



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

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TO: Applicant
Building Department
Zoning Official
Planning Board
Planning Board Engineer

FROM: Paul Grygiel, AICP, PP, Township Planning Director

DATE: April 20, 2021

RE: **PB-21-04/Tompkins Street Apartments Urban Renewal, LLC**
Block: 6; Lots: 36.01; Zone: R-M
Tompkins Street
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a special virtual meeting on April 20, 2021. At this meeting, the SPRAB reviewed the above application with the applicant and its attorney, principal, engineer and architect. The applicant is proposing to construct a 17-unit multifamily residential building on a vacant lot previously owned by the Township. The proposed development will consist solely of low- and moderate-income units, which will address the affordable housing obligation for a recently approved multifamily development at 18 Central Avenue.

The following site plan and design issues were discussed at this meeting:

- Property address: The application materials list the correct block and lot number, but have the incorrect street address (20 Tompkins Street is an existing dwelling on the east side of the street). The applicant will revise the application materials to remove the incorrect information. A street number will need to be provided for the subject property if the proposal is approved by the Planning Board.



- Parking: No off-street parking is proposed on the subject property. Instead, one parking space per unit will be provided in the parking lot at the recently approved multifamily development at 18 Central Avenue, and it was stated on-street parking is available. Several questions were raised regarding this arrangement and the adequacy of the proposed parking. In response to question regarding ADA parking spaces, the applicant's professionals will confirm the applicable requirements and consider the feasibility of providing a handicap space on the street. The applicant was also asked to investigate potential pedestrian improvements at the intersection of Tompkins Street and Mitchell Street, as residents will need to cross at this intersection to access the off-site resident parking spaces.
- Architectural plans: The architect described the proposed building and its sustainability measures. It was stated the quality of the units will be very comparable to the Harvard Printing development and the recently approved 18 Central Avenue project. The building will be fully sprinklered. In response to questions about Americans with Disabilities Act (ADA) compliance, it was noted the first floor entrances will be accessible and one accessible unit will be provided.
- Drainage: Various questions were asked about stormwater management. It was indicated there is no storm drainage in Tompkins Street, which limits options for addressing runoff.
- Trash and recycling: In response to a question, it was indicated there will be rolling trash cans brought out to the street, not a full dumpster.

The applicant is intending to be scheduled for a public hearing at the May 5, 2021 Planning Board meeting.

