



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
Zoning Board of Adjustment
Zoning Board of Adjustment Engineer
Township Engineer

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: February 7, 2023

RE: **ZB-22-13 / MPB Realty LLC**
Block: 153; Lot: 38; Zone: B-2
470 Eagle Rock Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting on February 7, 2023. At this meeting, the SPRAB reviewed the above application with the applicant's representative, attorney, engineer, architect, traffic engineer and planner. The applicant is proposing to construct two drive-through restaurants and related improvements on a site currently occupied by a vacant former restaurant building and parking areas.

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

- Relationship to adjacent residential uses: A number of questions and concerns were raised regarding the potential impacts of the development on the two adjacent residences to the south, which are located in the B-2 zone. The primary concern was the lack of a buffer given their proximity to active commercial uses and potential impacts from noise, lights and odors. The location of the trash enclosures and drive-through order boards were cited.



- Building design: A related concern was the potential visual and noise impacts on the adjacent residences from equipment and other appurtenances on the roofs of the proposed buildings.
- Vehicular circulation and parking: A question was raised regarding the design of the western driveway and whether any additional measures would be necessary for it to be right turn-only, such as a center island. It was noted Eagle Rock Avenue is a County Road and therefore Essex County approval will be required. The applicant's professionals indicated the application was submitted to the County for review and they are awaiting comment. In addition, it was requested that the traffic impacts in the morning peak hour be examined, as one of the restaurants may be open at that time (the proposed Popeye's would not be).
- Pedestrian and bicycle access: The applicant was asked to consider providing one or more additional crosswalks on site to provide pedestrian access to the Popeye's, as well as to provide one or more bicycle racks. A concern was raised with regard to the design of the pedestrian access from Fundus Road to Eagle Rock Avenue on the eastern boundary of the property, as this walkway connects the neighborhood to the south to schools and shopping.
- Other items: The applicant was asked to consider adding a fence and/or other screening along the Rosney Terrace frontage. Other questions were raised regarding provision of an irrigation system, a development phasing plan and roof leaders connecting to the drainage system being shown on the plans.

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.

