



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

ROBERT D. PARISI
Mayor

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TO: Zoning Board Members

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

DATE: October 6, 2021

RE: **ZB-21-20/Gurrieri**
Block: 46.02; Lot: 6; Zone: R-5
9 Lowell Avenue
Seeking "c" variances for already constructed improvements

INTRODUCTION/LAND USE

The applicant is requesting a "c" variances for the location and setbacks of a previously installed pool and deck. The property is a through lot, with 50 feet of frontage on Lowell Avenue, 65.85 feet of frontage on Winding Way (along a curve in the road) and lot depth ranging between approximately 118 feet and 150 feet. It is located in an R-5 zone. Photographs of the existing pool and deck are included in the application package.

The surrounding area is primarily developed with residential uses, with the exception of Gregory Elementary School located across Lowell Avenue to the east.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Survey of Property	David J. Von Steenburg, P.L.S.	6/30/2021
Survey marked up with dimensions	not signed	not dated



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Proposal narrative
Letter from Municipal Engineer

not signed
Leonard R. Lepore, P.E.

not dated
7/14/21

VARIANCES REQUIRED

<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
25-8.1 Minimum accessory structure setback	5 ft.	0 ft.*	0 ft.	"c"
25-8.1a Accessory use location	Not permitted in required front yard	Pool located in front yard (through lot)*	Pool located in front yard (through lot)	"c"

*Not legally permitted – pool and deck previously installed without variance approvals

DISCUSSION/RECOMMENDATIONS

According to the application, the applicants recently purchased the subject property and learned shortly before closing on the property that an existing pool and adjoining deck not only are located in a non-permitted portion of the property, but the deck also encroaches on the Township's right-of-way for Winding Way. The applicants are proposing to remove existing steps that are on Township property and replace them with new steps on the subject property. Additional discussion regarding the proposal is provided in the application package.

Photographs of the subject property from both abutting streets are attached (photos from Google Street View, June 2019).





View of subject property from Winding Way



View of subject property from Lowell Avenue



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