



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: Applicant
Building Department
Zoning Official
Planning Board
Planning Board Engineer

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

DATE: February 8, 2022

RE: **PB-21-10/Altera 769, LLC**
Block: 166.15; Lot: 9; Zone: OB-1/Office Building District
769 Northfield Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting on February 8, 2022. At this meeting, the SPRAB reviewed the above application with the applicant and its attorney, engineer and other representatives. The applicant is proposing to modify parking areas and other site improvements for an existing office building. The application originally required minor site plan approval, but changes to the proposal have resulted in its classification as a major site plan.

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

- Phasing: The application proposes two potential phases. Phase 1 will include remodeling of the building, upgrades for Americans with Disabilities Act (ADA) compliance, modification of site grades and replacement of parking spaces to maintain the same number of spaces. Phase 2 will only be constructed if required by one or more future tenants, and would provide additional parking and stormwater management facilities.



- Pedestrian and bicycle circulation: The site plan has been amended from the original submittal to provide a sidewalk along the Northfield Avenue frontage. It was requested that the applicant provide a connection to the existing sidewalk to the west of the subject property, if possible. A pedestrian connection was also added on site from the street to the building, although modifications may be necessary for compliance with ADA requirements. A bicycle rack has also been added to the plans under a covered area in front of the building.
- Turning templates: The applicant will provide an exhibit with truck and emergency vehicle turning templates.
- Electric vehicle charging: The applicant will also provide an exhibit showing the location of required electric vehicle infrastructure on the site, which will also need to be added to the site plan.

The applicant indicated any outstanding issues will be addressed and will submit additional requested information as soon as possible, with the intention of being scheduled for an upcoming Planning Board meeting.

