



MEMORANDUM

TO: Township of West Orange Planning Board

FR: Gerard M. Haizel, PP, AICP, Principal

**RE: PB-24-14 – 172-174 Main Street
Block 89, Lots 6
Planner's Report Addendum**

DT: April 2, 2025

The following is prepared on behalf of the West Orange Planning Board. The information is for advisory purposes only and is intended to assist the Board's decision-making process. Below are descriptions of the projects based on the supplied plans and documentation as well as commentary on issues evident from them.

Items Reviewed

In preparation of this report, I have reviewed the following items:

- ✓ Township of West Orange Application form for the Planning or Zoning Board of Adjustment, dated July 8, 2024.
- ✓ Township of West Orange Buffer Report for 172-174 Main Street, Block 89, Lot 6, created 7-16-2024.
- ✓ Plans titled Change of Use – Add A Level, 172-174 Main Street, Block 89, Lot 6, Essex County, consisting of seventeen (17) sheets, dated 4-10-2024, prepared by Jason Peist, AIA of Jason Peist Architect, LLC.
- ✓ Survey of Land situated in the Township of West Orange, Block 89, Lot 6, Essex County, New Jersey, consisting of one (1) sheet, dated 3-13-1989, prepared by Kenneth R. Carlisle, PLS of N.E.Breid, Inc.



Project Overview

The following is an addendum to the Planner's Report for the application for the subject property, dated **September 24, 2024**.

On property located in the ***B-1 (Retail Business) District***, the applicant, ***172-174 Main Street, LLC***, proposes to construct a 3rd floor addition to an existing 2-story building and convert the building to a mixed-use building. The proposed mixed-use building will contain 2,824-SF of office space on the 1st floor, which will be sub-divided into two (2) tenant spaces, and a total of seven (7) residential units on the 2nd and 3rd floors. Twenty-six (26) on-site existing parking spaces will also be provided. Mixed-use development **is permitted as a conditional use** in the B-1 District. This means that the proposed development must meet specific conditions in order to be permitted in the zone. The applicant meets all the conditional use requirement for this use. As such, the planning board has jurisdiction to hear this application. The applicant is also seeking site plan approval.

Requested Checklist Waivers

A waiver is requested from providing the following items from Township of West Orange Site Plan/Subdivision Checklist:

- **18. Item:** Location and dimensions of any existing or proposed streets (for GDP and pre-application-concept plan – general locations).
Planner's Comment: *No objection to this waiver.*
- **20. Item:** Copy and/or delineation of any existing or proposed deed restrictions or covenants.
Planner's Comment: *No objection to this waiver if there are no deed restriction.*
- **23. Item:** List of required regulatory approvals or permits.
Planner's Comment: *The Applicant should identify any permits and approvals that will be required for the proposed improvements.*
- **30. Item:** Topographical features of subject property from USGS map.
Planner's Comment: *No objection to this waiver. Refer to Board Engineer.*
- **31. Item:** Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property follows:
 - Up to 3% grade - 1
 - 3% + grade - 2'



Planner's Comment: *No objection to this waiver. The proposed limited scope of the project does not necessitate the need for this item.*

- **36. Item:** Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV.

Planner's Comment: *No objection to this waiver. Refer to Board Engineer.*

- **39. Item:** Spot and finish elevations at all property corners, Corners of all structures or dwellings, existing or proposed first floor elevations.

Planner's Comment: *No objection to this waiver. Refer to Board Engineer.*

- **40. Item:** Construction details as required by ordinance.

Planner's Comment: *Applicant should provide applicable construction details.*

- **49. Item:** Vehicular and pedestrian circulation patterns (less detail necessary for preapplication concept plan and GSP stages).

Planner's Comment: *No objection to this waiver.*

- **52. Item:** Plans and legal documents for compliance with West Orange COAH Ordinance.

Planner's Comment: *No objection to this waiver.*