



TOWNSHIP OF WEST ORANGE DEPARTMENT OF ENGINEERING

25 LAKESIDE AVENUE, WEST ORANGE, N.J. 07052

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MEMORANDUM

TO: ZONING BOARD MEMBERS

**FROM: ZAYIBETH CARBALLO, P.E., P.L.S., P.P, CME, CFM
DIRECTOR/MUNICIPAL ENGINEER**

DATE: January 10, 2025

**SUBJECT: ZB-24-14/FARRINGTON
"C VARIANCE FOR SUNROOM"
10 SHRUMP PLACE (R-6)
BLOCK 176.07, LOT 30**

We are in receipt of the following information pertaining to the above-referenced application:

- A. Plans entitled, "Joan Farrington, 10 Shrump Place, West Orange, NJ, 07052, Job#42172". The plans prepared by Great Day Improvements (James A. Clancy, P.E., L.S.) are dated July 10, 2024;
- B. Plan entitled, "Map of Property situated in Township of West Orange, Essex County, NJ" for Block 176.07-Lot 30, 10 Shrump Place, situated in Township of West Orange, Essex County, New Jersey. The survey prepared by Richard J. Hingos Inc. (Gary S. Moldovany, P.L.S.) is dated October 25, 2001.;
- C. Township's Board Application and associated documents.

I. INTRODUCTION

The subject site is located along the Northeasterly side of Shrump Place and located within the Township's Residential (R-6) Zone District on a ± 0.115 Acres lot. The site is currently occupied by a 1 ½ Story dwelling with associated driveway and deck.

The Applicant is seeking relief for conflicts with section 25-7.1 of the Township's land use regulations for minimum lot rear yard of 23 feet when 30 feet is required for constructing a sunroom in lieu of the existing deck.

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II. ZONING

This proposal does not meet the requirements noted above, the Applicant must seek relief from the Board pursuant to the Municipal Land Use Law under N.J.S.A. 40-55D-70c.

“C” or “Hardship” Variance

In judging an application by the C(1) criteria, the core question presented to the Board is whether there has been a showing of (1) peculiar and exceptional practical difficulties to, or (2) exceptional and undue hardship upon, the applicant arising out of (a) the exceptional narrowness, shallowness or shape of the subject property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting the subject property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting the subject property or the structures lawfully existing thereon. In all cases the alleged hardship must relate to a specific piece of property.

III. PROPOSED SUNROOM

- 4.1. The proposed sunroom is to be constructed in the area currently occupied by the deck. Therefore, resulting in no further disturbance and exempt from the steep slopes ordinance section 25-28;
- 4.2. Testimony should be provided by Applicant’s professional to clarify that the location of the roof leaders on the ground will not adversely affect adjoining property owners;
- 4.3. A note should be added to the plans that all disturbed areas are to be restored, topsoiled and seeded;
- 4.4. Prior to commencing construction activities, soil erosion and sediment control measures must be in place and maintain until the disturbed ground is permanently stabilized;
- 4.5. The proposed sunroom does not increase impervious coverage. Therefore, stormwater measures are not required for this application;
- 4.6. A Certification stating that the sunroom was constructed according to the design is to be submitted by the Applicant’s professional;
- 4.7. We recommend an “As-Built Topographic Plan” be submitted prior to the issuance of a certificate of occupancy; and
- 4.8. Applicant is herein advised that a soil removal permit will be required if more than 300 CY of soil will need to be moved.

Please contact us should you have any questions.