



TOWNSHIP OF WEST ORANGE

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Department of Planning and Development

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TO: Applicant
Building Department
Zoning Official
Planning Board
Planning Board Engineer

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

DATE: March 22, 2022

RE: **PB-22-01/Pleasantdale Chateau & Conference Resort, Inc.**
Block: 177.12; Lot: 60; Zone: R-4
757 Eagle Rock Avenue
Site Plan Review Advisory Board Report

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a virtual meeting on March 22, 2022. At this meeting, the SPRAB reviewed the above application with the applicant's representatives, attorney and architect. The applicant is proposing to construct additions to existing buildings and related exterior improvements, with the intention of adding indoor dedicated space for ceremonies but not increasing the number of guests to events.

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

- Architectural plans: The architect went through the plan set to explain the proposed design, including historic preservation considerations. It was noted the plans have been revised based on feedback from the Historic Preservation Commission.
- Sustainable design features: The applicant described how existing building materials will be reused and how the applicant is restoring woodlands on the subject property to their natural state by removing invasive species and propagating native plantings on the site.



- Site circulation: The existing circulation routes and parking locations will not change, including for emergency vehicle access. One minimal proposed change is to remove an existing driveway near the proposed expanded building which would be replaced by walkways to a service driveway. The applicant was asked to address compliance with electric vehicle charging requirements at the Planning Board hearing.
- Other items: The applicant was asked about the applicability of a condition of approval from application ZB-19-80, which limited the size of future building areas. The applicant's attorney indicated a 1996 approval supersedes this prior approval.

The application is acceptable to be scheduled for the next Planning Board meeting.

