



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: March 13, 2024

RE: **PB 24-06/410 Main Street Holdings, LLC**
Block: 113; Lots 262, 264 and 308; Zone: B-2
410 Main Street
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a meeting on March 12, 2024. At this meeting, the SPRAB reviewed the above application with the applicant's attorney, engineer and architect. The applicant is proposing to construct a mixed-use building and undertake related site improvements on a recently cleared property at the corner of Main Street and Park Drive North.

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

- Main Street frontage: A question was asked regarding the areas between the three sets of doors along Main Street, which are proposed to be mulch beds on the site plan and are shown as grass areas on the architectural renderings. The applicant was asked to consider replacing with pavers or a wider sidewalk, as there is significant pedestrian traffic in the area.
- Circulation and parking: There were some concerns raised regarding the limited distance from the garage entrance to the street and potential concerns about sight distance and



pedestrian safety. At minimum, it was suggested measures be taken to alert pedestrians and/or drivers to exiting vehicles. It was requested that the dimensions of parking spaces and aisles be shown on all plans. The applicant was asked to provide vehicle turning templates for the parking area.

- Garbage and recycling: A number of questions were posed regarding this topic, and how the trash room along the Main Street frontage would be utilized. There were particular concerns regarding placement of trash and recycling containers outdoors.
- Drainage: The applicant was asked to confirm that drainage has been addressed on the plans, and that sanitary sewer and stormwater management calculations be provided to ensure there is adequate capacity.
- Other issues: Questions were raised regarding sight lighting and some suggestions were made pertaining to building design.

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.

