



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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TO: Planning Board Members

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

DATE: June 28, 2022

RE: **PB 22-05/West Orange Public School**
Block: 1250.01; Lot: 40; Zone: R-T
289 Main Street
Courtesy Review of Temporary Classroom Unit, Parking Expansion and
Retaining Wall Replacement Projects

INTRODUCTION/LAND USE

The applicant is proposing two projects at Washington Elementary School. One is to locate a Temporary Classroom Unit (TCU) to the southeast of the school building and to expand the existing parking lot. The other project is to replace an existing retaining wall near the eastern property line.

The site is located in the R-T Zone and is located at the intersection of Washington Street, Franklin Avenue and Main Street. It is by the Wigwam Brook to the north. The surrounding area is developed with a mix of residential, commercial and public uses. Oblique and 2D aerial views of the subject property are provided at the end of this memorandum.

SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

New TCU & Parking site plan
and details (3 sheets)

Gaetano P. Cipriano, PE

6/22/2022



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VARIANCES REQUIRED

None. The applicant is appearing before the Planning Board pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-31a, which requires public agencies expending public funds to refer development proposals to the municipal planning board for its review and recommendation related to the municipal master plan.

DISCUSSION/RECOMMENDATIONS

As noted, there are two proposals for exterior modifications on the Washington Elementary School property.

The first includes placing a TCU to the southeast of the school building on an existing paved area, as well as expand the existing parking lot by providing 20 additional spaces on the existing paved area. The TCU will be 64 feet long by 27.33 feet wide (1,749 square feet in area). It will be divided into two spaces with separate entrances served by stairs and a common ramp providing access to both spaces. Most of the existing paved area will be covered by the TCU and areas devoted to parking, which will be denoted with painted striping. Access to the new parking area will be provided through the existing parking lot. A crosswalk will be provided across the painted driveway area for access to the school building. Electric, water and sewer service will be provided to the TCU. No landscaping appears to be proposed in conjunction with this project.

The second is the replacement of an existing retaining wall near the eastern property line. The wall's height will vary. It will be topped by an eight-foot tall black vinyl coated chain link fence.

Testimony should be provided regarding the timing and phasing of the two projects.

In terms of Master Plan consistency, there are no recommendations in the 2019 Master Plan Update directly related to the school property that is the subject of this application.





Source: Google Maps, obtained June 29, 2022



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