



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: February 9, 2021

RE: **ZB-21-01 – M. Vega Investments LLC**
Block: 134.02; Lots: 75.03, 79, 81; Zone: B-1
66 Franklin Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting on February 9, 2021. At this meeting, the SPRAB reviewed the above application with the applicant's representative and its attorney, architect and planner. The applicant is proposing to expand an existing commercial building to add a residential use on new second and third floors and utilize an adjacent parking lot for commercial vehicle parking.

The applicant is requesting preliminary and final major site plan approval. However, the submitted plans only include a rudimentary site plan as part of the architectural plans. A more detailed site plan providing information on grading, drainage, lighting, landscaping and other site improvements will need to be provided. Particular outstanding issues to be addressed on the site plan include the following:

- Confirm the parking lot will be paved, striped and have curbing, or request variances from these requirements.
- If the lot will be paved, the proposed lot coverage will need to be updated.



- Clarify the location, height and type of fencing being proposed to determine whether variances are required, as well as the size and location of the driveway gates.
- Landscaping details must be provided, and it was suggested that additional landscaping be provided in the front yard, similar to what exists.
- Setbacks and buffers should be provided along property lines, or variances need to be requested. If none are proposed, wheel stops will need to be provided.
- Additional information should be provided regarding the vehicles proposed to be parked on the site and the parking spaces, including which spaces are intended for commercial vehicles. A handicap parking space must be provided if required.
- A trash enclosure should be provided.
- The signature box, lot number, lot width and 200 foot radius and list on the plans need to be corrected.

The following additional issues were discussed regarding the architectural plans:

- In response to a question as to why few windows are provided on the second floor, the architect indicated the design was based on an earlier proposal and windows will be added.
- The architect was asked to confirm whether the plans provide a second means of egress from the second and third floors as required by code.
- Questions were raised about the attic and its use, as a floor plan of it was not provided. The architect stated it is only intended for storage.

The applicant will need to address any outstanding issues and provide more detailed plans before being able to be scheduled for a Zoning Board meeting. Formal planning and engineering reviews will be completed once those plans and any other revised application materials are provided.

