



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

ROBERT D. PARISI

Mayor

Tel: (973) 325-4110

Fax: (973) 325-6359

Email: planning@westorange.org

TO: Zoning Board Members

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

DATE: December 10, 2021

RE: **ZB-14-08/Sai Hira Ram Trust, Inc.**
Block: 177.02; Lot: 15.01; Zone: R-4
23-27 Laurel Avenue
Seeking variances and removal of conditions of prior approval for a house of worship

INTRODUCTION/LAND USE

The applicant received site plan and variance approvals in 2015. While a house of worship is a permitted conditional use in the R-4 zone, certain conditional use standards and other zoning requirements were not met and variances were granted to permit the development. The current application is for amended site plan and variance approvals, and to request removal of two conditions of the 2015 approval limiting the hours of worship.

The property is located in an R-4 zone and is surrounded by single family homes on three sides. These include homes fronting on Laurel Avenue as well as Eagle Rock Avenue and Allsop Court. Crestmont Country Club is located to the south across Laurel Avenue.

SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Amended Site Plan (2 sheets)

J. Michael Petry, P.E., P.P., R.A.

10/5/21



VARIANCES REQUIRED

SECTION/REQUIREMENT	PERMITTED /REQUIRED	PREVIOUSLY APPROVED	PROPOSED	VARIANCE
25-24.2.b.1.(j)(1) Conditional use standard – minimum building/use setback	125 feet	125 ft. (front), 63.63 ft./123.99 ft. (side), 70.7 ft. (rear)	124.72 ft. (front), 64.0 ft./123.39 ft. (side), 69.76 ft. (rear)	“d(3)”
25-24.2.b.1.(j)(1) Conditional use standard – minimum accessory use setback	75 feet	40.07 ft. (front), 38.75 ft. (side)	39.95 ft. (front), 38.32 ft. (side)	“d(3)”
25-24.2.b.1.(j)(1) Conditional use standard – minimum accessory building setback	125 feet	40.07 ft. (front), 22.24 ft. (side)	39.95 ft. (front), 22.41 ft. (side)	“d(3)”
25-24.2.b.1.(j)(1) Conditional use standard – minimum parking setback	75 feet	41.00 ft. (front), 20.83 ft. (side)	40.68 ft. (front), 21.18 ft. (side)	“d(3)”
25-24.2.b.1.(j)(2) Conditional use standard – minimum buffer strip	50 feet	41 ft. to parking lot (front), 19.50 ft. (east), 22.24 ft. (west)	40.68 ft. to parking lot (front), 21.18 ft. (east), 22.41 ft. (west)	“d(3)”
25-7.1 Maximum impervious coverage	40%	48.43% ¹	43.57% ¹	“c”

¹ Effective impervious coverage after subtracting steep slopes

DISCUSSION/RECOMMENDATIONS

The applicant is proposing to modify the approved site plan to locate a gazebo to the northeast of the temple building, instead of its prior approved location to the southeast of the temple building, and to replace an approved six-foot high masonry screen wall along the rear (northern) property line with a six-foot high black chain link fence with privacy slats. The gazebo would be located approximately 21 feet from the temple, and 41.54 feet from the side property line and 74.26 feet from the rear property line.

Testimony should be provided regarding the reasoning for these requests.

The site data chart on the amended site plan has been updated from the approved plans to include “as built” measurements. Some of these differ from the approved plans and worsen previously granted variances, or create in new ones.

The applicant is also requesting to remove the following two conditions of approval:



3. The hours of use for daily prayer shall be limited to 8:00 a.m. to 12 noon and 4:00 p.m. to 8:00 p.m., seven days a week.
4. The use of the main temple for full services will be limited to every Thursday from 11:00 a.m. to 2:00 p.m., the date of the new moon and full moon each month, and the Lunar New Year, Thanksgiving Day and March 18.

Testimony should be provided regarding the reasoning for these requests, and how these changes relate to the concerns of the Board in imposing these conditions when the application was originally approved.





Approximate proposed location of gazebo



Existing parking lot and buffering on side property line



View from between two houses to rear on Allsop Court

