

TO: Township of West Orange Planning Board

FROM: Malvika Apte, PP, AICP, Planning Board Planner *MAK*
Langley Oudemans, Associate Planner

RE: PB Application 26-04
Addendum to Planning Review #1 (dated June 5, 2026)
111 Prospect Avenue
Block 151, Lot 17.01
Amended Preliminary & Final Major Site Plan Approval with Bulk "C" Variances Approval

DATE: June 17, 2026

This is an Addendum to the previously submitted Planning Review #1, dated June 5, 2026. Board Members shall review this addendum in conjunction with the previously submitted memo. The following changes are noted:

- (1). Under Section 3, "Proposed Project Review," Subsection iii, "Restaurant Area" (Page 4), item h, the text shall be replaced with:
 - h. A residential use is noted on the second floor of the restaurant, consisting of a single two-bedroom unit. This is a conditionally permitted use in the B-2 Zone. ***Applicant must meet the conditional use requirements detailed in the Zoning Review section below.***
- (2). Under Section 4, "Zoning Review," Subsection i, "Proposed Use" (Page 6), item b shall be replaced with:
 - b. Applicant is proposing to increase the previously approved (Resolution PB 25-02) occupancy of 1,515 persons to 1,563 persons. The site is to be developed with a banquet/restaurant and one residential unit are proposed. ***Applicant to provide testimony which clarifies the uses and what the maximum occupancy refers to, specifically if it includes all of the uses listed above.***
- (3). Under Section 4, "Zoning Review," Subsection i, "Proposed Use" (Page 6), item e and f shall be added as follows:
 - e. The application refers to the proposed use as "restaurant/banquet facility." ***Applicant to confirm if the proposed restaurant will operate only in conjunction with the banquet hall or if the two facilities will operate separately, meaning that the restaurant can be accessed by members of the public who are not affiliated with events occurring at the banquet hall.***
 - f. Per § 25-8.12a, mixed-use developments, **including a residential use on top of a restaurant, shall be permitted as a conditional use in the B-2 district**, subject to the following requirements:
 1. Permitted uses on the ground floor of a mixed-use development shall include the following permitted uses in the B-1 and B-2 Districts: retail store, personal service store or

studio, office, business or vocational school, restaurant, bar, massage, bodywork or somatic therapy establishment, and fitness center/health club. **Complies.**

2. One or more dwelling units shall be permitted on the upper floor(s) above any of the permitted ground floor uses, including restaurants. **Complies.**

3. Access to upper floor uses shall be provided by means of a separate entrance than provided for ground floor uses. **Applicant to provide a separate entrance for the residential unit and show the same on revised architectural plans.**

4. Minimum lot area shall be 5,000 square feet, and the minimum street frontage of such lot shall be 50 feet. **Complies.**

- (4). Under Section 5, "Site Plan Review," Subsection B, "Parking and Site Circulation" (Pages 12-13), the "Parking and Loading Space Requirements" table shall be amended to add the following as the second row:

Parking and Loading Space Requirements §25-12			
	Ordinance Requirements	Existing	Proposed
Minimum Number of Off-Street Parking Spaces (§25-12.2)	<u>Restaurant and Catering Facilities:</u> 1 for each 3 seats or stools or 1 for each 45 square feet of floor area available to patrons, whichever requirement is greater. <i>Total Proposed Occupancy 1,563 persons *0.31 = 486 spaces</i>	-	<i>Total Proposed = 486 (V)</i>
Minimum Number of Off-Street Parking Spaces For Residential Uses	<u>One-family unit:</u> 2 bedrooms = 1.5 spaces <u>Total Required: 487.5 = 488 spaces*</u>		
General Provisions for Off-Street Parking (§25-12.1)	Off-street parking surfaced with asphalt, bituminous, or cement binder and graded to dispose of all surface water.	Bituminous parking lot	Bituminous parking lot
	Perimeter of all parking areas and the edges of all entrance and exit drives shall be enclosed with a concrete or granite block curb at least six inches above the paving surface.	Concrete and granite block curb	Concrete and granite block curb
	Parking spaces clearly marked showing parking arrangement and traffic direction.	-	Applicant to confirm traffic direction.
	All parking areas shall be so designed that vehicles are not compelled to back directly onto a public right-of-way.	Complies	Complies
	Service Aisle Standards: 90-degree angle parking = 24' aisle width. Two-way.	-	24' drive aisle Applicant to confirm two-way direction

Parking and Loading Space Requirements §25-12			
	Ordinance Requirements	Existing	Proposed
	Parking area entrance/exit at least 50' from residential district	23 ft	23 ft (ENC: ZB-00-05)
	Standard size parking spaces shall have minimum dimensions of 9 feet by 18 feet	-	9' x 18'
Length of Parking Row (§25-12.1)	The maximum length of a single row of parking spaces shall be 20 spaces, at which point a landscaped area with a minimum width of eight feet shall be provided	-	Longest parking row = 26 spaces (V)

*Shared parking is permitted for a mixed-use development

As stated above, this addendum shall be reviewed as a companion document to the previously submitted Planning Review #1, dated June 5, 2026. All items noted in Planning Review #1, which are not referred to in this addendum, will remain the same.