



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: Planning Board Members

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

DATE: April 8, 2022

RE: **PB-22-03/Township of West Orange**
Block: 175.08; Lots: 9 and 12; Zone: R-5
Mellon Avenue
Application for Minor Subdivision with No Variances

INTRODUCTION/LAND USE

The applicant is requesting minor subdivision approval with no variances to resubdivide two existing lots. 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

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Minor Subdivision Plan	Kevin S. Bogerman, P.L.S.	2/16/22

VARIANCES REQUIRED

None



AN EQUAL OPPORTUNITY EMPLOYER
www.westorange.org

DISCUSSION/RECOMMENDATIONS

As noted, the applicant is requesting approvals to subdivide two existing lots. Lot 9 currently is 15,000 square feet in area and Lot 12 has an area of 5,000 square feet. The two new lots would each be 100 feet wide and 100 feet deep, and therefore 10,000 square feet in area – which is the minimum required lot area for the R-5 zone.

