



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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TO: Zoning Board Members

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

DATE: June 2, 2021

RE: **ZB-21-11/Reu**
Block: 1; Lot: 2; Zone: R-6
236 South Valley Road
Seeking "c" variance for fence in front yard on through lot

INTRODUCTION/LAND USE

The applicant is requesting a "c" variance to permit the construction of a six-foot tall fence in a front yard on a through lot, which would partly replace an existing chainlink fence. The subject property is essentially trapezoidal in shape, with approximately 100 feet of frontage on South Valley Road and 79 feet of frontage on a rear alley. It is located in an R-6 zone.

The surrounding area is primarily developed with single-family residences. Vehicular access to a number of homes in the vicinity is provided by the rear alley.

SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Property Survey	Richard J. Hingos, P.L.S.	6/13/15
Marked up survey w/ fence location	Applicant	not dated



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VARIANCE REQUIRED

<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
25-8.4b Solid fence location	Rear yard and side yard to rear of house	None	Front yard and side yards on secondary street frontage	“c”

DISCUSSION/RECOMMENDATIONS

The applicant’s property is a through lot with frontage on two streets. Per Section 25-8.3 of the Land Use Regulations Ordinance, each street frontage is subject to the front yard regulations, even if one of the yards functions as a rear yard to a dwelling.

The applicant is requesting approval to construct a six-foot tall privacy fence which would in part replace existing chainlink fencing as well as extend to additional locations. The fence is proposed to be located along both side property lines from the alley right-of-way to a point along each side of the house, then connects to the ends of the front wall of the house. Fencing is proposed along the alley as well, though it appears to extend off the applicant’s property. No other changes are proposed as part of this application.

It is noted several other dwellings fronting on South Valley Road and on Hillside Terrace have solid fences along their “rear” frontage on the alley.

The applicant should confirm what type, material and color of fence is proposed to replace the existing fence. The location of the fence along the alley, particularly off the applicant’s property, should be confirmed as well as it is unclear from the submitted plans.





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