



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY
Mayor

Tel: (973) 325-4110
Fax: (973) 325-6359
Email: planning@westorange.org

TO: Applicant
Zoning Official
Planning Board
Planning Board Engineer
Township Engineer

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: October 10, 2023

RE: **PB 23-10/GBSJ, LLC t/a Goddard School**
Block: 83; Lots: 1 and 5.01; Zone: B-2
289 Mount Pleasant Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a meeting on October 10, 2023. At this meeting, the SPRAB reviewed the above application with the applicant's representatives, attorney, engineer and architect. The applicant is proposing to expand an existing childcare center on Lot 5.01 by modifying and expanding an existing building on an adjacent property (Lot 1).

It is noted that one of the lots of the property was the subject of a Planning Board application in 2017 for the existing childcare center, which was approved, constructed and has been operating for five years. After purchasing Lot 1, the applicant will remove the existing transmission towers on the property and renovate and expand the building.

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

- Circulation and parking: A suggestion was made for the applicant to provide traffic testimony with regard to existing and proposed usage of the parking lot, particularly for drop off and pickup times. The applicant intends to address this topic. There were



concerns regarding the limited width of the two-way drive aisle adjacent to the relocated trash enclosure. The applicant will look into modifying this section of the site plan, such as by making it for one-way travel.

- Architectural plans: Requests were made to add the dimensions of the additions to the building and to show the locations of any downspouts and mechanical equipment on the proposed expanded building.
- Site plan: There was a suggestion made to install concrete curbing along the site's Marcella Avenue frontage (adjacent to the proposed sidewalk). It was requested that tables detailing the calculations of existing and proposed impervious coverage be provided on the site plan.
- Mount Pleasant Avenue frontage: A concern was noted regarding cleanup of trash discarded from passing vehicles, and the potential change to low maintenance materials in this location. A suggestion was offered for the Township or County to provide anti-littering signage.

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

