



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

ROBERT D. PARISI
Mayor

Tel: (973) 325-4110
Fax: (973) 325-6359
Email: planning@westorange.org

TO: Applicant
Zoning Official
Zoning Board of Adjustment
Zoning Board of Adjustment Engineer

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

DATE: October 12, 2022

RE: **ZB-22-09 / 89 Ashland Avenue, LLC**
Block: 61; Lots: 44 & 45; Zone: I
87 and 89 Ashland Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting on October 11, 2022. At this meeting, the SPRAB reviewed the above application with the applicant's principal, attorney, engineer and architect. The applicant is proposing to construct a three-story addition to a six-unit multifamily residential building. The proposal would include two new dwelling units and upgrades to the parking area.

The following site plan and design issues were discussed at this meeting:

- Vehicular circulation and parking: Questions were raised regarding the driveway width, which is 20 feet for two-way traffic; whether an electric vehicle parking space is required and/or will be provided; the number of existing parking spaces; and whether the dimensions of the van accessible ADA space are compliant. Requests were made to provide turning templates and an inventory of on-street parking in the vicinity, and to consider providing signage for exiting vehicles that Ashland Avenue is a one-way street.
- Architectural plans: It was noted the rear door on the addition is not shown on the building elevations and the side elevation does not match the floor plans for the window



well. The applicant was asked whether the exterior materials of the existing building are proposed to be modified with the response being it has not yet been decided.

- Fire safety: Input was requested from the West Orange Fire Department regarding any issues with the proposed site and building layout. Other questions included whether sprinklers will be required, where the nearest fire hydrant is located and whether there would be any benefit to providing balconies on the rear of the building.
- Other items: The applicant's engineer was asked whether testing has been done to determine the feasibility of an underground recharge basin on the site. Trash and recycling are proposed to be wheeled out to the curb. The applicant's signature will need to be provided on the application.

The applicant indicated its professionals will submit additional information and revised plans, as necessary, with the intention of being scheduled for an upcoming Zoning Board of Adjustment meeting.

