



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

WALT KIPP NJ LICENSED TREE EXPERT #544
TOWNSHIP FORESTER

DATE: SEPTEMBER 22, 2025

SUBJECT: APPLICATION FOR PORCH ADDITION
ZB-25-06
13 LOWELL AVENUE
BLOCK 46.02, LOT 10



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

- A. Plans entitled, "Neil Residence, 13 Lowell Avenue, West Orange, NJ 07052". The plans prepared by Ginocchio Architecture (John Ginocchio, AIA) are dated May 2, 2024, last revised June 9, 2025;
- B. Plan entitled, "Map of Property situated in Township of West Orange, Essex County, N.J." The plan prepared by Richard J. Hingos Inc. (Gary S. Moldovany, P.L.S.) is dated May 25, 1998;
- C. Township's Board Application and associated documents; and



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D. Written Statement for “C” Variance prepared by John Ginocchio, RA with no date.

I. INTRODUCTION

The subject site is located along the northwest of Lowell Avenue between Walker Road and Winding Way and located within the Township’s Residential (R-5) Zone District on a±0.172 Acres lot. The site is occupied with a 2-1/2 story single-family dwelling.

The Applicant proposes to construct a 155 square foot (SF) open air porch addition to the principal structure.

Per the Bulk Zoning requirements of the R-5 zone, a minimum front-yard setback of 30 feet is required. The Applicant proposes a front-yard setback of 25.66 feet, where the existing setback is 30.49 feet, and must seek relief from the Board.

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. PROPOSAL

The proposed improvements result in an increase of 155 SF of impervious cover which is below the 400 SF threshold for a Stormwater Minor Development permit which is defined in Section 25-29 of the Municipal Code. The increase in runoff is considered de minimis and does not require additional stormwater control measures. The proposed improvements also include the modification of an existing roof leader drain; the Applicant shall ensure that this modification does not result in an increase in runoff directed to the adjacent property.

The Township Forester performed a site visit on 9/22/2025 due to the presence of an existing tree within the vicinity of the proposed improvements and has determined that the proposed improvements do not impact the existing tree.

ZC/jrm



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