



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: July 5, 2022

RE: **PB 22-06/Umude**
Block: 159; Lot: 20; Zone: R-5
59-61 Edgewood Avenue
Minor Subdivision

INTRODUCTION/LAND USE

The applicant is proposing to subdivide a property currently developed with a single-family home into two lots. No variances are required from the R-5 zone bulk standards for the proposed subdivision.

The subject property is located in an area developed with single-family detached homes.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Survey of Property	Andrew A. Schmidt	4/21/2022
Minor Subdivision Site Plan	William S. Scott, PE and Nancy J. Scott, PLS	6/21/2022

VARIANCES REQUIRED

None



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DISCUSSION/RECOMMENDATIONS

The subject property is 25,381 square feet in area, and is currently 170 feet wide by 149.3 feet deep. It is located on the northwest side of Edgewood Avenue between Westview Road and Kingwood Road. A 2 ½-story dwelling is located on the property. An asphalt driveway providing access to a two-car garage along the rear property line is located to the southwest of the dwelling. As shown on the site photos on the following pages, dense rows of shrubs are located along the street line within the right-of-way.

The applicant is proposing to subdivide the property into two lots, each of which would be 12,690.5 square feet in area and have a lot width of 85 feet.

Proposed new Lot 20.05 would encompass the southwestern half of existing Lot 20. This portion of the property is currently vacant, except for portions of the existing garage and the driveway serving it. A number of trees are currently located on the proposed Lot 20.05. The design or location of a house on Lot 20.05 has not been provided. However, it is stated on the subdivision plat that “any future proposed dwelling shall be designed to meet bulk restrictions.”

The existing house is proposed to remain and would be located on the new Lot 20.06. The existing driveway is proposed to be modified to be entirely on the Lot 20.06, and would comply with the required five-foot minimum setback from a property line. The existing two-car garage would be replaced by a new one-car garage on Lot 20.06.

The applicant should indicate whether the existing shrubs in the right-of-way are proposed to remain. In addition, it is noted that sidewalks are provided in front of all dwellings on the same side of Edgewood Avenue from the subject property all the way to Rock Spring Avenue.





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