

PROPOSAL

Catalyst Development Group LLC (the “Applicant”) is requesting preliminary and final major subdivision approval, with “c” variance relief, to subdivide the property identified as Block 86.01, Lot 6 on the Tax Maps of the Town of West Orange and commonly known as 27 Fairway Drive (the “Property”) into three (3) lots. The Applicant is the contract purchaser of the Property, which is comprised of 23,867 square feet and improved with a single-family dwelling consisting of 3,509 square feet and associated improvements, including a swimming pool, paver patios, and walkways. The Property is in the Town’s R-5 Residential Zoning District (the “R-5 Zone”), which permits, in relevant part, one-family dwellings on 10,000 square foot lots.

The Applicant is requesting bulk (“c”) variance relief to subdivide the Property into three lots, proposed Lots 86.01 (7,199 square feet), 86.02 (8,506 square feet) and 86.03 (8,278 square feet). The existing dwelling will be retained on proposed Lot 86.02. To facilitate the proposed subdivision, the existing driveway will be modified and certain accessory improvements will be removed. The Applicant anticipates that proposed Lot 86.01 and 86.03 will be developed with single-family dwellings in the future. However, no new construction is proposed at this time.

REASONS FOR RELIEF

The Applicant has identified the following bulk (“c”) variances, pursuant to N.J.S.A. 40:55D-70(c)(2), from the Town Code that are required as part of the Application:

- From Section 25-7.1, to permit proposed Lot 86.01 with a lot area of 7,199 square feet, where a minimum of 10,000 square feet is required.
- From Section 25-7.1, to permit proposed Lot 86.02 with a lot area of 8,506 square feet, where a minimum of 10,000 square feet is required.
- From Section 25-7.1, to permit proposed Lot 86.03 with a lot area of 8,278 square feet, where a minimum of 10,000 square feet is required.
- From Section 25-7.1, to permit proposed Lot 86.01 with a lot width of 62.60 feet, where a minimum of 75 feet is required.

The benefits of granting the requested relief outweigh any perceived detriments. The Property is oversized for the R-5 Zone. The proposed lot sizes and dimensions are consistent with the surrounding neighborhood and the proposed lots will accommodate the development of conforming single-family residential dwellings in the future. Therefore, the Applicant’s proposal will not substantially detriment the public good. The proposal also advances purposes of the Municipal Use Land Law (MLUL) including but not limited to, encouraging the “efficient use of land.” N.J.S.A. 40:55D-2.

The Applicant reserves the right to present expert testimony and evidence establishing that the Application can be granted without substantial detriment to the public good, and without substantial impairment of the intent and purposed of the zone plan and Code. The evidence will further show that the subdivision and construction of two additional homes, while maintaining the original structure, will advance the purposes of the Municipal Land Use Law and the public good.