



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

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TO: Zoning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planning Director

DATE: June 7, 2022 – *revised August 3, 2022*

RE: **ZB-22-06/Weinberg**
Block: 175.14; Lot: 10; Zone: R-5
17 Cleveland Terrace
Seeking “c” variances for new driveway and related improvements

The applicant has made some modifications to the proposed plans. This memorandum supplements my original review memorandum dated June 7, 2022. New information is denoted in **bold**, deletions are shown in ~~striketrough~~.

INTRODUCTION/LAND USE

The applicant is requesting approval for variances to permit the construction of a new driveway and related improvements in the front yard, as well as retaining walls in the side and rear yards. The subject property is trapezoidal, with 100 feet of frontage and depth of 179 feet 187 feet, and lot area of 18,308 square feet (0.42 acres). Site photographs taken on June 1, 2022 are attached.

The surrounding area is primarily developed with single-family residences. There are also some vacant lots as well as undeveloped lands of Crestmont Country Club in the vicinity.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Survey of Property	Jeffrey S. Grunn, P.L.S.	7/29/20



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VARIANCES REQUIRED

SECTION/REQUIREMENT	PERMITTED /REQUIRED	EXISTING	PROPOSED
25-7.1 Maximum lot coverage*	45%	65.4%	112.2%
25-8.4a Solid fence or wall location	Not permitted in front yard	Not provided	Front yard
25-8.4b Maximum fence or wall height in side or rear yards	6 feet	Not provided	8 feet
25-12.4.b.2 Maximum portion of required front, side or rear yard used as a parking area	30%	17%	58%
25-28.8b Maximum disturbed area	10 to 14.99%: 60%, 15 to 19.99%: 40%, 20 to 24.99%: 20%, 25% or greater: 0%	Not provided	10 to 14.99%: 75.06%, 15 to 19.99%: 86%, 20 to 24.99%: 75.3%, 25% or greater: 77.5%
25-28.8c Disturbance of slopes 25% or more	Prohibited	Not provided	Proposed
25-28.8f.11 Maximum retaining wall height	4 feet	Not provided	8.5 feet

*based on effective lot area per Section 25-28.8d

DISCUSSION/RECOMMENDATIONS

The applicant is requesting approval of variances listed above. The dwelling is currently being renovated and expanded. No variances are required for the expanded dwelling, which includes additions to the front and rear. There is currently a driveway providing access to the garage, which is located at the north end of the front façade. The proposal is to construct a new driveway that crosses the front yard to access the garage and connects to the street at the southern end of the lot. Retaining walls are proposed on both sides of the driveway, with heights of up to 8.5 feet.

Two drywells are proposed beneath and next to the driveway, mostly on the subject property, but also partly in the Cleveland Terrace right-of-way.



The driveway is proposed to be 17 feet wide where it is parallel to the street, but widens to nearly 30 feet on the portion closest to the house.

The applicant's engineer ~~previously had~~ **has not** provided the effective lot area for the subject property. This figure ~~now has been~~ **must be** provided in order to determine the proposed building and impervious coverage, which pursuant to Section 25-28.8d are computed on the effective lot area. **The effective lot area is 5,144 square feet, which results in a variance for lot coverage as listed in the table above. The building coverage based on effective lot area, 49.1%, exceeds the maximum permitted of 35%, but it is not being changed by the application.**

The applicant's engineer ~~should~~ **has also provided additional information** to address the application's compliance with the Township's Tree Protection and Removal Ordinance (Section 25-27 of the Land Use Regulations Ordinance). ~~as it appears one or more~~ **Based on the amended plans, four trees may need to be removed** to enable construction of the proposed driveway. **These are in addition to one dead tree, and ten other trees in the front yard listed as "previously removed" on the plans. In the rear yard, 12 trees are proposed to be removed, in addition to 11 trees that were previously removed and five dead trees.**

Eight trees are proposed to remain on the property. In addition, eight cypress trees are shown along the south side property line on the engineering plans, as well as on the property survey from July 2020. No other replacement trees are proposed on the plans. Testimony should be provided regarding the prior and proposed removal of trees, and whether any replacement trees are proposed.





