



TOWNSHIP OF WEST ORANGE

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Department of Planning and Development

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TO: Planning Board Members

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

DATE: March 23, 2022

RE: **PB-22-01/Pleasantdale Chateau & Conference Resort, Inc.**
Block: 177.12; Lot: 60; Zone: R-4/H
757 Eagle Rock Avenue
Application for site plan and “c” variance approvals to expand existing catering facility

INTRODUCTION

The applicant is requesting approvals to construct additions to existing buildings and related exterior improvements. The proposal requires a “c” variance for parking.

LAND USE

The subject property is located in the R-4 Residential zone. It is also subject to a Historic Landmark overlay designation.

The site is located in the northwestern portion of West Orange in an area developed with a mix of land uses. These include single-family detached residential, single-family attached residential, country clubs and a place of worship. The property is irregularly shaped with frontage on Eagle Rock Avenue, Oval Road and Coggins Lane. The developed portion of the property is located some distance back from Eagle Rock Avenue. The property is bounded by residential uses on multiple sides. Essex Fells Country Club is located to the west across Oval Road. Other nearby land uses include Crestmont Country Club to the south across Eagle Rock Avenue, the



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Highlands at West Essex townhouse development to the north and Shirdi Sai Hira Sheva Asthan temple to the southwest on Laurel Avenue. Site photographs taken on March 8, 2022 are included at the end of this memorandum.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Site Plan (5 sheets)	Michael T. Lanzafama, P.E.	2/28/22
Architectural Plans (13 sheets)	Donald R. Fiore, R.A.	1/4/22

VARIANCES REQUIRED

<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
25-12.2.b.1 Minimum parking spaces	331 spaces, plus 58 additional spaces (1 space per 45 sq. ft. of gross floor area)	174 spaces, plus 14 tandem spaces and 14 “future” spaces	No change	“c”

DISCUSSION/RECOMMENDATIONS

As noted, the applicant is requesting approvals to construct additions to an existing catering and conference facility on the subject property to create a “conservatory” space. An existing garage is also proposed to be converted to use as part of the conservatory. Approximately 3,800 square feet of new building area is proposed. The proposal would provide dedicated indoor space for ceremonies, replacing the current use of tents. According to the applicant, the additional indoor space would not increase the number of attendees at events. A furniture storage area is also proposed as part of the construction.

Minimal changes are proposed to the overall site layout. These include provision of an emergency generator, enhancement of outdoor spaces adjacent to the building additions, and removal of an existing driveway near the proposed expanded building which would be replaced by walkways connecting to a service driveway. No new parking spaces are proposed. Therefore, an existing parking deficiency will be exacerbated.

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. There are minimal outstanding issues from this meeting. One issue for which testimony has been requested is to address compliance with electric vehicle charging requirements, if they are applicable.





