



Downtown West Orange Alliance

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Dear Zoning board members

Re: 156 Main Street

As you should be aware the proposed new structure is within the Downtown West Orange Alliance footprint and the heart of the downtown redevelopment zone. I plan to attend the zoning board meeting on June 15th to hear more about this project and provide comments accordingly. Some of our concerns are listed below.

By way of background this stretch of houses were rezoned mixed use at the time the Edison lofts project was being zoned and approved. I recall at the time the purpose of the Mixed-use designation was going to encourage more resident over retail development, similar to the Edison project and the townships master plan. We are in full support of the type of redevelopment.

Overall, we have several concerns about this proposed 2 family house on this small property. Please see the following questions we hope will be addressed at the zoning Board meeting.

- The overall square footage of the proposed 2 family house is way over the limit to apply the variance. Approximately 40% greater than the standard. The lot is too small for a 6-bedroom 2 family house with a driveway. A 1 family 2 story house is more appropriate for the undersized lot.
- Parking spaces & the driveway. How many parking spots are required for a 6-bedroom project? Downtown West Orange is concerned about the backing out of the driveway onto Main Street and believes this is unsafe and should not be granted. What is the proposed amount of parking spots?
- The area behind the garage is also a matter of concern. This area would be better served and part of the overall design of a single-family house.
- The projects planners stated the proposed project fits the neighborhood, but we believe the standard should be todays master plan not one from 100 years ago.
- Flexible C Variance. We don't understand how this applies.

Looking forward to hearing more testimony about this project. Thank you for your time and consideration.

Meg Brill
Executive Director
Downtown West Orange Alliance