



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: August 31, 2022

RE: **ZB-22-06/Weinberg**
Block: 175.14; Lot: 10; Zone: R-5
17 Cleveland Terrace
Post-approval Compliance Review

The above applicant received conditional approval from the Zoning Board at its August 18, 2022 meeting 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.

An issue raised in my August 3, 2022 updated review memorandum and discussed at the August 18, 2022 hearing on the application was to clarify the removal of existing trees and to provide more information regarding provision of replacement trees and other landscaping. One condition of approval was the submission of a landscape plan. This memorandum summarizes my review of the August 30, 2022 landscaping plan submitted by the applicant's engineer.

A total of 17 trees are proposed to be removed as part of this application. These include five trees in the front yard to enable construction of the proposed driveway and 12 trees in the rear yard. 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 and the property survey. A total of 20 Leland Cypress trees with a planting height of 9 to 10 feet are now proposed in this location.

Additional proposed trees include:

- One Northern Catalpa, location not specified



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- Five Red Sunset Maples in the rear yard on the regraded slope to the north of the sport court
- Three Northern Red Oaks also in the rear yard on the regraded slope to the north of the sport court

It is noted there appears to be an unlabeled new tree proposed in the rear yard on the regraded slope to the north of the sport court. The applicant should confirm whether this is location of the proposed Northern Catalpa tree.

A total of 226 other shrubs and grasses are proposed throughout the property. Of these, 88 are proposed in the front yard, 15 are proposed along the south side wall of the dwelling and the remainder are proposed throughout the rear yard.

The proposed landscaping provides for a substantial screen along the south property line and adequate screening on the north side of the property, as well as ornamental shrubbery throughout the lot, including along most of the retaining walls.

The landscape plan also provides approximately 3,600 feet of slope stabilization fabric in the largest open regraded area and other sections of the rear yard, which addresses concerns regarding erosion in these areas.

Subject to the applicant confirming the location of the Northern Catalpa tree noted above, the applicant's landscaping plan is satisfactory.

