



# TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

## Department of Planning and Development

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**TO:** Zoning Board Members

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

**DATE:** June 7, 2022

**RE:** **ZB-22-06/Weinberg**  
Block: 175.14; Lot: 10; Zone: R-5  
17 Cleveland Terrace  
Seeking "c" variances for new driveway and related improvements

### INTRODUCTION/LAND USE

The applicant is requesting approval for variances to permit the construction of a new driveway and related improvements in the front yard, as well as retaining walls in the side and rear yards. The subject property is trapezoidal, with 100 feet of frontage and depth of 179 feet 187 feet, and lot area of 18,308 square feet (0.42 acres). Site photographs taken on June 1, 2022 are attached.

The surrounding area is primarily developed with single-family residences. There are also some vacant lots as well as undeveloped lands of Crestmont Country Club in the vicinity.

### SUBMISSIONS

| <u>ITEM</u>              | <u>SIGNED BY</u>             | <u>DATE/REVISION</u> |
|--------------------------|------------------------------|----------------------|
| Survey of Property       | Jeffrey S. Grunn, P.L.S.     | 7/29/20              |
| Variance plan (2 sheets) | Paul W. Anderson, P.E.       | 4/28/22              |
| Planning report          | Paul W. Anderson, P.E., P.P. | not dated            |



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## **VARIANCES REQUIRED**

| <b>SECTION/REQUIREMENT</b>                                                              | <b>PERMITTED /REQUIRED</b>                                                  | <b>EXISTING</b> | <b>PROPOSED</b>                                                                     |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------|
| 25-8.4a Solid fence or wall location                                                    | Not permitted in front yard                                                 | Not provided    | Front yard                                                                          |
| 25-8.4b Maximum fence or wall height in side or rear yards                              | 6 feet                                                                      | Not provided    | 8 feet                                                                              |
| 25-12.4.b.2 Maximum portion of required front, side or rear yard used as a parking area | 30%                                                                         | 17%             | 58%                                                                                 |
| 25-28.8b Maximum disturbed area                                                         | 10 to 14.99%: 60%, 15 to 19.99%: 40%, 20 to 24.99%: 20%, 25% or greater: 0% | Not provided    | 10 to 14.99%: 75.06%, 15 to 19.99%: 86%, 20 to 24.99%: 75.3%, 25% or greater: 77.5% |
| 25-28.8c Disturbance of slopes 25% or more                                              | Prohibited                                                                  | Not provided    | Proposed                                                                            |
| 25-28.8f.11 Maximum retaining wall height                                               | 4 feet                                                                      | Not provided    | 8.5 feet                                                                            |

\*based on effective lot area per Section 25-28.8d

## **DISCUSSION/RECOMMENDATIONS**

The applicant is requesting approval of variances listed above. The dwelling is currently being renovated and expanded. No variances are required for the expanded dwelling, which includes additions to the front and rear. There is currently a driveway providing access to the garage, which is located at the north end of the front façade. The proposal is to construct a new driveway that crosses the front yard to access the garage and connects to the street at the southern end of the lot. Retaining walls are proposed on both sides of the driveway, with heights of up to 8.5 feet.

Two drywells are proposed beneath and next to the driveway, mostly on the subject property, but also partly in the Cleveland Terrace right-of-way.

The driveway is proposed to be 17 feet wide where it is parallel to the street, but widens to nearly 30 feet on the portion closest to the house.



The applicant's engineer has not provided the effective lot area for the subject property. This figure must be provided in order to determine the proposed building and impervious coverage, which pursuant to Section 25-28.8d are computed on the effective lot area.

The applicant's engineer should address the application's compliance with the Township's Tree Protection and Removal Ordinance (Section 25-27 of the Land Use Regulations Ordinance), as it appears one or more trees may need to be removed to enable construction of the proposed driveway.





