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Joseph L. Haines, AIA, PP

Date: October 16, 2024

To: Township of West Orange Planning Board
66 Main Street, West Orange, NJ 07052

CC: Jamilet Baquerizo Vite, Board Secretary
John R. Dusinberre, Attorney for the Applicant
Geniece Gary-Adams, Township of West Orange Zoning Official
Philip Scott, PE, Planning Board Engineer

FR: Joseph L. Haines, AIA, PP, Principal Architect at Dassa Haines Architectural Group

RE: PB-24-15 – 31-35 Harrison Avenue (Block 141, Lot 1)

This letter is to address revisions made to zoning drawings per a meeting held by the Township of West Orange Planning Advisory Board (SPRAB) on October 8th, 2024, as well as referencing Memorandum provided by Nishuane Group, also dated October 8th, 2024.

Changes made to the zoning drawings, dated "10/16/24- Revised Per Zoning Comments", are as listed below.

1. The southern facing wall of the proposed addition has been moved to allow for an additional 2'-0" at the side yard, bringing the side yard from the originally proposed 3'-4" to newly proposed 5'-4". This also decreased the proposed amount of square footage to 2,026 sq. ft, as well as decreasing the building coverage to 57.7% and the lot coverage to 68.7%.
2. Due to the increased side yard area along the southern wall, we have introduced a new low retaining wall, which allows for better grading along the south side of the proposed addition.
3. A new 8 ft x 4 ft wide canopy has been introduced at the eastern (front facing) wall of the addition, above the double door at the driveway.
4. The HVAC unit that had been proposed on the roof has been relocated and will now be a mini-split unit with a wall mounted condenser at the rear (western side) of the addition.

If you need any additional information or have any questions, please do not hesitate to contact me.

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