



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 29, 2022

RE: **PB 22-07/West Orange Seniors Housing, LLC/Township of West Orange**
Block: 67; Lot: 1 and Block: 68; Lot: 1; Zone: R-G
46 Mount Pleasant Avenue
Courtesy Review of Subdivision

INTRODUCTION/LAND USE

The applicant is proposing a subdivision of Township-owned properties to effectuate a development previously approved by the Planning Board on the site of the current West Orange Public Library. No physical improvements are proposed as part of this application.

The site is located in the R-G Zone and is located on Mount Pleasant Avenue at the intersection of Main Street. The surrounding area is developed with a mix of public, office, residential and commercial uses.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Technical Subdivision and Right-of-Way Vacation Plan (1 sheet)	Suzanne E. Warren, PLS	7/11/2022
Prior application materials	various	various



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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. While the applicant is a private entity, the subject property is owned by the Township of West Orange.

DISCUSSION/RECOMMENDATIONS

As noted, the current application is simply for a subdivision of a publicly-owned property for which development approvals have already been granted. A public street (Municipal Plaza) runs through the Municipal Complex from Main Street to Mount Pleasant Avenue. However, this “street” has not been utilized as such for decades, as portions of both the existing Library and the Police/Court building are located on this right-of-way, along with parking spaces, drive aisles and other improvements. A new lot would be created for just the existing Library building/future senior housing, with the remainder of the existing Municipal Complex lot and Municipal Plaza right-of-way merged with the two existing adjoining lots (Block 67, Lot 1 and the remainder of Block 68, Lot 1), consistent with its longstanding use. The table below outlines the existing and proposed lot areas:

	Existing	Proposed
Block 67, Lot 1	60,322.2 sq. ft.	72,216.2 sq. ft.
Block 68, Lot 1	141,217.0 sq. ft.	102,542.8 sq. ft.
Block 68, Lot 1.01	N/A	61,339.3 sq. ft.

In terms of Master Plan consistency, the affordable senior housing project approved on the subject property implements the one of the compliance mechanisms in the Township of West Orange’s court-approved Master Plan Housing Element and Fair Share Plan. The proposed subdivision would enable the West Orange Public Library site to be redeveloped with a 100% affordable senior housing development, which was permitted pursuant to a redevelopment plan and the Planning Board subsequently approved a site plan for this development. The 2019 Master Plan Update also recognizes the proposed redevelopment of the existing Library site.

Therefore, it is my opinion the proposal is not inconsistent with the Township’s Master Plan.

