



TOWNSHIP OF WEST ORANGE DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION
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MEMORANDUM

TO: ZONING BOARD MEMBERS

FROM: ZAYIBETH CARBALLO, P.E., P.L.S., P.P, CME, CFM
ASSIST. MUNICIPAL ENGINEER

DATE: MARCH 10, 2023

SUBJECT: ZB-23-01/WILLIAMS
PROPOSED GARAGE ADDITION
6 MERRYWOOD DRIVE
BLOCK 76, LOT 6

We are in receipt of the following information pertaining to the above-referenced application:

- A. Plan entitled, "Proposed Garage Addition to the Williams Residence, 6 Merrywood Drive, West Orange, New Jersey,". The plans prepared by Robert Murphy Architect, LLC. (Robert Murphy) consisting of five sheets are dated September 15, 2022;
- B. Plan entitled, "Boundary Survey of 6 Merrywood Drive, Lot 6 in Block 76 on Tax Maps of Township of West Orange, Essex County, New Jersey, prepared for Eric Williams". The plan prepared by Pronesti Surveying, Inc. (George Pronesti, PLS); and
- C. Township's Board Application and associated documents.

I. INTRODUCTION

The subject site is located along the Northerly side of Merrywood Drive which is a private roadway. The property is located within the Township's Residential (R-4) Zone District on a ± 0.440 Acres lot. The site is currently developed with a single-family 1-1/2-story dwelling and associated amenities.

The Applicant is seeking relief for conflicts with sections 7.1 and 12.4a(1) of the Township's land use regulations to construct an addition to the existing one-car garage.

II. ZONING

This proposal does not meet the requirements noted above, the Applicant must seek relief from the Board pursuant to the Municipal Land Use Law under N.J.S.A. 40-55D-70c.

“C(1)” Bulk Variance

The core question presented to the Board is whether there has been a showing of:

- (1) peculiar and exceptional practical difficulties to, or
- (2) exceptional and undue hardship upon, the Applicant arising out of:
 - (a) the exceptional narrowness, shallowness or shape of the subject property, or
 - (b) by reason of exceptional topographic conditions or physical features uniquely affecting the subject property, or
 - (c) by reason of an extraordinary and exceptional situation uniquely affecting the subject property or the structures lawfully existing thereon. In all cases the alleged hardship must relate to a specific piece of property.

“C(2)” Bulk Variance “Benefits versus Detriments”

- (1) Relief is applicable to 'Property Specific'
- (2) Municipal Land Use Law would be advanced
- (3) No substantial detriment to the Public Good
- (4) Benefits substantially outweigh the detriments to the public good
- (5) Will not impair the intent and purpose of the Zone Plan and Zone Ordinances

III. PROPOSED GARAGE

1. A note referencing the existing survey needs to be provided on the Site Plan and Zoning Plan on sheet 5 of 5 in accordance with N.J.A.C. 13:40-7.2.
2. It is recommended that a sight triangle easement be provided along the frontage of the property to prevent any future obstructions to the line of sight along the curve of Merrywood Drive;
3. The proposal will increase impervious coverage. Applicant's professional must address runoff that might be generated by the proposal to ensure that the increase surface runoff does not adversely affect adjoining properties during and after construction;
4. The plans should show the location of the proposed roof leaders;
5. Should the board approve this application; it is recommended that an as-built plan be submitted.

Please contact me if you have any questions.