

APPLICANT: Jose Flores
PROPERTY: 156 Main Street
Block 89, Lot 21

WRITTEN PROPOSAL

The within Application involves a request for Preliminary and Final Major Site Plan and Variance Approvals in connection with the property located at 156 Main Street, more formally identified as Block 89, Lot 21 on the Tax Map of the Township of West Orange (hereinafter the "Property"). The Property is located in the B-1 (Retail Business) Zone ("B-1 Zone"). The Property is currently vacant.

The Applicant proposes to construct a two and half-story two-family residential dwelling. The Application requires "C" variances for side yard setbacks. The B-1 Zone requires 8 ft + 10 ft setbacks, where the Applicant is proposing 3.1 ft for both side yards (6.2 ft total). The Property also has two pre-existing nonconformities for minimum lot area and minimum lot width. Neither the lot area, nor the lot width will be modified or otherwise exacerbated by the improvements proposed in this Application.

Professional engineering testimony will be offered at the hearing in support of the bulk variance and shall demonstrate that the variance requested advances the purposes of the Municipal Land Use Law and can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Township's Master Plan and Zoning Ordinance. For these reasons, the Applicant respectfully requests the variance sought be granted.