



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 24, 2026

SUBJECT: APPLICATION SUBMISSION – C2 VARIANCE
FOR GARAGE IMPROVEMENTS
15 ALAN STREET
BLOCK 146, LOT 72

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

- A. Township's Board Application and associated documents;
- B. Color comparison rendering of Proposed Garage vs. Existing Garage;
- C. 3D Renderings of garage showing front and side views;
- D. Survey entitled "Map of Property Situated in Township of West Orange, Essex County, NJ" survey prepared for Max Grossman. The survey prepared by Richard J. Hingos, Inc. Professional Land Surveyors (Richard J. Hingos, Jr. P.L.S.) are dated November 19, 2018; and
- E. Structural plans entitled, "Garage Expansion at West Orange, NJ." Plans prepared by Yogi Engineering through consultant Seva Engineering (Sanjay N. Patel) are dated February 27, 2026.

I. INTRODUCTION

The subject site is located along the Northern side of Alan Street and located within the Township's Residential (R-T) Zone District.

The Applicant is proposing to modify the existing garage located at the north westerly corner of the property to accommodate the size of modern vehicles and family needs.

II. ZONING

The proposed additions to the existing garage will increase the height by ± 5 feet surpassing the maximum allowable height of 15 feet for an accessory structure. As per ordinance 25-8.1(f), accessory buildings in residential zones should not exceed 15 feet in height. 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(2)" Bulk Variance "Benefits versus Detriments"

- (1) Relief is applicable to 'Property Specific'
- (2) Municipal Land Use Law would be advanced
- (3) No substantial detriment to the Public Good
- (4) Benefits substantially outweigh the detriments to the public good
- (5) Will not impair the intent and purpose of the Zone Plan and Zone Ordinances

III. PROPOSAL

The proposal is to increase the current 18.5-foot by 18.5-foot garage to an 18.5-foot by 27-foot garage to accommodate for a modern sized pickup truck. The extension of the garage will not be increasing impervious coverage as it will be extended over the driveway's current coverage.

The garage height will also increase from ± 15.5 feet to 20.5 feet for a second floor which will be used as a woodworking studio with proper insulation to deter excessive noise pollution from machine operation.

IV. TREE REMOVAL

- 4.1. Testimony by the Applicant's professional needs to be provided confirming that no trees are to be removed due to the improvements to the garage;
- 4.2. Tree protection plan needs to be provided for adjacent trees that might belong to neighboring properties and might impacted by construction;
- 4.3. A tree protection fence needs to be installed out to the dripline of any trees to protect root system during construction;
- 4.4. A tree replacement plan needs to be provided for any trees to be removed and a Letter by a Certified Tree Expert needs to be submitted stating the reasons for the tree(s) removal.
- 4.5. Testimony should be provided indicating how the existing trees will be saved considering the proposed grading alterations.

V. PROPOSED GARAGE

- 5.1. A note referencing the existing survey needs to be provided on the rendering plans in accordance with N.J.A.C. 13:40-7.2.
- 5.2. The 3D renderings with side view submitted will need to be to be apart of the plan set;
- 5.3. Signature blocks for the Board Engineer, Chairman and Secretary need to be added to the plans;
- 5.4. A table showing the schedule of requirements should be provided;
- 5.5. Make sure to show the locations of the roof leaders and point of discharge on the ground including how these will tie into any existing pipes and provide associated pipes sizes, lengths and slopes;
- 5.6. Roof overhangs should be dimensioned to ensure it does not project more than 2 feet as per ordinance 25-8.2(c). Otherwise, a variance shall be required for any feature that projects more than two feet into a required yard;
- 5.7. 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;
- 5.8. Testimony should be provided by Applicant's professional to confirm that the garage improvements are is within the 0 to 10% slope range that allows 100% disturbance. Refer to section 25-28 of the Township's ordinance;
- 5.9. A Soil erosion and sediment control plan with details needs to be provided and show the area of disturbance;
- 5.10. Provide soil movement calculations for the proposed improvements within the limit of disturbance. A soil removal permit will be required if more than 300 CY of soil will need to be moved;
- 5.11. The proposed garage improvements do not increase impervious coverage. Therefore, stormwater measures are not required for this application;
- 5.12. Prior to commencing construction activities, soil erosion and sediment control measures must be in place and maintain until the disturbed ground is permanently stabilized;
- 5.13. A note should be added to the plans that all disturbed areas are to be restored, topsoiled and seeded;
- 5.14. A Certification stating that the garage improvements were constructed according to the design is to be submitted by the Applicant's professional; and
- 5.15. We recommend an "As-Built Topographic Plan" be submitted prior to the issuance of a certificate of occupancy;

VI. PERMITS

6.1. Should the Board approve this application:

6.1.1. Certification from the Hudson-Essex-Passaic Soil Conservation District will be required if more than 5,000 sf of disturbance will occur.

6.1.2. Soil removal permit will be required if more than 300 CY of soil will need to be moved.

6.1.3. A street opening permit is required for any work within the ROW.

6.1.4. A tree removal application and permit will be required from the Township Forester if any trees need to be removed.

Please contact us should you have any questions.