



TOWNSHIP OF WEST ORANGE DEPARTMENT OF ENGINEERING

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MEMORANDUM

TO: ZONING BOARD MEMBERS

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

WALT KIPP NJ LICENSED TREE EXPERT #544
TOWNSHIP FORESTER

DATE: APRIL 10, 2025

SUBJECT: APPLICATION SUBMISSION – C1 VARIANCE
FOR UNROOFED TERRACE/OPEN DECK
7 HIMSL COURT
BLOCK 167.01, LOT 13

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

A. Township's Board Application and associated documents.

I. INTRODUCTION

The subject site is located along the Southwesterly side of Himsl Court and located within the Township's Residential (R-3 AH) Zone District.

The Applicant is proposing to construct a deck on the western side of their house to serve as the sole outdoor entertainment and recreation area for their property.



II. VARIANCE

The proposed deck will be projecting 14 feet into the rear yard. As per ordinance 25-8.2, unroofed terraces can only project a maximum of 8 feet into the yard. The applicant is appearing before the Zoning Board pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-70c, which requires public agencies expending public funds to refer development proposals to the municipal zoning board for its review and recommendation related to the municipal master plan.

III. PROPOSED DECK AND TREES

The proposal is to construct a 25-foot by 14-foot that is approximately 350 SF deck with stairs to be utilized for recreational activities. A deck as defined by the Township's ordinance is an impervious surface. However, the proposal is less than 400 SF and therefore the additional runoff created will need not need to be addressed.

Also, there are no issues with the trees, except the current screening of spruce trees will double in size in the next 10 years and may grow into the deck.

