



TOWNSHIP OF WEST ORANGE

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Department of Planning and Development

ROBERT D. PARISI
Mayor

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TO: Planning Board Members

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

DATE: April 8, 2022

RE: **PB-22-02/Township of West Orange**
Block: 175.13; Lot: 3; Zone: R-5
Mellon Avenue
Application for Minor Subdivision with “c” Variances

INTRODUCTION/LAND USE

The applicant is requesting minor subdivision approval to subdivide one existing Township-owned lot into two lots. The subject property is currently vacant, other than a shed and fence located on it. The subject property is currently vacant and is located in the R-5 Residential zone, which permits single-family dwellings on 10,000 square foot lots.

The site is located in the northwestern section of West Orange in an area developed with single-family detached residential dwellings. There are vacant lots in the vicinity as well, and Crestmont Country Club is located to the west.

SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Minor Subdivision Plan

Kevin S. Bogerman, P.L.S.

2/16/22



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VARIANCES REQUIRED

SECTION/REQUIREMENT	PERMITTED /REQUIRED	PROPOSED
25-7.1 Minimum lot area	10,000 square feet	5,000 square feet per lot

DISCUSSION/RECOMMENDATIONS

As noted, the applicant is requesting approvals to subdivide an existing 10,000-square foot lot owned by the Township of West Orange. Two new lots would be created. Each lot would be 50 feet wide and 100 feet deep, and therefore 5,000 square feet in area.

As the lots would not comply with the R-5 zone minimum lot area requirement of 10,000 square feet, a variance would be required for each lot. However, it is my understanding that this would be a temporary condition as the intent is for the adjoining lot owner to the side of each lot to acquire a new lot to add it to its property. The applicant should confirm this is the case.

