
300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901

To: West Orange Board of Adjustment

From: Sean Moronski, P.P. AICP

Info: Copied

Date: 27 February 2026

Re: Planning Report
81 Northfield Avenue
Block 71.03, Lot 43
West Orange, Essex County, New Jersey
Langan Project No.: 101325601

INTRODUCTION

On behalf of Northfield Avenue Realty Associates, LLC (“applicant”), Langan has prepared this Planning Report to support an application requesting “d(1)” use variance approval to permit the overnight parking of medical transport vehicles (“project”) at 81 Northfield Avenue in West Orange Township, Essex County, New Jersey (Figure 1 – USGS Site Location Map). The Planning Report outlines the existing conditions, proposed use, project site zoning, and how the project meets the required criteria for the board of adjustment to grant a “d(1)” use variance.

EXISTING CONDITIONS

The approximately 2-acre project site is on the north side of Northfield Avenue, between Hutton Avenue to the west and Brennan Drive to the east. The Northfield Avenue interchange with Interstate 280 (I-280) eastbound is east of Brennan Drive (Figure 2 – Vicinity Map). Township tax records identify the project site as Block 71.03, Lot 43 (Figure 3 – Tax Map).

The irregularly shaped project site consists of a two-story, 21,000 square foot floor area, multi-tenant office building. The applicant’s tenant, Elite Transportation Group (“Elite”), has its operations office in the building. The 110 space parking spaces include 48 spaces in front of the building, and 62 spaces at the rear of the project site. Two ingress/egress driveways serve the project site, one from Northfield Avenue to the south, and to the other from Brennan Drive (Figure 4 – Site Aerial Photograph).

The following land uses surround the project site:

- North: Residential uses along Lindsley Avenue.
- East: Across Brennan Drive, the I-280 interchange.
- South: Across Northfield Avenue, a combination of residential and small-scale commercial uses.
- West: Ascendia Bank and a condominium complex.

The project site is in the Office Building-1 (OB-1) zoning district. While office is a permitted use at the project site, the OB-1 zoning district does not permit the proposed overnight parking of medical transport vehicles.

PROPOSED PROJECT

Elite uses 10 existing parking spots at the rear of the project site to park its medical transportation vehicles. Elite uses its vehicles daily, with schedules placing them on the road before 9:00 a.m. and returning at or after 7:30 p.m. Elite's employees use the medical transportation vans to pick up and transport local clients to and from various locations, primarily school and medical appointments. When not in use, the drivers park the vans at the rear of the building. The project uses existing parking spaces and does not require any new construction to function.

EXISTING ZONING

The OB-1 zoning district permits the following uses:

- Office buildings
- One-family detached dwelling
- Water reservoir
- Well tower
- Filter bed
- Federal, state, county, or township building
- Golf course and golf clubhouse
- Farm, nursery, greenhouse, and similar uses
- Hospital

The OB-1 zoning district allows off-street accessory parking and signs as permitted accessory uses. The proposed medical transportation parking is neither a permitted use nor an accessory use to a permitted use. Since the project does not require any site plan changes, the relief request is for a "d(1)" use variance.

RELIEF JUSTIFICATION

The project site is particularly suited for the proposed medical transportation parking use:

- Based on the parking analysis, the parking activity is lower than the available capacity.
- The onsite location of the 10 parking spaces at the rear of the project site is as far away from the office activity as possible.
- The area of the 10 parking spaces has trees screening properties along Brennan Drive and the apartment complex, which is at a higher elevation, to the west.
- Combination of office and parking onsite provides efficiency for the office operation and its drivers.
- Location allows for continued direct services to West Orange residents, who comprise between 500 and 1,000 clients monthly.

Purposes of Zoning

The requested "d(1)" use variance furthers the following purposes of zoning:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare. The relief allows the medical transportation office tenant to have its transport vehicles in the same location. The medical transport vehicles contribute to expanding independence and mobility for those with medical transportation needs.
- c. To provide adequate light, air, and open space. The project uses existing parking spaces, with no changes to site design or any physical impact on surrounding properties.
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens. The project requires no site plan improvements and serves as an accessory use to the permitted office at the project site.
- m. To encourage coordination of the various private and public procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land. The site has available spaces, requiring no new development or disturbance to serve business needs.

Negative Criteria

The application addresses the negative criteria:

- No substantial detriment to the public good:
 - No site changes. Lighting, circulation patterns, structures, etc. remain as is.

Planning Report

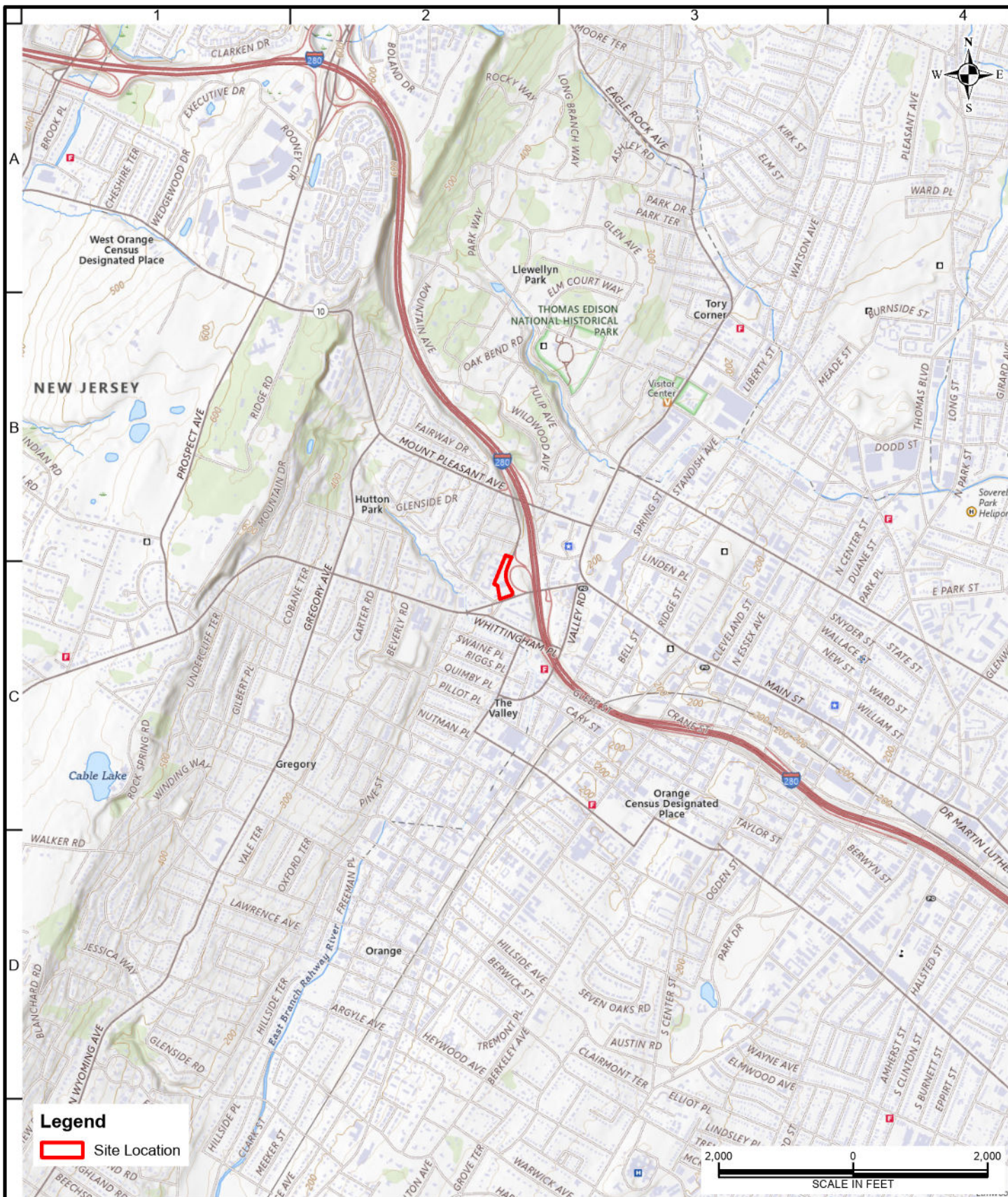
Planning Report
81 Northfield Avenue
West Orange, Essex County, New Jersey
Langan Project No.: 101325601
27 February 2026
Page 4 of 4

- The vehicles will operate between 9:00 a.m. and 7:30 p.m. No overnight activity beyond the medical transport vehicles remaining parked will occur.
- The project does not have a substantial impact on the parking inventory in terms of parking space demand.
- No substantial impairment to the zoning ordinance and the zone plan: 2019 Master Plan Update, page 12, Master Plan Principles, #2: "Properly Locate Public, Commercial/Retail, Industrial, Residential and Service Uses." The accessory medical transport parking use is proposed at the location of its office, a permitted use. The 10 parking spaces are suitable for the site, offer convenient access to surrounding roadways, and are not out of scale with the surrounding area.

Regarding *Medici*, the applicant has to reconcile granting the use variance even though the zoning ordinance does not explicitly permit the proposed use. The OB-1 zone limits accessory uses to parking spaces and signs. Where possible, it is customary for a business to have its vehicles located where its office is for operational purposes. In this case, use variance approval would allow for more efficient operation of the permitted office, without substantial impairment to the zoning ordinance and zone plan.

Based on the foregoing, the planning analysis outlines the reasons to support the requested "d(1)" use variance for accessory medical transport vehicle parking at the project site.

NJ Certificate of Authorization No. 24GA27996400
\\langan.com\data\PAR\data6\101325601\Project Data_Discipline\Planning\Background Materials\02_27_2026 81 Northfield Ave
Planning Report FINAL.docx



References: USGS TNM Topo 2025

LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

81 NORTHFIELD AVE

BLOCK No. 71.03, LOT No. 43
WEST ORANGE

ESSEX COUNTY

NEW JERSEY

Figure Title

**USGS SITE
LOCATION MAP**

Project No.

101325601

Date

2/17/2026

Scale

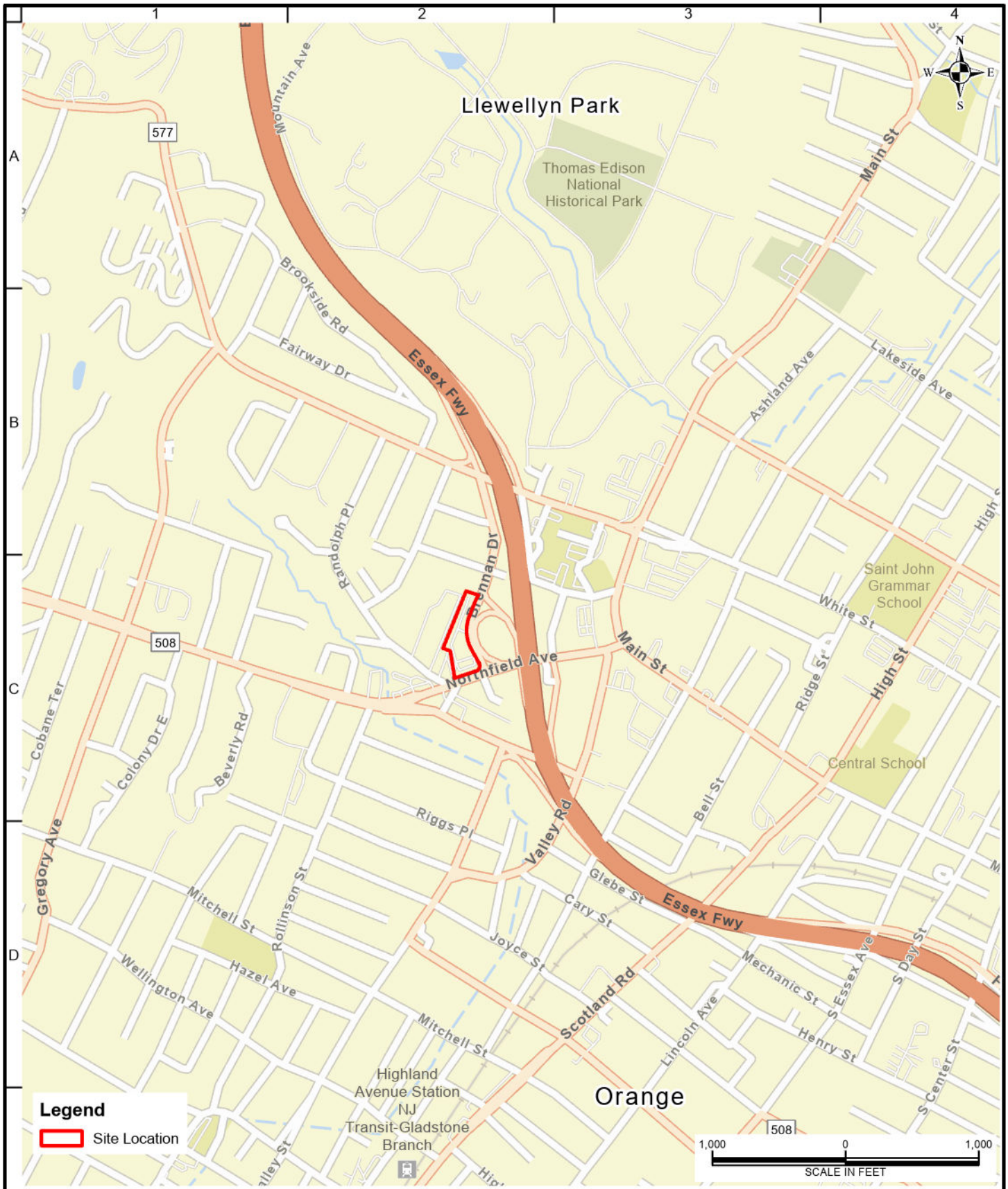
1" = 2,000'

Drawn By

RAF

Figure No.

1



References: ESRI World Street Map 2025

LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

81 NORTHFIELD AVE

BLOCK No. 71.03, LOT No. 43
WEST ORANGE

ESSEX COUNTY

NEW JERSEY

Figure Title

**VICINITY
MAP**

Project No.

101325601

Date

2/17/2026

Scale

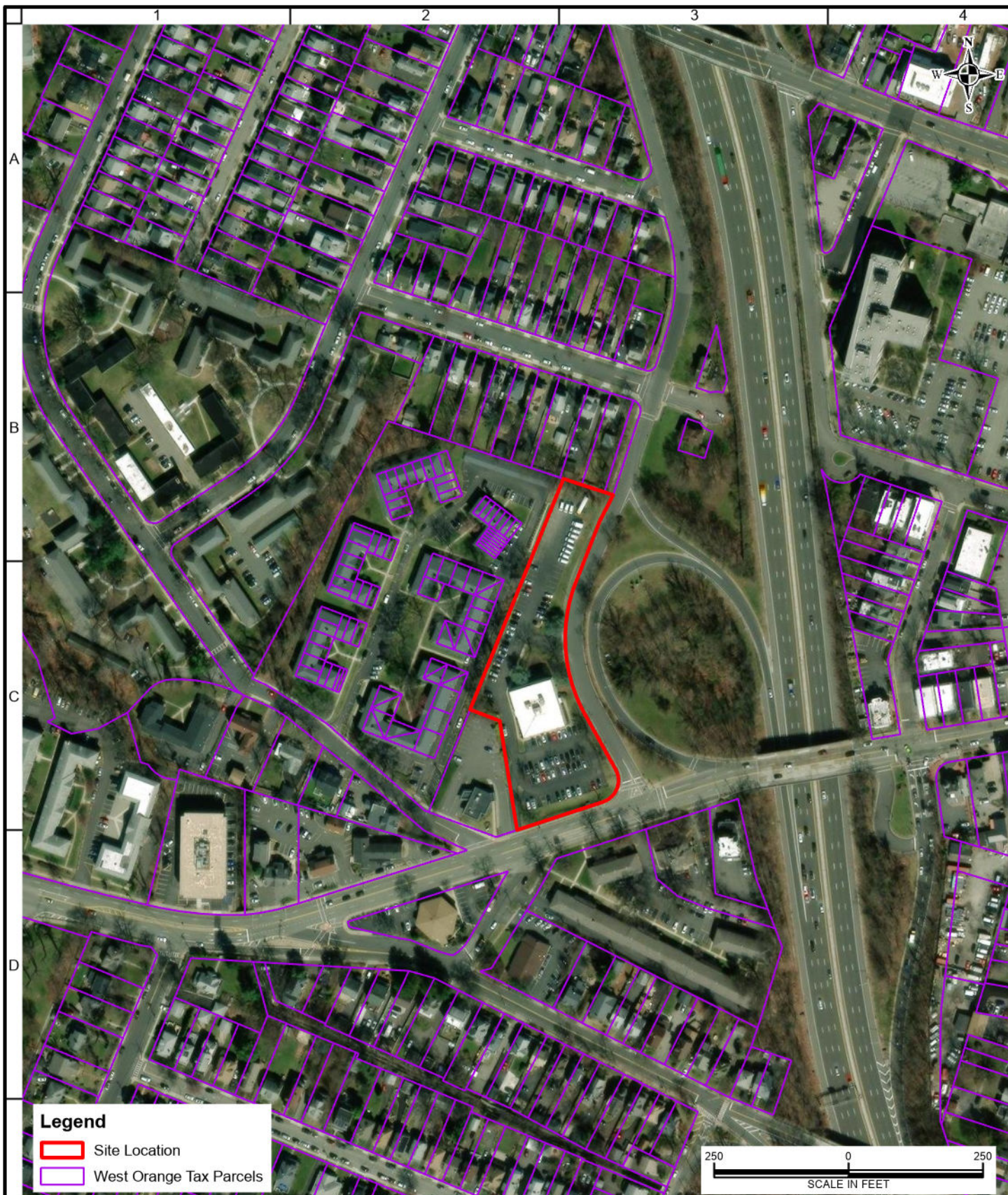
1" = 1,000'

Drawn By

RAF

Figure No.

2



References: Parcels and MOD-IV Composite of New Jersey, Accessed 2/17/25; ESRI World Imagery 2025

LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

81 NORTHFIELD AVE

BLOCK No. 71.03 LOT No. 43
WEST ORANGE

ESSEX COUNTY

NEW JERSEY

Figure Title

TAX MAP

Project No.

101325601

Date

2/17/2026

Scale

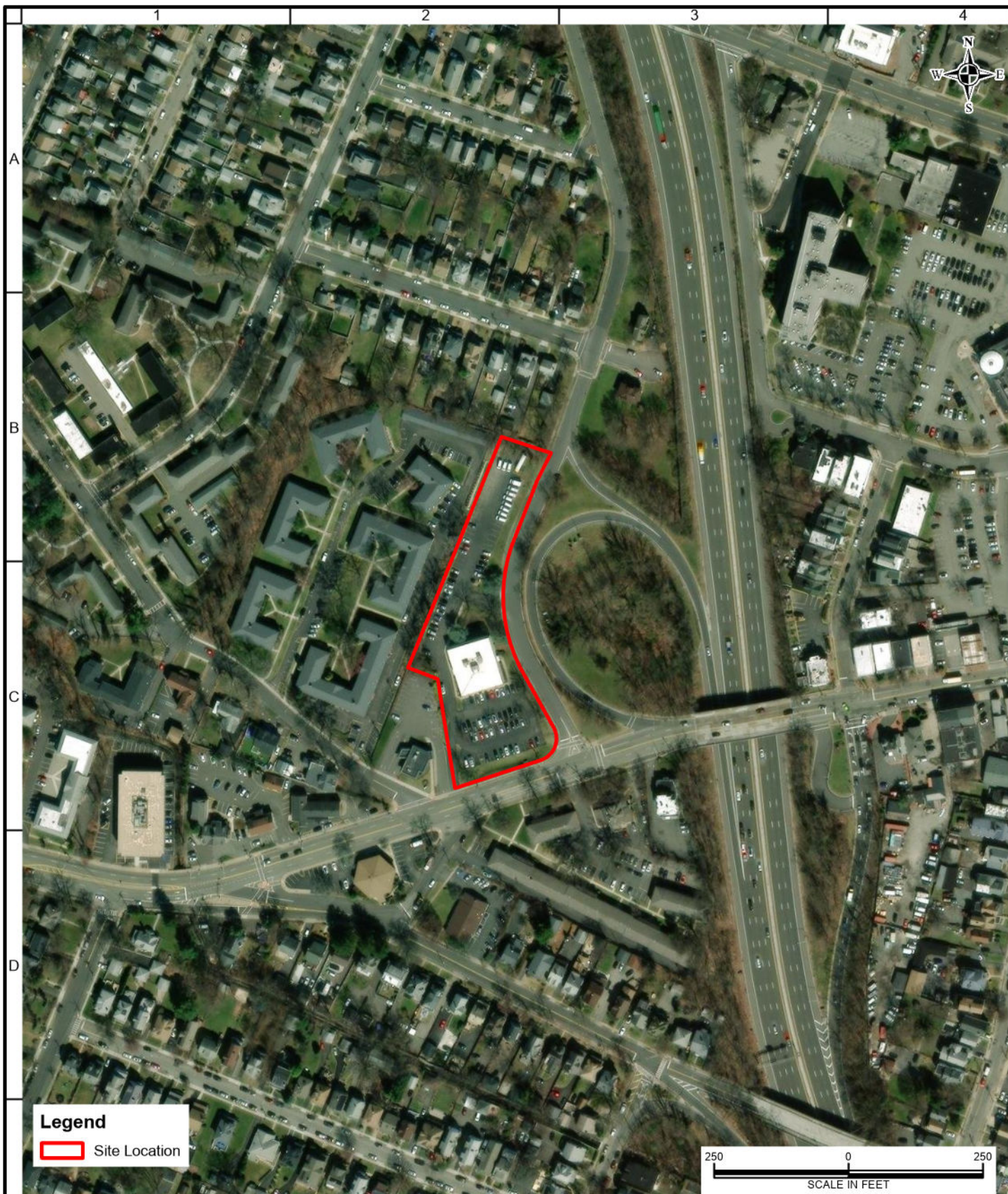
1" = 250'

Drawn By

RAF

Figure No.

3



References: ESRI World Imagery 2024

LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

81 NORTHFIELD AVE
BLOCK No. 71.03, LOT No. 43
WEST ORANGE

ESSEX COUNTY

NEW JERSEY

Figure Title

**AERIAL
PHOTOGRAPH
MAP**

Project No.

101325601

Date

2/17/2026

Scale

1" = 250'

Drawn By

RAF

Figure No.

4