



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY
Mayor

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TO: Planning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: January 22, 2024

RE: **PB 24-02/Wonder Group, Inc.**
Block: 152.01; Lot: 1445.01; Zone: B-2
481 Eagle Rock Avenue
Application for Minor Site Plan Approval

INTRODUCTION

The applicant is proposing to expand an existing outdoor cooking facility and undertake related site improvements on a developed property in the B-2 zone. No variances are required to permit the proposal. Minor site plan approval is required.

LAND USE

The subject property is located in the north central section of West Orange. It is the former Mayfair Farms catering facility located on the north side of Eagle Rock Avenue a short distance west of Prospect Avenue. The area surrounding the subject property is developed with a mix of land uses, which include residential, commercial and open space.



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SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

As-Built Survey for portion of site
Site Plan (4 sheets)

James D. Sens, PLS
Benjamin S. Crowder, PE

12/12/23
1/3/24

VARIANCES REQUIRED

None

DISCUSSION/RECOMMENDATIONS

The subject property is currently developed with multiple buildings formerly utilized as a catering facility. The applicant has been operating on the subject property for a few years. The current operations include indoor food preparation and cooking, as well as an accessory outdoor barbecuing area with two smoker units on a covered 420-square foot concrete pad. The proposal would expand the outdoor accessory outdoor use by adding up to ten additional smokers on a covered 2,650-square foot concrete pad in approximately the same location. Two 20-foot by 8-foot walk-in coolers and a 20-foot by 8-foot blast chiller are proposed a short distance from the expanded cooking area. The area in which the expanded operations are proposed is not visible from the street.

The subject property is located in the B-2 Business zone, which permits a range of commercial and other nonresidential uses. No variances are required for the proposal.



