



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: April 9, 2024

RE: **PB 24-04/Montclair Golf Club**
Block: 151; Lot 1; Zone: R-2
25 Prospect Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a meeting on April 9, 2024. 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 halfway house, renovate and expand the existing clubhouse, and undertake related site improvements, including changes to existing parking and circulation patterns.

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

- Circulation and parking: The applicant's engineer discussed the rationale for modifying the existing site driveways and adjacent portions of the parking lot. Concerns were raised about the potential for limited stacking at the driveways, particularly for traffic exiting to Prospect Avenue. It was noted that some existing parking spaces in vicinity of the driveways are being eliminated, which provides more space for circulation. The applicant was asked to look into potential modifications to address this issue.



- Electric vehicle charging spaces: In response to a question about existing and proposed EV charging spaces, the applicant's engineer stated there is one existing space next to the caddyshack and a second EV space will be added next to it.
- Interior layout: The applicant was asked if a utility sink and a mop sink are proposed in the halfway house and expanded clubhouse. It was indicated that they would be provided, along with additional hand sinks. A grease trap will also be provided in the halfway house, as it will tie into the existing sanitary sewer line.

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.

