



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN MC CARTNEY
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
Township Engineer

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: March 7, 2023

RE: **ZB-22-12 / Seton Hall Preparatory School**
Block: 82.01; Lot: 1; Zone: R-1
700 Prospect Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting on March 7, 2023. At this meeting, the SPRAB reviewed the above application with the applicant's attorney, engineer, architect and planner. The applicant is proposing to construct an addition to a building at its athletic complex and to change the occupancy of another building. Minimal site modifications are proposed.

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

- Tree removal: The application proposes the potential temporary removal of some trees in a landscaped area to the west of the proposed building addition, which would be replaced once construction is completed. Although it is not clear a tree removal permit would be necessary for temporary removal of trees, the applicant agreed to submit an application for the permit.
- Emergency vehicle access: A question was raised regarding the distance from the parking lot to the expanded building for fire access, as well as the location of a fire hydrant. No



changes are proposed to the existing internal access driveways or the fire hydrant location next to the existing parking lot. It was noted the existing access driveways are utilized for emergency access to the athletic fields located adjacent to the proposed expanded building.

- Stormwater management: Some questions were raised about drainage, whether there would be any increase in runoff and how it would be addressed. It was noted there would be a minimal increase in lot coverage, as the location of the building addition is an already paved area. The additional runoff would be captured in the existing stormwater management facilities in the vicinity of the expanded building.

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

