



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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TO: Applicant
Zoning Official
Planning Board
Planning Board Engineer
Township Engineer

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: January 11, 2023

RE: **PB 22-13/West Crescent Realty, LLC**
Block: 17; Lot: 62; Zone: B-1
14-16 Northfield Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting on January 10, 2023. At this meeting, the SPRAB reviewed the above application with the applicant's principal, attorney and architect. The applicant is proposing to convert an existing building on Northfield Avenue from all nonresidential uses to a mix of residential and commercial uses. It is noted the initially submitted plans for the application were reviewed by the Board's professionals, and in response to issues raised in these reviews the applicant requested to meet with SPRAB to discuss options for potential revisions to the site and building plans.

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

- Vehicular circulation and parking: The primary issue stems from the limited area on the site for provision of parking and loading spaces, along with an adequate circulation aisle. The site functions in an ad hoc manner currently but is not optimal. The applicant is proposing to provide required parking off-site. Further reducing proposed parking onsite could improve circulation, but require additional off-site spaces. Options include providing some spaces parallel to the building, modifying the angle of the spaces or not



providing any dedicated spaces on the site. Turning templates should be provided for the revised plan. It was also suggested the applicant contact the adjacent property owner to see if arrangements could be made to provide parking on that lot.

- Rear of building: The applicant was asked to provide information regarding vehicular access to the rear of the building on Lot 5, as it is only accessible through the subject property. In addition, the revised plans showed a playground behind the building. It was suggested it could be changed to a sitting/garden area usable by building residents.
- Drainage: A suggestion was made to tie the roof leaders together, and to show on both the architectural and site plans.
- Trash storage and removal: Additional information was requested regarding this topic.

The applicant indicated its professionals will prepare revised plans, with the intention of being scheduled for an upcoming Planning Board meeting.

