

John McDonough Associates, LLC

Land Use Planning · Landscape Architecture

MEMORANDUM

To: East Orange Planning Board Commissioners

From: John McDonough, LA, PP, AICP

Date: January 17, 2022

Re: **PB-751-20 ~ 89 North Arlington, LLC**
89 North Arlington Avenue
Block 360 Lot 1

This application was heard by the Planning Board on March 3, 2021, at which time the applicant presented its architect and engineer. The case was carried so the applicant could explore expanding parking capacity.

The applicant has submitted revised plans dated October 19, 2021, which expand onsite parking capacity from 12 spaces previously proposed to 21 spaces now proposed. We offer the following comments.

1. Our original report is dated March 1, 2021, and the comments therein remain applicable, except that the parking capacity has increased. A copy of the original report is attached for reference.
2. The plan proposes a mechanical lift system to increase parking capacity. Nine (9) parking spaces will be fitted with a lift system such that one car can stack over another, to double capacity.
3. The applicant should explain how the system will operate and function, and whether stacked spaces will be assigned to a single unit or separate units, and how shunting and maneuvering will work.
4. The applicant has provided details of the lift system inclusive of the platforms, anchorage, loading, power, hydraulics, and the like. The applicant should address the safety aspects of the system.
5. It appears that the retrofit for mechanical parking does not change any aspect of the building or site design, particularly the building height. The applicant should confirm.
6. Automated parking is permitted with site plan approval, pursuant to Section 5.12.h. of the redevelopment plan. The only parking relief is for parking supply (21 provided, 30 required).
7. The applicant should address whether it intends to provide electric vehicle charging stations or “make ready” spaces pursuant to the Model Statewide Electric Vehicle Ordinance published by the DCA on September 1, 2021. Such spaces carry a 2-for-1 parking credit, to further increase capacity.
8. The application requires additional relief as listed in the original report. In most cases the relief represents an improvement over that which existing at the time of the 2017 approval and prior to the building collapse.