



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
Zoning Board
Zoning Board Engineer
Township Engineer

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: November 7, 2023

RE: **ZB 23-09 / Seton Hall Preparatory School**
Block: 59.04; Lot: 1.01; Zone: R-6
120 Northfield Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a meeting on November 7, 2023. At this meeting, the SPRAB reviewed the above application with the applicant's representatives, attorney, engineer and architect. The applicant is proposing to construct a two-story addition to its building which will add two classrooms and modify a building entrance.

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

- Site plan/engineering: A request was made for the site plan to be modified to darken background information on the plan, such as existing and proposed contours, to make it more legible. While limited changes are proposed to impervious coverage on the site, the applicant's engineer was asked to confirm the proposal complies with the recently updated state stormwater management regulations. The applicant was asked to consider providing electric vehicle charging spaces. It was confirmed that no modifications are proposed to existing emergency vehicle access on the property.



- Landscaping: In response to a question regarding tree removal, it was stated some shrubs and/or ornamental trees may be removed or relocated. No additional landscaping is currently proposed.
- Accessibility: It was confirmed that access pursuant to the Americans with Disabilities Act has been provided in prior projects and that no changes are proposed to existing accessible routes to the area of the school where construction is proposed.
- Construction staging: Questions were raised regarding construction staging and timing. The applicant was asked to provide this information on the plans.

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

