

MARUCCI ENGINEERING ASSOCIATES, LLC
ENGINEERS • SURVEYORS • PLANNERS

~ Established 2001 ~

116 WHIPPANY ROAD
WHIPPANY, NEW JERSEY 07981

PHONE (973) 887-3066
FAX (973) 887-3066

PLANNING REPORT

7 Hutton Avenue West Orange
Essex County, New Jersey
Tax Map Block 78.01 Lot 1

The subject property is located in the OB-1, office building zone.

The OB-1 zone permits office buildings and uses that are also permitted in the R-1 zone.

The property is situated at the northwest corner of the intersection of Hutton Avenue with Northfield Avenue.

EXISTING USE:

In the existing condition, the subject property contains office use on both the first and second floor, with accessory parking, on-site, in two (2) parking areas, one to the south of the building and the other to the north of the building. (See attached photographs)

PROPOSED USE:

In the proposed condition, the existing office use will remain on the first floor. The second and third floor will be renovated into three (3), one-bedroom, residential apartments. Two apartments will be located on the second floor and the third apartment will be located on the third floor.

PERMITTED USES:

Office buildings
One family detached residential dwelling.

Section 25-8.12 of the zoning ordinance permits only one principal use upon any single lot. Therefore, the proposed mixed-use application requires a "d-1" Use variance.

The attached Site Location Map indicates the subject property, very irregular in shape, almost triangular, with approximately 41.4 feet of frontage along Northfield Avenue, and approximately 275.4 feet of frontage along Hutton Avenue.

The existing building and both parking areas are accessed by Hutton Avenue. There is no access from the site onto Northfield Avenue.

The OB-1 zone stretches predominately along both sides of Northfield Avenue, which is a roadway maintained by the County of Essex.

The OB-1 zone, along Hutton Avenue, consists of the subject property and four (4) additional properties adjacent and to the west, namely 11, 15, 19 Hutton Avenue and 155 Randolph Place (Block 78.02 Lot 1)

11 Hutton Avenue is occupied as a children daycare center.

15 Hutton Avenue is occupied as a single-family dwelling.

19 Hutton Avenue is occupied as an office building.

155 Randolph Place is a garden apartment complex. (Block 78.02 Lot 1 on site location map)

To the west of the OB-1 zone, and across the street opposite the subject property is the R-G zone, and same is occupied by garden apartments.

Special reasons are required for the Zoning Board to grant a “d” variance, where the proposed project carries out a purpose of zoning, and where the proposed site is particularly suitable for the proposed use.

There are a several reasons to permit the mixed office/residential use.

1. There is an overabundance of office space, not only within the Township of West Orange, but throughout the State of New Jersey.

Unfortunately, the covid pandemic created a situation where many people can work from home.

2. The OB-1 zone is predominately along Northfield Avenue, therefore, anyone looking for office space on Hutton Avenue, would be more difficult to locate.
3. The OB-1 zone does permit both the office use and the residential use.
4. The OB-1 zone along Hutton Avenue does now have both office uses and residential uses.
5. The building is designed aesthetically, maintaining a residential character, in addition to the well-maintained landscaped grounds.
6. The mixed use can be accommodated with minor exterior renovation, and with no additional impervious coverage.
Parking spaces are to be re-striped, and an ADA ramp is proposed for handicapped accessibility.
7. The site is located within walking distance to the Main Street business district where prospective residential tenants can utilize the restaurants and other businesses.

Several purposes of zoning are enhanced, pursuant to the Municipal Land Use Law (MLUL):

- a). The promotion of public health, safety, morals and general welfare.

The mixed office/residential uses are compatible, the building maintains a residential character, and the Main Street businesses flourish with added potential customers.

- b). To secure safety from fire, flood, panic and other natural and manmade disasters.
The building will undergo substantial interior renovations, handicapped accessibility will be added, and sprinklers will be installed for fire safety.
- c). To provide adequate light, air and open space.
No additions to the building are proposed.
Existing, light, air and open space will be maintained.
- i). To promote a desirable visual environment through creative development techniques
The residential character of the dwelling will remain, together with the existing mature, landscaping.

NEGATIVE CRITERIA:

Relief can be granted with respect to the negative criteria, as follows:

- 1). Without substantial detriment to the public good.
This is an existing building. Due to the overabundance of office space, approval of the mixed use will prevent maintaining a vacant building, while providing needed residential use.
The residential component will also help struggling businesses along the Main Street corridor.
Therefore, no substantial detriment will occur to the public good.
- 2). Without substantially impairing the intent and purpose of the zone plan and zoning ordinance.
Both the office use and the residential use are permitted in the OB-1 zone. Both office use and residential use presently exists within the OB-1 zone along Hutton Avenue.
The mixed office and residential uses are compatible.
Therefore, no substantial impairment of the zone plan or zoning ordinance will occur.

PARKING:

Parking is calculated pursuant to the zoning ordinance for the non-residential use, where 7.7 parking spaces are required for the office use, and the Residential Site Improvement Standards (RSIS) are used for the residential parking requirements. The residential use requires 5.4 parking spaces, for a total requirement of 13 parking spaces.

The site provides 11 parking spaces.

Therefore a "c" variance is required for the deficiency in the number of parking spaces.

The parking variance can be granted for the following reasons:

- 1). The residential apartments are limited to one-bedroom each only.
The parking deficiency is minimal. It can be considered de minimis.
- 2). Public transportation is available on Northfield Avenue, and within walking distance to public transportation on Main Street.
- 3). The office parking spaces are available to the residential tenants after business hours, overnight, and weekends.
- 4). Parking is permitted on the street during the daytime in the event of overflow parking demands during working hours.

CONCLUSION:

The mixed use, of office and residential, is compatible on this site.

The special reasons are conclusive that the Zoning Board can grant the Use variance and the parking variance, and the variances can be granted without substantial detriment to the public good, and without substantially impairing the zone plan or the zoning ordinance.

Respectfully submitted,

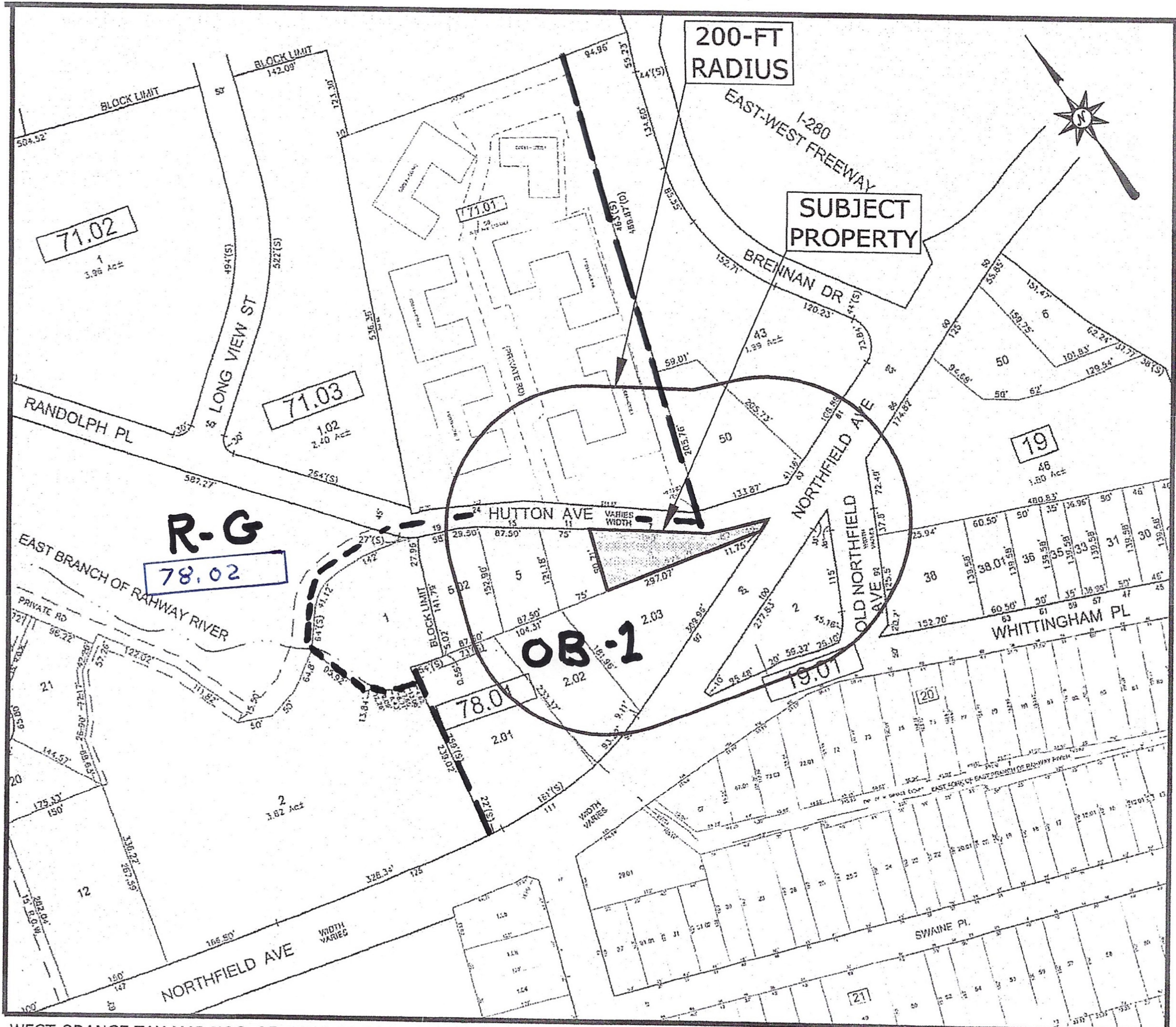


Anthony Marucci, PE-LS-PP
NJPP Lic. # 33LI00212400

DATE: July 2, 2021

Reference: Site Plans prepared by Anthony Marucci, PE-LS-PP
Marucci Engineering Associates, LLC
Dated: March 02, 2021

Architectural Plans prepared by Tomasz Bona, RA



WEST ORANGE TAX MAP NOS. 25, 29, & 29.01

SITE LOCATION MAP

SCALE: 1" = 200'



