



# TOWNSHIP OF WEST ORANGE

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

## Department of Planning and Development

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*Mayor*

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**TO:** Planning Board Members

**FROM:** Paul Grygiel, AICP, PP, Township Planner

**DATE:** January 24, 2023

**RE:** **PB-23-01/Highlawn, Inc./County of Essex**  
Block: 101; Lots: 1, 1.01 and 1.02; Zone: R-1 with Conservation Overlay  
1 Crest Drive  
Courtesy Review of Proposed Improvements

### INTRODUCTION/LAND USE

The applicant is proposing to construct an open air addition to an existing building. The renovations will include two new buildings and outdoor habitat areas, walkways, seating and landscaping.

The site is located in the R-1 Zone and the Conservation Overlay Zone in the Eagle Rock Reservation. To the east of the site in West Orange and Montclair are residential neighborhoods at a lower elevation. There are commercial uses located on Eagle Rock Avenue and Prospect Avenue in the vicinity.

### VARIANCES REQUIRED

None. The applicant is appearing before the Planning Board pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-31a, which requires public agencies expending public funds to refer development proposals to the municipal planning board for its review and recommendation related to the municipal master plan.



## **SUBMISSIONS**

| <b><u>SUBMISSION ITEM</u></b> | <b><u>SIGNED BY</u></b>                                     | <b><u>DATE/REVISION</u></b> |
|-------------------------------|-------------------------------------------------------------|-----------------------------|
| Architectural Plans           | Darrell F. Alvarez, RA, P.E.,<br>P.P., Comito Associates PC | 9/28/21                     |

## **DISCUSSION**

The applicant is proposing to construct an 890-square foot addition on the south side of the “Casino Building” in Eagle Rock Reservation, which is utilized as a restaurant and catering facility. The addition will comprise a second story open air terrace in the area where a patio currently exists. The addition will extend up to 22 feet, 4 inches from the existing building and will be 43 feet in width. It will be 19 feet, 2 inches to its highest point, while the overall height of the existing building is approximately 34 feet. The architectural design of the addition will match the style of the existing building. There is an existing tree next to where the addition is proposed, which will remain and be protected during construction.

There are multiple references on the architectural plans to the landscape plans; however, these have not been provided.

The Planning Board’s statutory duty pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-31a for applications of this type is for “review and recommendation” in conjunction with the West Orange Master Plan.

The Township’s 2019 Master Plan Update notes that Eagle Rock Reservation is a County facility and an open space resource, but does not include any recommendations pertaining to the Reservation overall or to the Casino building in particular.

The current proposal involves the modest expansion of an existing building within an already developed area of the Reservation. Therefore, the proposal is not inconsistent with the Master Plan.





