

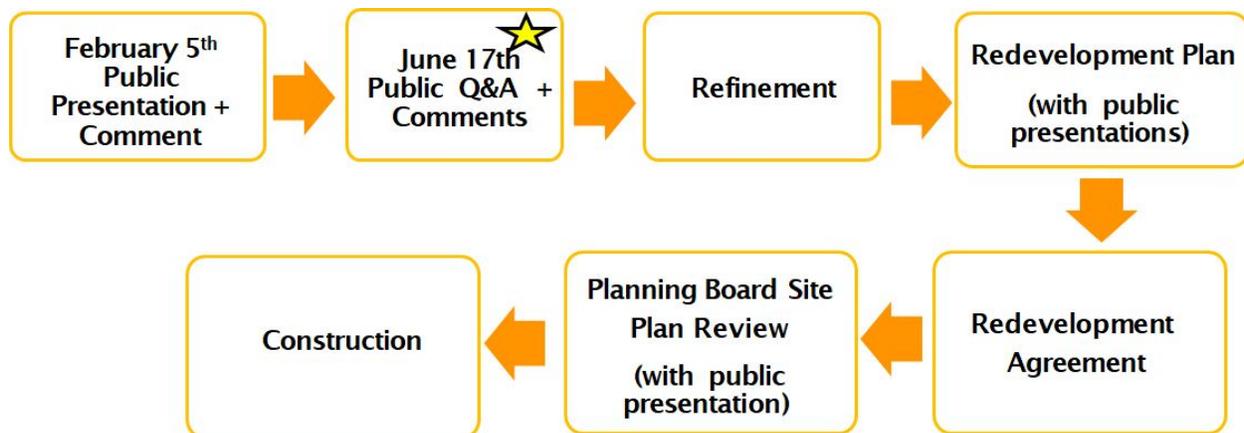


270 & 299 Irvington Avenue Community Meeting

Submitted Questions & Answers

On June 17, 2020, we held our second community meeting regarding the proposed development of 270 & 299 Irvington Avenue. Documentation for the prior meeting can be found on the South Orange Village website. This meeting goes over questions submitted in advance by the community members and then moves to an open Q&A period. It is important to note that these meetings are not statutory but were requested by Trustees Summer Jones and Bob Zuckerman as they represent the Seton Village Irvington Avenue Corridor committee. Many of these questions are not available as the Developers are working on them for submission. Please defer to the website for a full video of the June 17, 2020 meeting and presentation.

Where We Are



Overall Benefit of this Project

1. How does this development benefit the immediate residential (not business) community?
 - a. High quality architecture and landscaping will greatly improve existing conditions, and set higher quality standards for the surrounding corridor. The development will provide the immediate residential community with easy access to retail businesses and streetscape space for the public with an improved sidewalk and other site improvements such as landscaping and lighting. This project would also contribute to the community's affordable housing goals.
 - b. After 2 failed projects from different developers, this particular project integrates all of the concerns that the community had on past projects including but not limited to:
 - i. Density - this has less units (40 or so acres per unit) than past proposals
 - ii. Surface Parking - Eliminates this and moves parking underground.

- iii. Keep the greenery, add larger sidewalks and additional lighting
- iv. Minimize the look and feel of the project in the front so it blends into the surrounding neighborhood.

Questions Submitted through the Town Surveys

Aesthetics - Look & Feel

1. What does the plan for maintenance on the exterior and interior look like?
 - a. We are currently ahead of the process but there will be a maintenance plan submitted to the planning board for both the interior and exterior of the development.
2. I would like more details on what the retail spaces would look like.
 - a. We would not have this detail until the retail spaces are rented.
3. Why does the property at the corner of Fairview and Irvington have to be a part of the plans--seems odd.
 - a. The addition of 299 to the project was one that helps to create a double loaded corridor from the street. It also helps the developer achieve the 20% number for inclusionary housing as well.
4. How much greenery will be incorporated?
 - a. The image identifies the building strategy to create three different zones - the street, the middle of the plaza and the garden space. The garden space will not only keep the neighborhood safe but it will help to maintain visual quality behind the green screen.
 - b. Based on the community feedback after the February 5th meeting, there is more buffer between the edges of the property in the backyards of neighboring houses.



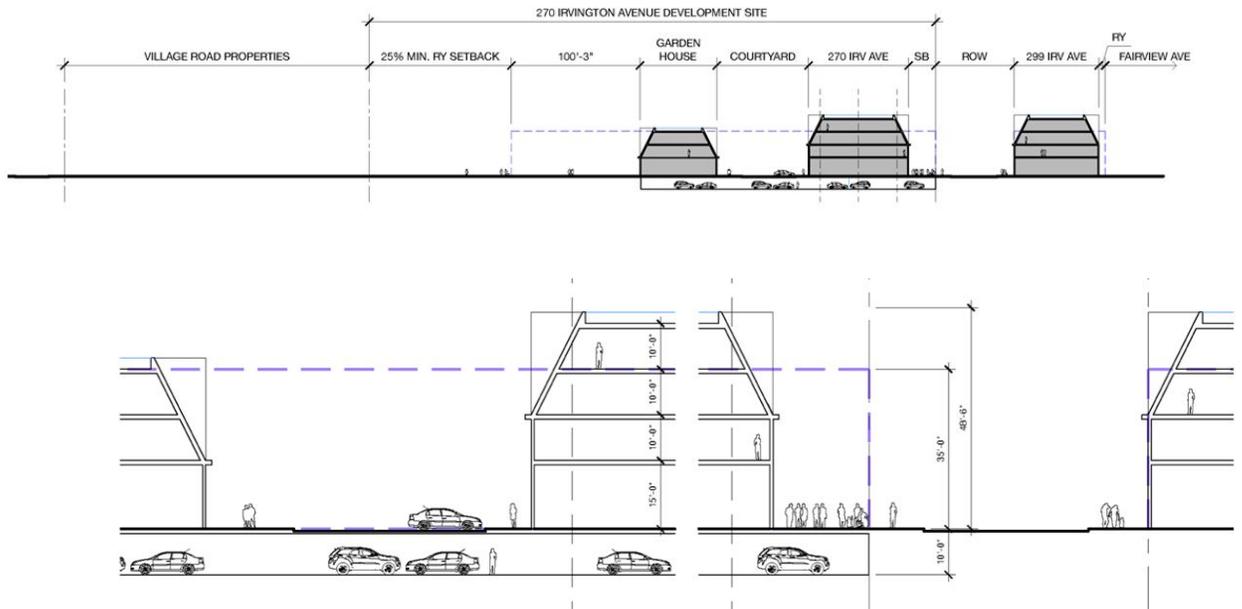
This Two Bar Site Strategy creates gracious addresses for all tenants and clearly defines three distinct places to be: 1. Frontage on Irvington Avenue is setback to create opportunities for spill out retail and amenities with sidewalk seating and vitality.

2. The Courtyard created between the buildings is a great shared address, that is more private than the commercial addresses expected on Irvington Avenue. The shared space can serve many outdoor event needs in addition to the 13 surface and ADA parking spaces shown above.

3. West of the Garden House, an open space is being created that is approximately 3/4 of an acre. It is envisioned that the open space amenity will serve residents of neighboring properties on the block as well as tenants and patrons of the development. Gramercy park access model is being looked at for the development of the idea.

5. How tall will the front of the building be? How will the differences in height between the proposed construction & the current height of homes and businesses in the community be affected? Will current homes and businesses be overpowered and/or overshadowed by a uniquely larger & taller project?

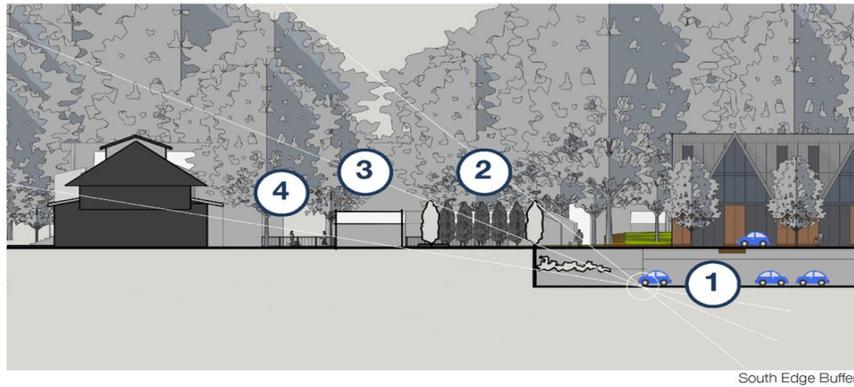
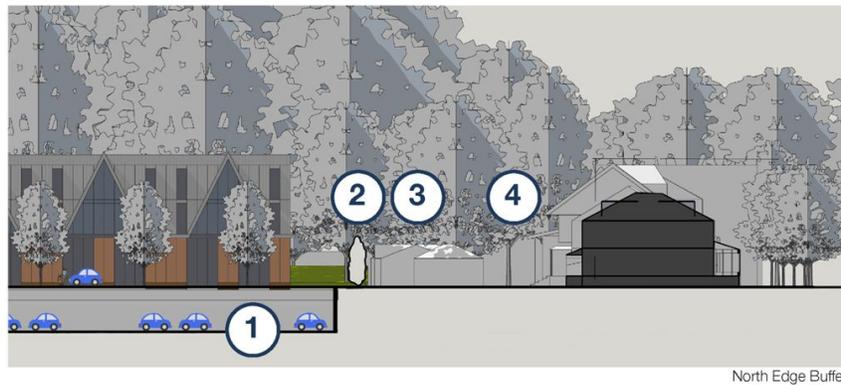
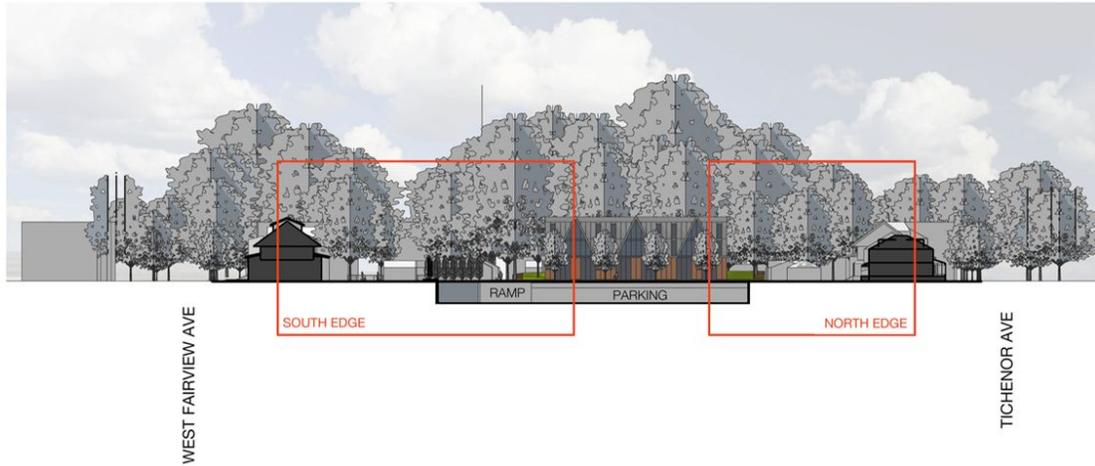
- a. We heard up front that height here was an issue. So our first task was really to come up with a building strategy and a massing strategy that helped reduce the impression of height. They're great historic examples, like the ones you see on the screen of buildings with the mansard roof with the mansard roof allows you to do is occupy those spaces of the roof so the height of the building that's in the roof is not lost just the pitch, and run off but it's also program space.



6. Is the design aesthetic pleasing and complement the style and era of the surrounding homes?
 - a. The pleasing part of that is certainly hard to address, given how subjective the question may be. We've certainly tried to study a number of different approaches, one that was really abstract and modern in the upper left, two that were very modular on the right hand side of the screen, and then one that starts to bring in a traditional language of pitch rooms that are more village-like in the lower left.



7. What will be the visual and noise impact on homes along West Fairview and Tichenor that directly border the proposed property?
 - a. Based on community feedback at the development committee, we took this issue to heart and did a couple of studies. What you'll see in the following two slides or zooms in on those two red boxes, we looked at the south edge that faces West Fairview and the north edge that faces Tichenor. What you see is a section here cut through the space between the garden building in the back and Irvington Avenue building. It's a series of layers that separate the cars from the adjacent residents. The first move is that the cars are below ground. Second is that we're building a good buffer and have every intention of doing a good Plaza like landscape in between buildings. The third which is an existing conditioner, the accessory structures and most of the homes back here Arts in those areas, and the fourth is the landscape that surrounds



Understanding Process

1. What if the developer changes the plans?
 - a. Project must comply with the Redevelopment Plan that will be reviewed and approved by the BoT as well as the Planning Board. When a site plan is presented to the Planning Board, any minor deviations from the plan must be requested and approved, in public hearings. Any major deviations from the plans (ie increase in units, increase in height,

substance of plans, etc) would not be able to be granted by the PB and the plan would have to be revised to comply, or seek another route outside of Redevelopment (ie no benefits of using the tool of redevelopment, etc.) Any changes to the plans after an approval would require an amended site plan and new approval from the Planning Board. Again, any substantial changes would invalidate the approval and the RDP agreement.

2. Will we be able to see a draft proposal of the redevelopment plan for review in advance or brought up at the BOT meeting for an initial vote?
 - a. The typical process is : 1st reading/ introduction at BOT (no public comment but public review allowed), consistency review at the Planning Board (public review), then 2nd reading/public hearing at the BOT (public comment, public questions). If changes need to be made to the RDP based on the comments/questions at the 2nd reading, it will begin back at 1st reading at BOT for a new introduction of revised plan.

Affordable Housing & Renters

1. How will the low-income housing be integrated into the building?
 - a. After listening to the public opinion of the community at the February 5th meeting, they have changed thinking and will mix the affordable housing across the two buildings.
2. What are the number of units planned? What are the sizes of the apartments?
 - a. 60 in total (48 in 270 Irvington Avenue and 12 in 299 Irvington Avenue)
 - b. Affordable Housing must adhere to UHAC requirements to ensure that certain standards are met.
 - i. Estimated sizes are 750 sq. ft. (1 bedroom); 1,000 sq. ft. (2 bedrooms); 1,300 sq. ft. (3 bedrooms)
3. Who are the target renters for this development? If students are the primary renters, how does that impact the surrounding residential properties?
 - a. A target demographic has not been determined but it could be for people that are downsizing, graduate students, families or couples. The affordable housing units would meet a specific UHAC criteria.
4. What will average rents be like? Residential and Commercial.
 - a. Rates have not been decided yet but it will be competitive with the current market rates

Schools

1. How many more students can our school system support with the amount of development happening in South Orange?
 - a. There is an assumption that any of these new developments will bring a lot of school aged children. However, our numbers for state and regional reports will prove undoubtably that there are limited school aged children that come into market rate apartments. In fact, in South Orange, we had a vision study that was done roughly 10 years ago that calculated one for every one school aged child for every 38 units that were built.
2. How much more can our school system support without adding funding?
 - a. Ninety (90) percent of revenue in South Orange comes from single family homes that we are disproportionately slanted towards single family homes bearing the greatest burden of

our municipal and school budget. So by adding commercial radials into the mix, that really helps us to stabilize taxes and limit increases on taxes, certainly not reduce taxes, but it helps us especially with our capital projects, and things moving forward in that nature. So in this particular instance, the developer would be paying 20% of ad valorem taxes in year 140 6080, up to 100% at 100 percent it's full ad valorem taxes, split between the school, the county and the municipality.

Parking

1. Fairview Avenue currently has parking restrictions due especially to Seton Hall which work well for the residents. Would they be altered?
 - a. At this current time, parking restrictions will not be altered.
2. Will there be a walking path from underground parking to commercial spaces?
 - a. Each area has a stair to exist the parking structure. There is a likelihood that there will be direct access from underground parking into the garden house.

Traffic

It is important to note that we are very much ahead of the process so as traffic impact study has not been undertaken, the following questions cannot be answered at the June 17, 2020 meeting. They were shared with the developer on the project.

1. Has a traffic impact study been undertaken and when will it be published?
2. What traffic pattern changes are going to be put in place to anticipate the increased level of cars in the area?
3. How will traffic be impacted on streets both parallel and perpendicular to Irvington Ave entrance to the complex?
4. How well will the entrance traffic, specifically for 270-274, and even 299, fit into the current intersection? Will cars back up into Fairview Avenue and surrounding streets? Is a traffic light being considered at the Fairview Avenue/Irvington Avenue entrance point being considered?
5. How will traffic, both to Irvington Ave & surrounding streets, be affected by the number of automobiles this development will accommodate ?
6. What safeguards are there for pedestrians in the light of a proposed large scale increase of traffic?
7. Any chance the town could install speed bumps on surrounding streets as part of the deal?
 - a. This could be evaluated with a traffic study and in conjunction with the findings of the Master Plan Mobility Element.

Retail

1. How would you get quality retail?
 - a. Many people think of retail as only goods, merchandise, shoes, apparel, but the definition of retail has expanded quite a bit in the last number of years. Quality retail is attracted to quality spaces - the high quality architecture proposed will attract the market. This would also be the first newer spaces in town which will attract companies.
2. Given the relatively large amount of existing retail space and defined areas for retail in SO, is building ground floor retail here a good idea?

- a. A wide range of community commercial uses other than just retail will be permitted in the redevelopment zone (similar to range provided in B-1): limited retail, community events spaces, eating establishments (cafes..), public/cultural and educational spaces, Paint and Sip Studio, Realtor Office, etc.

Environmental Impact

1. What environmental efforts will be made to make sure that the building has a lower carbon footprint?
 - a. The biggest concerns to date have been how to layout circulation to the project and how to get the massing right. As we move from concept to schematic design we will begin to identify opportunities.
2. Is there an environmental impact study?
 - a. It is important to note that we are very much ahead of the process so this has not been done as of yet. One it is complete it would be submitted to the planning board.
 - b. Our Village Engineer, Sal Renda, was able to provide detail of the process: The developer environmental investigation of the site prior to any work being performed to determine if there were any issues. The prior records for the site should show if there were underground oil tanks, or perhaps illegal material storage or dumping on the site. If it is determined that there was a leaking oil tank, or hazardous waste stored on site, then the Developer will need to go through the NJDEP to inspect before and after the site is cleaned up.

Infrastructure & Maintenance

It is important to note that we are very much ahead of the process. Our Village Engineer, Sal Renda, was able to tell us what happens with the process.

1. Have we looked into Sewer, Water and Electric? Plan for Sewer, Water & Maintenance. Should we be concerned?
 - a. **Sewer:** The connection would likely be on Irvington Avenue. The developers Engineer will need to confirm that the existing line in the street can handle the additional flows. If the existing sewer line on Irvington Avenue cannot handle the additional capacity, then the developer would typically be responsible for the improvements necessary to increase the capacity. Also, they will need to confirm with the Joint Meeting that the Village can add additional flows to their system.
 - b. **Water:** The developer's Engineer will need to provide the required water demand for both domestic service and fire protection. The information will be provided to NJAW to see if they can meet the demand. If the existing water line in the street is capable of providing the required amount then they can just connect to it. If the system cannot meet the demand then a detailed analysis of the system must be performed in order to determine how the system will need to be upgraded in order to deliver the required amount of water.
 - c. **Electric:** The developer will need to coordinate that with PSE&G. There will likely be a need to add additional poles and transformers added to the area to provide service.
2. Will maintenance of current properties along Irvington Avenue be addressed?

- a. This has been noted and will be part of future discussions.
- 3. Can the gas station be removed?
 - a. No. The gas station is not selling their property.

Zoning

- 1. Since it is a multi zone site will there be any zoning changes?
 - a. It will be zoned as a redevelopment area and not as 4 separate zones, with new bulk and use requirements specific to this new zone.
- 2. Would the zoning on Fairview Avenue and surrounding areas be affected? There is no zoning information given for anything north of Irvington Avenue on the maps.
 - a. Per statewide property discrimination laws, you may not require or prohibit either rental or owner-occupied properties. No zoning changes are included outside of the scope of this new zone. Some minor zoning changes may occur in the future related to findings of the Master Plan (generally, more zoning flexibility.)

Questions Submitted Via WebEx or Facebook Live - More detailed information found on Facebook Live video (Min. 50:42) or WebEx Recording. (Synopsis Below)

- 1. Would you require strict sustainability measures via a certification program like LEED, Energy Star, Enterprise Green Communities? There are incentives available through NJ clean energy. The connection between human health and buildings is also of utmost importance, especially now. (Via Facebook)
 - a. Right now, the biggest issues that have been focused on were massing and circulations.
 - b. For this project, we tried to design it on the smallest footprint as possible. Material selection is a big deal, insulation of building and etc. Also, has green space to help with stormwater issues.
- 2. Are there safety measures proposed for the drive ramp backing up to residents backyards? Also, does the plan show garbage dumpsters backing up to residential properties?
 - a. From the site design standpoint there's certainly enough room at the ground floor on this site and in between buildings to allow for good, safe traffic turning movements. Safety measures for ramp are part of building code which will be reviewed shortly.
 - b. Plans for garbage would be integrated into the building and site as much as possible due to the impact of the community.
- 3. Can we have more specifics about the projects Vantage Construction has done? His web site appears to be single family residential properties.
 - a. Vantage Construction has done other spaces besides single family residences. The lawyer representing the Developer/Owner will provide a list.
- 4. Adding more brick & mortar retail seems very risky given secular pressures on these types of businesses and more capacity coming online downtown.
 - a. This is the first brand new retail that would be coming on the market so we expect that it will market well.
- 5. Is there a developer in mind for this project? Does this developer have track record/experience with similar projects in size and scope?

- a. The owner of the properties - Syed Has been involved in South Orange, Millburn and other surrounding projects.
6. For 299 Irvington, why are all affordable housing units on what is a very small site? How can this small site house all these people adequately?
 - a. This has been changed since the February meeting. Both projects are inclusionary developments.
7. When will the redevelopment plan be introduced before the Board of Trustees?
 - a. There is a lot of work which includes incorporating feedback from the public. We are estimating 2 months before a draft is created and circulated.
8. What is the construction start and end-date?
 - a. General development process requires a redevelopment plan to be introduced. Estimated Spring 2021 for any type of construction assuming the project goes forward without any delays.
9. Are there renderings for the pedestrian parking deck entrance way on Tichenor Ave?
 - a. There is no vehicular entrance on Tichenor but aligns with Fairview Ave. The goal is to make the entrance to the parking deck smaller than the accessory structures.
10. Will MAPSO residents be prioritized for affordable housing?
 - a. Unfortunately, no. The Fair Housing Act wants to ensure that municipalities are fair and do not aim for exclusionary housing so the lottery is opened to everyone.