



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: January 10, 2024

RE: **PB 23-12/L&B Realty Group LLC**
Block: 62; Lot: 1; Zone: I
106 Ashland Avenue/5 White Street
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a meeting on January 9, 2024. At this meeting, the SPRAB reviewed the above application with the applicant's representative, attorney, engineer and architect. The applicant is proposing to renovate and replace existing industrial buildings and undertake related site improvements on a developed property in the Industrial zone.

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

- Circulation and parking: Suggestions were made for the applicant to provide a pedestrian warning device (e.g. light, bell, mirror) at the White Street garage door, and potentially at the Ashland Avenue driveway, as well as to provide wheel stops in the parking lot, as no curbing is proposed. The applicant was also asked to provide:
 - Vehicle turning templates of the largest vehicle that would access the property to show if that vehicle can freely circulate the site.



- Information regarding what types of trucks and equipment would be stored on the site.
- A note on the site plan that the parking lot will be repaved.

The applicant intends to address these requests.

- Zoning compliance: The applicant was asked to provide the floor area of all of the buildings and anticipated uses in order to determine the required amount of parking, as well as to provide electric vehicle charging spaces as required.
- Drainage: There is a storm culvert running through the property in an easement. Questions were raised regarding its proximity to the proposed new building, whether there will be sufficient clearance for roof leaders crossing it, and whether there are any restrictions on the easement. In particular, the following was requested:
 - The applicant should conduct a CCTV inspection for the culvert.
 - A report of findings should be provided to ensure the integrity of the existing culvert is not compromised now or by future improvements.

Drainage calculations also should be provided.

- Flood zone: It appears the site is located in a flood zone. The applicant indicated mechanical equipment will be elevated, and that it will comply with the Township's floodplain ordinance.
- Other issues: The existing buildings are not currently sprinklered, and the new one will not be. The new building will utilize non-combustible construction. The applicant was asked to see if any landscaping can be added on the site. Information should be provided regarding any proposed signage, and it was suggested that a directory-type sign could be provided. The applicant was asked to clarify on the plans what buildings are proposed to be demolished.

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.

