



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: APRIL 3, 2025

SUBJECT: APPLICATION FOR HOME OCCUPATION
ZB-25-1
77-79 LESSING ROAD
BLOCK 158.14, LOT 243

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 Northern side of Lessing Road and located within the Township's Residential (R-4) Zone District.

The Applicant is proposing to run a business out of their own home offering pickup and delivery.

II. ZONING

Under town ordinance 25-7.1., home occupation is a permitted accessory use in the R-4 zone, however home cooking is not permitted for commercial use. The applicant must seek relief from the Board pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-70c.



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“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. PROPOSAL

The proposed home cooking for commercial purposes does not affect or creates any changes to the parcel’s impervious coverage thus increasing the amount of runoff from the site. As a result, the Department of Engineering does not have any comments should the board approve this application.



