



TOWNSHIP OF WEST ORANGE DEPARTMENT OF ENGINEERING

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MEMORANDUM #3

TO: ZONING BOARD MEMBERS

**FROM: ZAYIBETH CARBALLO, P.E., P.L.S., P.P, CME, CFM
DIRECTOR/MUNICIPAL ENGINEER**

DATE: AUGUST 14, 2026

**SUBJECT: APPLICATION SUBMISSION – C2 VARIANCE
FOR GARAGE IMPROVEMENTS
ZB-26-01
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.

The following information was submitted on May 6, 2026 in addition to the previously provided information:

- F. Soil Movement Calculation and Soil Erosion and Sediment Control Plan Document, dated May 4, 2026;
- G. Tree Protection Plan Document, Dated April 26, 2026;
- H. Garage Expansion Plan, prepared by Max Grossman, last dated May 6, 2026;
- I. Proposal Narrative; and
- J. Revised Variance Application

The following information was submitted on July 28, 2026 in addition to the previously provided information:

- K. Planning Evaluation, prepared by Peter G. Steck P.P., dated July 18, 2026
- L. Revised Variance Application, last dated July 19, 2026

I. INTRODUCTION

The subject site is located along the Northern side of Alan Street and located with 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 of the public good
- (5) Will not impair the intent and purpose of the Zone Plan and 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 extensions 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;

Addressed. The Applicant has provided a Tree Protection Plan document and has stated that; "No trees on the subject property are proposed for removal as part of this application." Testimony by the Applicant is still recommended regarding the removal of trees.

- 4.2 Tree protection plan needs to be provided for adjacent trees that might belong to neighboring properties and might impacted by construction;

Addressed. The Applicant has provided a Tree Protection Plan document and has stated that; the "tree's canopy is sufficiently high above grade that no canopy trimming is required to accommodate construction", "there is no scenario in which construction activity on the subject property will come into contact with the trunk", and "should any unforeseen condition arise during construction that could affect the tree, the owner will notify the neighbor and the Township engineer prior to taking further action in that area."

- 4.3 A tree protection fence needs to be installed out to the dripline of any trees to protect root system during construction;

Partially Addressed. The Applicant has provided a Tree Protection Plan document and has stated that; "All new foundation work associated with the expansion will be located a minimum of 10 feet from the outer edge of the tree's canopy (dripline). Based on the tree's location and the canopy projection, no significant root activity is anticipated at this distance from the dripline, and no root cutting or disturbance is expected during excavation for the new foundation."

- 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;

Addressed. The Applicant does not propose the removal of any trees.

- 4.5 Testimony should be provided indicating how the existing trees will be saved considering the proposed grading alterations.

Not Addressed.

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.;

Addressed.

- 5.2 The 3D renderings with side view submitted will need to be a part of the plan set;

Partially Addressed. The plan has been revised to include side views (elevation views) however, the 3D renderings are not part of the revised plan set.

- 5.3 Signature blocks for the Board Engineer, Chairman and Secretary need to be added to the plans;

Addressed.

- 5.4 A table showing the schedule of requirements should be provided;

Addressed.

- 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 pipe sizes, lengths and slopes;

Addressed. The Applicant proposes to maintain the existing discharge locations of the existing garage. The Applicant should provide testimony addressing adherence to this.

- 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;

Partially Addressed. The Applicant has revised Planning/Zoning Board



Application seeking relief for this variance. The Applicant shall provide testimony

- 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;

Not Addressed. The Applicant has provided the locations for the proposed roof leaders; however, testimony should be provided clarifying that the adjoining property owners will not be adversely affected.

- 5.8 Testimony should be provided by Applicant's professional to confirm that the garage improvements are within the 0 to 10% slope range that allows 100% disturbance. Refer to section 25-28 of the Township's ordinance;

Partially Addressed. The Applicant has provided a Soil Movement Calculation and Soil Erosion and Sediment Control Plan document and has provided measurements and calculations indicating that slopes within the Limit of Disturbance do not exceed 10% (~7.55%). The plans have not been revised to reflect these calculations, additionally the Applicant should provide testimony that the proposed improvements are in accordance with the slope and disturbance thresholds in 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;

Partially Addressed. The Applicant has provided a Soil Movement Calculation and Soil Erosion and Sediment Control Plan document and has provided a narrative outlining the calculation of the Limit of Disturbance (913 SF), protection measures, sequence of construction and permanent stabilization. The plans should be revised to include the standard notes from Hudson-Essex-Passaic Soil Conservation District (HEPSCD) including details for silt fence, inlet protection and tracking pad requirements. The plans should be further revised to callout the square footage of the Limit 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;

Partially Addressed. The provided Soil Movement Calculation should be added to the plans. Also, a soil removal permit from the Board will be required since the total soil volume is over 750 CY and exceeds 300 CY.

- 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;

Addressed. The Applicant has provided narrative acknowledging this. The Applicant shall provide testimony of same.

- 5.13 A note should be added to the plans that all disturbed areas are to be restored, topsoiled and seeded;

Addressed.

- 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

Not Addressed. The Applicant shall provide testimony acknowledging the requirement of Certification that the garage improvements were constructed according the design submitted by the Applicant's professional.

- 5.15 We recommend an "As-Built Topographic Plan" be submitted prior to the issuance of a certificate of occupancy;

Not Addressed. The Applicant shall provide testimony acknowledging the submission of an "As-Built Topographic Plan".

VI. PERMITS

- 6.1 Should the Board approve this application:

6.1.1 Certification from Hudson-Essex-Passaic Soil Conservation District will be required if more than 5,000 SF

6.1.2 Soil removal permit will be required since 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.

ZC/jrm

