel at least 4 inches thick in bottom of planters, cover with nonwoven fabric, and fill planter with soil mix. Place soil in lightly compacted layers to an elevation of 1 1/2 inches below top of planter, allowing natural settlement. Planter soil mix shall consist of one part topsoil, one part coarse sand, one part peat, and 3 lbs. of dolomite limestone per cubic yard of mix.
- No plant substitutions shall be permitted in regards to size, species or variety without written permission from design professional or owner.
- Site amenity details for benches and trash receptacles are shown on civil engineer's documents.
- Courtyard pole lights consist of: Del Mar #1480CA 50W metal halide luminaire with Nightsky Louver Optics, #RRPM single bracket arm, "T" 8' height tapered smooth shaft with #550 Concord base in a black finish. Luminaire, arm, shaft and base manufactured by Sternberg lighting (www.sternberglighting.com). Light pole foundation details are shown on civil engineer's documents.
- Stabilized lawn fire lane details are shown on civil engineer's documents.

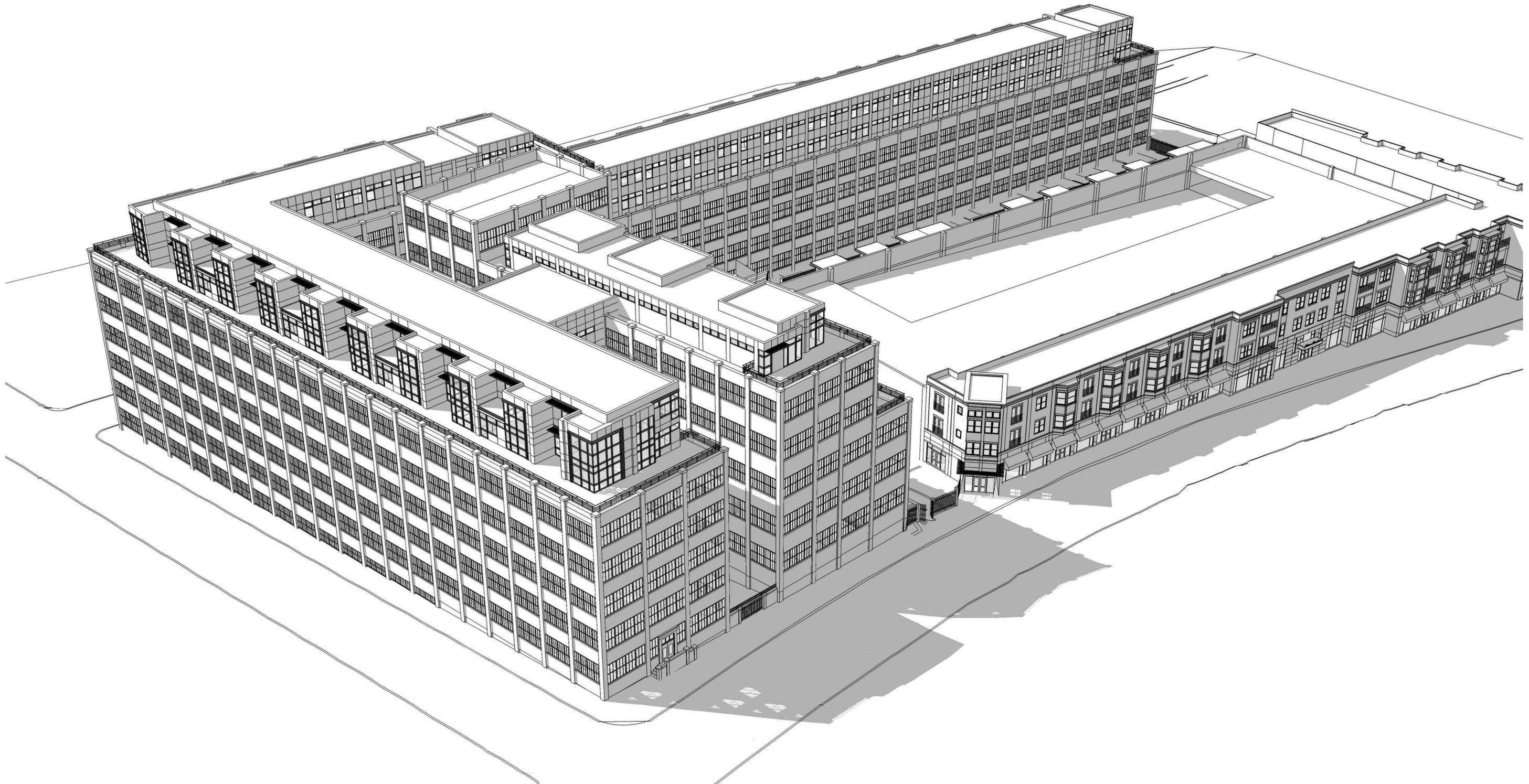
General Notes:

- It is imperative that utility companies, the owners representatives, and construction manager are notified prior to any excavation and/or construction.



EDISON SITE PERSPECTIVE

SEE SHEET 21 OF 22 DATED 07.17.07 FOR PRIOR APPROVAL



EDISON SITE PERSPECTIVE

PRIOR APPROVAL

**PRISM-GREEN
URBAN RENEWAL ASSOCIATES IV, LLC
NEW JERSEY**

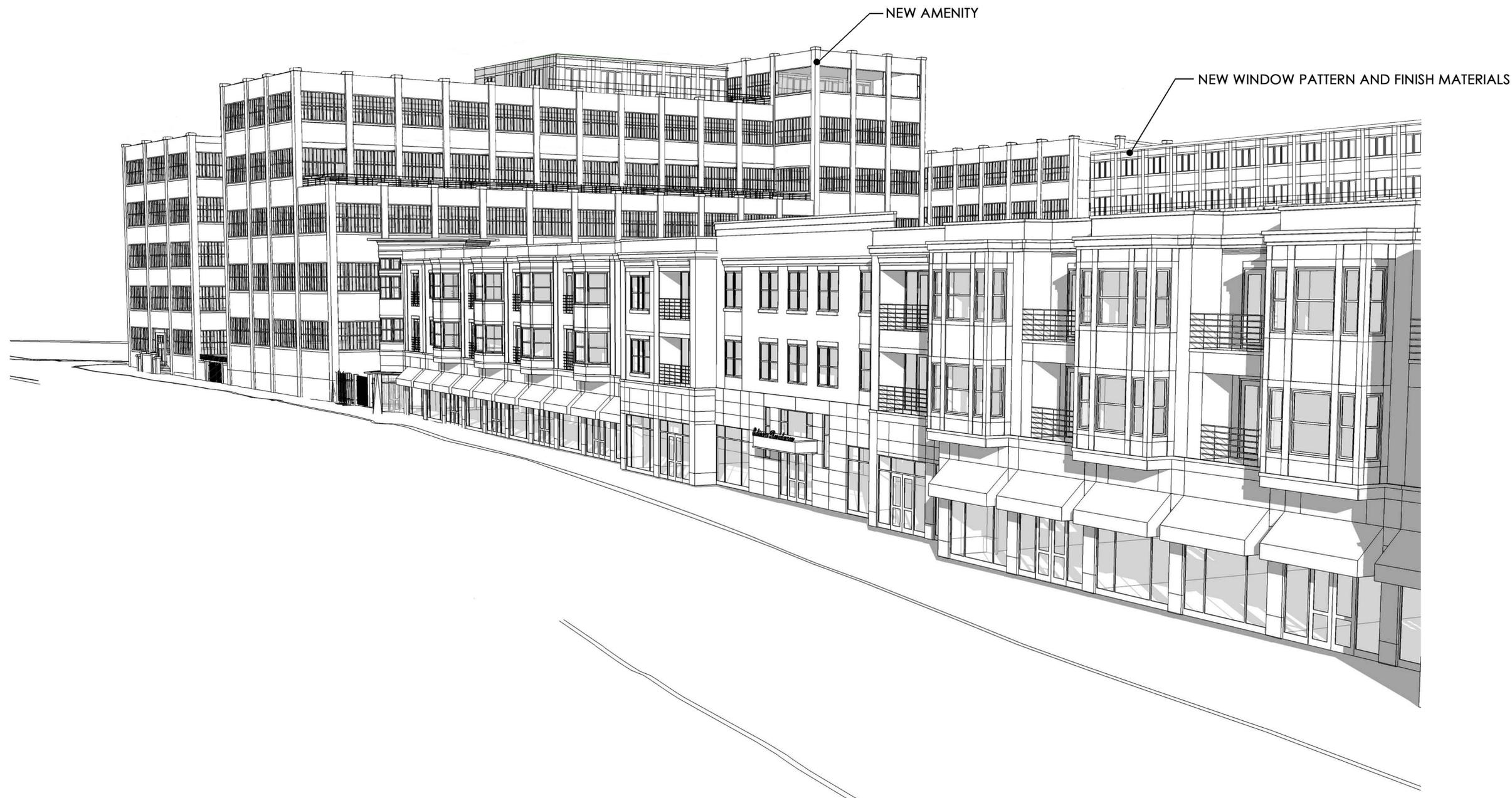
**WEST ORANGE REDEVELOPMENT
PROJECT PHASE I
WEST ORANGE, NEW JERSEY**

BARTONPARTNERS
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21 OF 22
PROJECT NUMBER:
1B.06033
DATE:
07.11.07



MAIN STREET PERSPECTIVE

SEE SHEET 22 OF 22 DATED 07.17.07 FOR PRIOR APPROVAL



MAIN STREET PERSPECTIVE

PRIOR APPROVAL

**PRISM-GREEN
URBAN RENEWAL ASSOCIATES IV, LLC
NEW JERSEY**

**WEST ORANGE REDEVELOPMENT
PROJECT PHASE I
WEST ORANGE, NEW JERSEY**

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22 OF 22
PROJECT NUMBER:
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07.11.07

Prism-Green Urban Renewal Associates IV, LLC

West Orange Redevelopment Project Phase I

May. 18, 2012

Amenity area comparison - Battery Building

	Prior Approval (listed/approx.) sf	Proposed (approx.) sf
First Floor	Multi-Purpose Room 1,320 sf	Event w/ Kitchen 1,750 sf Screening 550 sf Business 730 sf
	Tenant Storage 7,600 sf	Tenant Storage 2,000 sf Tenant Storage 1,850 sf
	Unassigned Space 1,620 sf	Pool 1,620 sf
	Lounge 1,092 sf	Lounge 1,010 sf
	Exercise / Fitness 3,024 sf	Exercise 1,600 sf
	Men's/women's Rooms 360 sf	Men's/women's Locker Rooms 1,600 sf
	Bike Room 285 sf	Bike Room 870 sf
	Office 416 sf	Reception/Office 330 sf Common Laundry Room 400 sf
Second Floor		Common Laundry Room 400 sf Tenant Storage 1,000 sf
Third Floor		Common Laundry Room 400 sf Tenant Storage 1,000 sf
Fourth Floor		Common Laundry Room 400 sf Tenant Storage 1,000 sf
Fifth Floor		Common Laundry Room 400 sf Tenant Storage 1,000 sf
Sixth Floor		Common Laundry Room 400 sf Tenant Storage 1,000 sf
Seventh	Sky Lounge (interior space) 1,575 sf	Amenity Lounge (interior space) 2,250 sf

West Orange Redevelopment Plan Project Phase I -Prior Approval								
Edison Building Units	Floor level							Subtotal
	1	2	3	4	5	6	7	
Studio 700 SF	0	1	1	1	1	1	0	5
Studio w/ Den 995 SF	1	1	1	1	0	0	0	4
1 Bedroom 797-1,030 SF	11	24	25	25	6	6	0	97
1 Bedroom w/ Den 1,012 -1,376 SF	1	3	3	3	7	7	0	24
1 bedroom w/ Loft --	0	0	0	0	0	0	0	0
2 Bedroom 1,137-1,995 SF	4	22	21	21	12	12	7	99
2 Bedroom w/ Den 1,570-1,920 SF	13	2	2	2	2	2	6	29
2 Bedroom w/ Loft --	0	0	0	0	0	0	0	0
3 Bedroom 1,800 - 1,995 SF	1	0	0	0	0	0	17	18
Subtotal	31	53	53	53	28	28	30	276

West Orange Redevelopment Plan Project Phase I -2012 Proposed								
Edison Building Units	Floor level							Subtotal
	1	2	3	4	5	6	7	
Studio 590-680 SF	2	7	7	7	1	1	0	25
Studio w/ Den 820 SF	2	2	2	2	0	0	0	8
1 Bedroom 810-825 SF	18	25	25	25	12	12	0	117
1 Bedroom w/ Den 1,000 -1,360 SF	5	10	10	10	10	10	0	55
1 bedroom w/ Loft 880 SF	0	0	0	0	9	0	0	9
2 Bedroom 1,210-1,550 SF	10	15	15	15	7	7	0	69
2 Bedroom w/ Den 1,570-1,920 SF	0	0	0	0	0	0	0	0
2 Bedroom w/ Loft 1,325 SF	0	0	0	0	11	0	0	11
3 Bedroom 1,480 SF	1	1	1	1	1	1		6
Subtotal	38	60	60	60	51	31	0	300

Residential over Retail Units	Floor level		Subtotal
	2	3	
1 Bedroom 784-929 SF	8	8	16
1 Bedroom w/ Den 1,085 -1,157 SF	3	3	6
2 Bedroom 1,006-1,310 SF	6	6	12
Subtotal	17	17	34

Residential over Retail Units	Floor level		Subtotal
	2	3	
1 Bedroom 784-929 SF	8	8	16
1 Bedroom w/ Den 1,085 -1,157 SF	3	3	6
2 Bedroom 1,006-1,310 SF	6	6	12
Subtotal	17	17	34

Townhomes Units	Floor level		Subtotal
	3 Story Townhouses		
3 Bedroom/3 Story 2,062-2,391 SF	11		11
Subtotal	11		11

Townhomes Units	Floor level		Subtotal
	3 Story Townhouses		
3 Bedroom/3 Story 2,062-2,391 SF	0		0
Subtotal	0		0

Total Unit Count for Project	321
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Total Unit Count for Project	334
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May 18, 2012

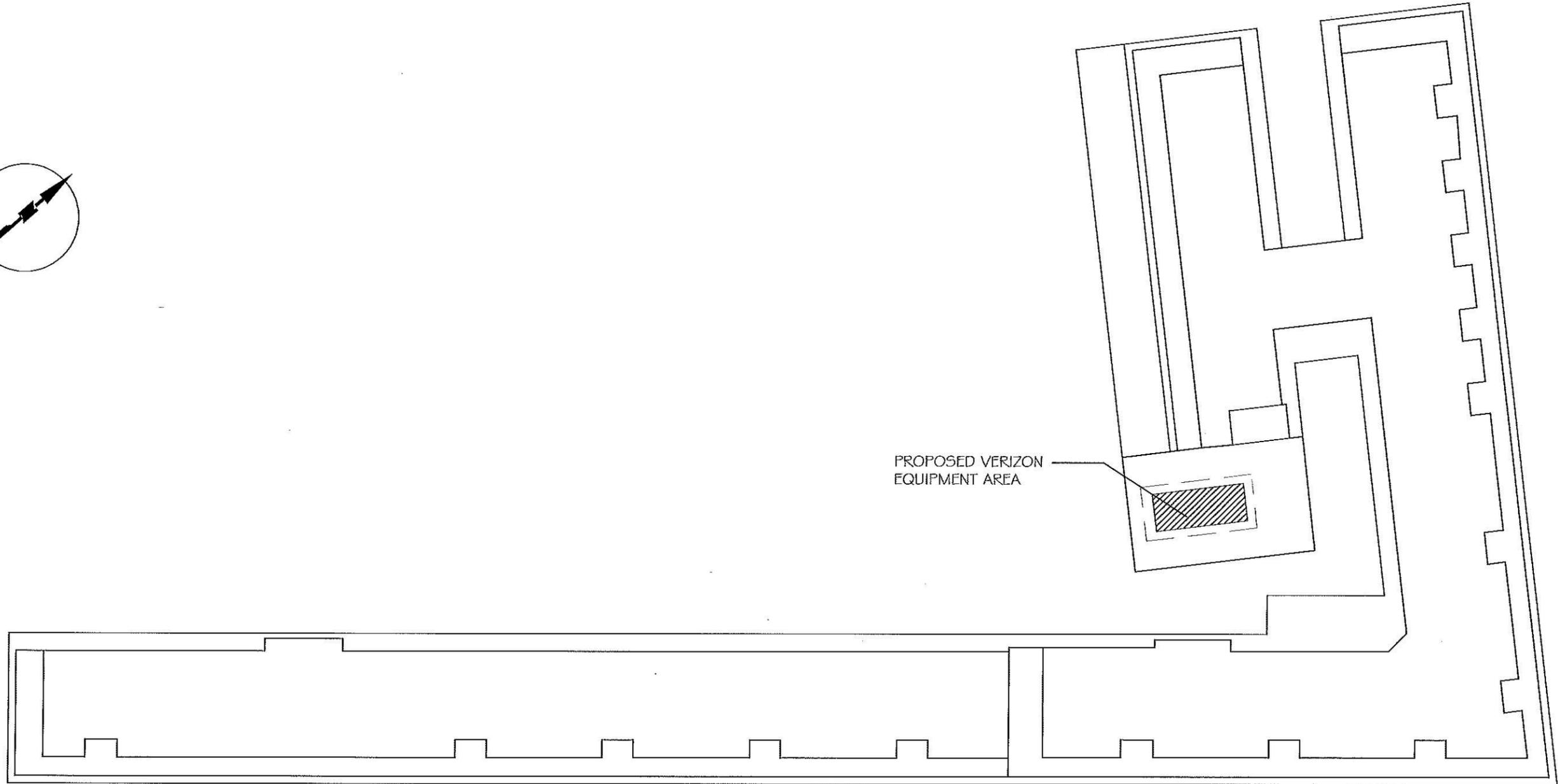
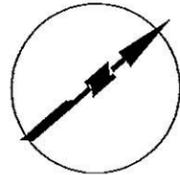
Prism-Green Urban Renewal Associates IV - West Orange Redevelopment Phase I

LEED-2009 v3 Project Goals, Potential Points and Responsibility Matrix

42	30	34	Total Project Score
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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80+ points

Submitted	Y	?	N																
						Owner	Architect	Interior Design	Landscape Architect	Civil	MEP	General Contractor	Commissioning Agent	Sustainable Consultant	Notes				
21		5		0		Sustainable Sites Possible Points 0													
C	Y			SS p1	Construction Activity Pollution Prevention														Create an erosion control plan during the design phase - EPA 2003 or local
D	1			SS c1	Site Selection					X									Not farmland, habitat, parkland, 5 feet above 100 year flood, Previously developed site
D	5			SS c2	Development Density & Community Connectivity					X									Previously developed site - 60,000 sf per acre or 10 basic services within 1/2 mile
D	1			SS c3	Brownfield Redevelopment	X													Site defined as brownfield by local, state or gov't agency or Phase II Environmental
D	6			SS c4.1	Alternative Transportation: Public Transportation Access					X									Located within 1/2 mile of train or 1/4 mile of bus stop w/ 2 routes
D	1			SS c4.2	Alternative Transportation: Bicycle Storage & Changing Rooms		X												Covered storage facilities for 15% of occupants (Res) or 5% (commercial) w/ Shower
D	3			SS c4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles		X												Provide preferred parking for 5% of total parking capacity or discount rate
D	2			SS c4.4	Alternative Transportation: Parking Capacity		X												Size parking capacity to not exceed local req's, offer carpool, alt. ideas.
C		1		SS c5.1	Site Development: Protect or Restore Habitat					X									Restore 50% of site to native or adaptive vegetation or limit disturbance
D		1		SS c5.2	Site Development: Maximize Open Space				X	X									Provide open space equal to 20% of site area, can include hardscaped roof
D		1		SS c6.1	Stormwater Design: Quantity Control					X									25% decrease in the volume of stormwater runoff from the 2 year, 24 hr. storm
D		1		SS c6.2	Stormwater Design: Quality Control					X									Plan for 80% capture of suspended solids, treats 90% of annual rainfall (Cost is \$20-100k)
C		1		SS c7.1	Heat Island Effect: Non-Roof		X												Provide 50% of parking spaces under cover
D		1		SS c7.2	Heat Island Effect: Roof		X												Vegetated roof or Solar Reflectance Index (SRI) greater than 78 for 75% of roof
D		1		SS c8	Light Pollution Reduction		X	X	X	X									Do not exceed 80% power densities for ext. or 50% for facades/landscaping
Y																			
4		6		0		Water Efficiency Possible Points 0													
D	Y			WE p1	Water Use Reduction							X							20% reduction in water (potable & waste) from baseline - 1992 EPA act
D	2	2		WE c1	Water Efficient Landscaping: Reduce by 50% or no irrigation				X										Reduce potable water consumption for irrigation by 50% or 100% from baseline
D	2	2		WE c2	Innovative Wastewater Technologies						X								Reduce potable water use for sewage by 50% thru conservation or recycling
D	2	2		WE c3	Water Use Reduction: 30, 35 or 40% Reduction		X				X								Use 30,35 or 40% less water than baseline (no irrigation) thru low flow fixtures, etc.
Y																			
0		4		31		Energy & Atmosphere Possible Points 0													
C	Y			EA p1	Fundamental Commission of the Building Energy Systems		X							X					Designate commissioning agent, document B.O.D. & Verify installation
D	Y			EA p2	Minimum Energy Performance						X								Demonstrate 10% improvement over Ashrae 90.1-2007 Energy Code
D	Y			EA p3	Fundamental Refrigerant Management						X								Zero use of CFC-based refrigerants
D			19	EA c1	Optimize Energy Performance						X								1 point for every 2% improvement over Ashrae 90.1 - 2007 after 10%
D			7	EA c2	On-Site Renewable Energy		X				X								1%=1, 3%=2, 5%=3, 7%=4, 9%=5, 11%=6, 13%=7 via solar, wind, geothermal, etc.
C		2		EA c3	Enhanced Commissioning									X					Plan review and additional testing & evaluation - Typically \$1-2/SF
D		2		EA c4	Enhanced Refrigerant Management						X								Refrigerants comply with Montreal Protocol
D		3		EA c5	Measurement & Verification						X								Develop M&V plan, simulate energy use, compare actual to estimated
C		2		EA c6	Green Power	X													2 Year contract for 35% of power from renewable resources
Y																			
7		6		1		Materials & Resources Possible Points 0													
D	Y			MR p1	Storage & Collection of Recyclables		X												Provide an easily accessible space within the building
C	2	1		MR c1.1	Building Reuse: Maintain Existing Walls, Floors & Roof		X												55%=1, 75%=2, 95%=3
C			1	MR c1.2	Building Reuse: Maintain 50% of Interior Non-Structural Elements		X												
C	1	1		MR c2	Construction Waste Management: Divert 50% or 75 % from Disposal							X							Divert 50% for 1 point or 75% for 2 points from landfill via salvage or recycle
C		2		MR c3	Materials Reuse: 5% or 10%		X												Use salvaged, refurbished or reused material for 5%/10% based on cost
C	2			MR c4	Recycled Content: 10% & 20% (post-consumer+ 1/2 pre-consumer)		X	X											10% or 20% of material is recycled content based on cost, 1/2 can be preconsumer
C	2			MR c5	Regional Materials: 10% or 20% Extracted, Processed & Manufactured Regionally		X	X											Materials extracted, harvested, recovered and manufactured within 500 miles of site for 10% or 20% based on cost
C		1		MR c6	Rapidly Renewable Materials		X	X											2.5% of products based on cost from plants harvested in less than 10 years
C		1		MR c7	Certified Wood		X	X											50% of permanent wood materials certified as FSC
Y																			
6		7		2		Indoor Environmental Quality Possible Points 0													
D	Y			EQ p1	Minimum IAQ Performance		X												Comply with ASHRAE 62.1-2004
D	Y			EQ p2	Environmental Tobacco Smoke (ETS) Control		X												No smoking in common areas, none within 25 ft. of entry, limit transfer from unit to unit via door seals and pressurization
D			1	EQ c1	Outdoor Air Delivery Monitoring						X								Permanent monitoring of Carbon Dioxide, alarm when 10% from setpoint-ASHRAE 2007
D			1	EQ c2	Increased Ventilation						X								Increase breathing zone outdoor air ventilation by 30%
C		1		EQ c3.1	Construction IAQ Management Plan: During Construction							X							Develop an Indoor Air Quality Management plan, filters, protect materials, etc.
C		1		EQ c3.2	Construction IAQ Management Plan: Before Occupancy							X							Flush out for 2 weeks after completion or test air quality
C		1		EQ c4.1	Low-Emitting Materials: Adhesives & Sealants		X												All interior sealants to meet minimum req's, PVC, caulk, etc.
C		1		EQ c4.2	Low-Emitting Materials: Paints and Coatings		X	X											All Paint meets Green Seal Standards GS-11, 1993 for interior
C		1		EQ c4.3	Low-Emitting Materials: Carpet Systems		X	X											Carpet meets Carpet and Rug institutes Green Label Program
C		1		EQ c4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products		X	X											No added urea-formaldehyde
D		1		EQ c5	Indoor Chemical & Pollutant Source Control		X												Provide permanent entryway systems at all main entrances - 6'-0" Min. length
D		1		EQ c6.1	Controllability of Systems: Lighting		X				X								Provide individual control for 90% of building occupants
D		1		EQ c6.2	Controllability of Systems: Thermal Comfort		X				X								Provide individual control for 50% of building occupants
D		1		EQ c7.1	Thermal Comfort: Design		X				X								Provide building envelope that meets Ashrae Standard 55-2004
D		1		EQ c7.2	Thermal Comfort: Verification	X													Survey occupants after 18 months and agree to changes if 20% dissatisfied
D		1		EQ c8.1	Daylight & Views: Daylight 75% of Spaces		X												2% glazing in 75% of regular occupied spaces
D		1		EQ c8.2	Daylight & Views: Views for 90% of Spaces		X												Direct line of sight from 2'-6"-7'-6" A.F.F. for 90% of floor area
Y																			
4		2		0		Innovation & Design Process Possible Points 0													
D	3	2		ID c1.1.4	Innovation in Design:		X												
D	1			ID c2	LEED™ Accredited Professional		X												One member of team is LEED Accredited
0		0		4		Regional Priority Possible Points 0													
D			4	RP c1	Regional Priority		X												



EDISON BUILDING ROOF PLAN
SCALE: N.T.S.

CELL EQUIPMENT UNCHANGED