



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
Zoning Board of Adjustment
Zoning Board of Adjustment Engineer

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

DATE: July 13, 2021

RE: **ZB-21-08 – Main West Orange LLC**
Block: 116; Lots: 51, 53, 53.01, 55; Zone: B-1 and R-T
253-255, 257, 259 Main Street
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting on July 13, 2021. At this meeting, the SPRAB reviewed the above application with the applicant's representative and its attorney, architect and engineer. The applicant is proposing to renovate an existing building and expand and renovate an existing mixed-use building to add two floors of residential use on new third and fourth floors, and to improve an existing unpaved parking lot for the residents of the development.

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

- Existing conditions: The subject property consists of four tax lots with three buildings located on them. Two of the buildings are being modified and expanded while one will remain unchanged. However, the site plan and architectural plans need to be updated to include all information for all existing and proposed buildings in terms of parking requirements and other zoning compliance. The four lots will need to be consolidated if the application is approved.



- Building code and fire safety issues: The applicant will need to confirm code-compliant fire separation is provided between buildings. In response to a question, the architect indicated the buildings will likely be sprinklered.
- Trash and recycling area: There were a number of questions regarding this area, as well as a suggestion that it may need to be increased in size. It was also noted there is a requirement for an onsite superintendent or manager as the building will include more than six dwelling units.
- Landscaping: Some questions were raised regarding the design and use of the landscaped area in the rear of the property. It was suggested fencing may be appropriate to regulate its use. There was also a question whether any additional landscaping could be provided.
- Parking lot: A suggestion was made to provide signage in the parking lot indicating parking spaces will be for residents, and other than the handicap space, not available for the commercial space.
- Public way: If the application is approved, the applicant will need to work with the Township to ensure the public way in front of the buildings is protected during construction.

The applicant's professionals will submit additional information and revised plans, as necessary, with the intention of being scheduled for an upcoming Zoning Board meeting.

