



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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TO: Planning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: April 10, 2024

RE: **PB 24-06/410 Main Street Holdings, LLC**
Block: 113; Lots 262, 264 and 308; Zone: B-2
410 Main Street
Application for Conditional Use, Major Site Plan and Variance Approvals to
Permit a Mixed-Use Development

INTRODUCTION

The applicant is proposing to construct a new three-story mixed-use building with ground floor commercial and parking on a property located on the west side of Main Street. The proposed use is permitted as conditional use in the B-2 zone.

LAND USE

The subject property comprises three lots with a total area of 11,936 square feet (0.274 acres). It is located at the southwestern corner of the intersection of Main Street and Park Drive North. The property has 139.95 feet of frontage on Main Street and 84.46 feet of frontage on Park Drive North. Until recently, the site was developed with a 2.5-story frame residential building and other improvements such as walkway, steps, porch, a rear shed and a patio. The improvements on the property were demolished and the site is currently vacant. Photographs of the subject property are attached this memorandum.



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The area surrounding the subject property is developed with a mix of land uses. Commercial, residential and mixed-use buildings are located along Main Street, along with educational and institutional uses. There are residential uses to the west along Park Drive and other streets to the west and east of Main Street.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Topographic Survey	Allstate Mapping & Layout	6/3/23
Architectural Plans	Mistry Design	12/21/23
Site plan (13 sheets)	SMBT Consultants	1/16/24
Traffic Report	Hamal Associates, Inc	1/12/24

VARIANCES REQUIRED

SECTION/ REQUIREMENT	PERMITTED/ REQUIRED	FORMER EXISTING¹	PROPOSED
25-7.1 Minimum front yard			
- Main Street	25 ft.	22.2 ft.	5 ft.
- Park Drive North	25 ft.	0.6 ft.	5.14 ft.
25-7.1 Minimum side yard	10 ft.	51.5 ft.	5.22 ft.
25-7.1 Minimum rear yard	30 ft.	7.1 ft.	8.16 ft.
25-7.1 Maximum building height (Stories/Feet)	2.5/35 ft.	2/not provided	3/34.34 ft.
25-7.1 Maximum building coverage	40%	15%	73%
25-7.1 Maximum lot coverage	60%	30%	82%
25-12.2a.1 Minimum off-street parking spaces	25	2	13

DISCUSSION/RECOMMENDATIONS

Description of Proposal

The applicant proposes to construct a three-story mixed-use building with 12 apartment units on the upper floors (six dwelling units on each floor) and a 900 square feet commercial space and

¹ As noted, the dwelling and other improvements formerly on the subject property were recently demolished. This information is included for comparison purposes only.



13 parking spaces on the ground floor. The applicant also proposes related site improvements, including stormwater management infrastructure, landscaping, and lighting improvements.

Three building entrances are proposed on the ground floor on Main Street: the commercial space, a trash room and the residential lobby. An exit door is proposed in the rear of the building, which will connect to a sidewalk between the building and the western property line.

A parking garage is proposed on the ground floor of the building, which would be accessed by a driveway on Park Drive North. Thirteen parking spaces, including two electric vehicle charging spaces, one of which is also an accessible space, are proposed.

There is some landscaping proposed on each side of the building.

Proposed lighting includes eight wall-mounted fixtures (six on the Main Street façade and two on the Park Drive North façade flanking the garage door), one full cutoff wall pack above the rear exit door on the west façade and 16 LED luminaires in the garage.

A trash and recycling room is proposed in the east-central portion of the ground floor of the building, with access directly from Main Street.

Zoning Compliance

The applicant is seeking conditional use approval for the proposed mixed-use development. A mixed-use development is permitted as a conditional use in a B-1 and B-2 Districts. Below is a listing of the standards for this conditional use, as listed in § 25-24.2 b.2.(m) of the Land Use Regulations Ordinance:

- (1) Permitted uses on the ground floor of a mixed-use development shall include the following permitted uses in the B-1 and B-2 Districts: retail store, personal service store or studio, office, business or vocational school, restaurant, bar, massage, bodywork or somatic therapy establishment, and fitness center/health club.
- (2) One or more dwelling units shall be permitted on the upper floor(s) above any of the permitted ground floor uses in § 25-24.2b2(m)(1).
- (3) Access to upper floor uses shall be provided by means of a separate entrance than provided for ground floor uses.
- (4) Minimum lot area shall be 5,000 square feet, and the minimum street frontage of such lot shall be 50 feet.

The application complies with all of the above standards.



However, “c” or bulk variances are being requested for deviations from certain other zoning regulations as detailed above. Pursuant to the requirements of the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-70c, a “c” variance applicant must demonstrate that there is either undue hardship or practical difficulty associated with the strict application of the requirements of the Zoning Ordinance in connection with this specific piece of property; or that one or more purposes of zoning would be advanced by the deviation and the benefits of granting the variance for this specific piece of property would substantially outweigh any detriment. In addition, a variance applicant must address the “negative criteria,” and affirmatively demonstrate that the variance can be granted “without substantial detriment to the public good” and “without substantial impairment to the intent and purpose of the zone plan and zoning ordinance” of the municipality.

Other Issues

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a meeting on March 12, 2024. 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.







