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MEMORANDUM

TO: Township of West Orange Planning Board

CC: Jamilet Baquerizo Vite, Board Secretary
Geniece Gary-Adams, Director of Planning & Development

FR: Gerard M. Haizel, PP, AICP, Principal & Consulting Planner 

RE: **PB-24-14 – 172-174 Main Street (Block 89, Lot 6)**
Site Plan Review Advisory Board Report

DT: November 12, 2024

Attendance:

Alan Tremulak, Esq. – Attorney for the Applicant
Jason Peist, AIA - Applicant's Architect
Maurice Cox - Applicant/Owner Representative
Mike Dannemiller - Zoning Board Member
Michale A. Fonzino, Director of Health & Welfare
Captain Joe Matullo, Fire Department
Zayibeth Carbello, Director of Engineering/Municipal Engineer
Geniece Gary-Adams, Director of Planning & Development/Zoning Official
Phil Scott, PE, CME - Matrix New World Engineering, Board Engineer
Gerard M. Haizel, PP, AICP - Nishuane Group, Board Planner
Jamilet Baquerizo Vite, Board Secretary

The Township of West Orange Site Plan Review Advisory Board (SPRAB) held a meeting on November 12, 2024. At this meeting, the SPRAB reviewed the above referenced application with the applicant's attorney and architect. The applicant was also present and provided information about the proposed development on the site.

The applicant proposes to construct a 3rd floor addition to an existing 2-story building and convert the building to a mixed-use building. The proposed mixed-use building will contain 2,824-SF of office space on the 1st floor, which will be sub-divided into two (2) tenant spaces, and a total of seven (7) residential units on the 2nd and 3rd floors. Twenty-six (26) existing onsite parking spaces will also be provided.



The proposed development on the site will require the granting of three (3) variances, for the following conditions:

- Exceeding the Maximum Permitted Building Height (Stories)
- Insufficient Rear Yard Setback
- Excessive Lot Coverage

The following site plan and design issues were discussed at the SPRAB meeting:

⇒ Parking

- There was a discrepancy between the parking requirement as identified by the Board Engineer's report and what was indicated by the Applicant. Whereas the Board Engineer cited a need for 43-spaces, the Applicant indicated that only 25-spaces were required. This discrepancy was as a result of the Applicant originally proposing the use of one of the 1st floor rental spaces as event space, for which a greater number of parking spaces was required. The applicant subsequently modified their plans to show the space being proposed as office space, which reduced the parking requirement to the 25-spaces.
- The Applicant was asked whether or not they intended to provide any EV-charging capability in the parking area, to which they responded that they did not intend to do so. After some discussion the applicant indicated that they would reconsider this decision.

The Fire Department expressed concern about any EV-charger stall(s) being located too close to the building creating a fire hazard. They requested that any EV-charger-equipped stalls be located in the southeastern area of the parking area, where it would be a distance from both the building on the site and the buildings on the adjoining lots.

- The Applicant was advised that sight triangles were required from the egress from the site. Additionally, turning radius templates were also required.

⇒ Landscaping & Fencing

- The Applicant stated that they would most likely have to remove the two trees at the front of the site, which were in the public right-of-way, as a result of the roots causing damage to the sidewalk. The Applicant was advised that they would have to comply with Township's Tree Ordinance and that any removed trees would have to be replaced.
- The applicant was asked about the fence across the front of the site, which was in a deteriorated condition. The Applicant responded that the fence would be replaced.



⇒ Site Drainage & Lighting

- The Applicant was asked about the drainage on the site, particularly in the parking area. The applicant responded that there were three (3) drains in the parking area that captured the runoff, which they intended to continue using. However, they stated that they planned to engage an engineer to address site drainage and other related items on the site.
- The Applicant stated that the existing lighting on the exterior of the building would be maintained. However, the proposed engineering plan would also address this. The Township Engineer advised the applicant that site lighting should also be depicted on the architectural plans.
- The applicant was advised that before and after sewer capacity calculations were required for the proposed development.

⇒ Affordable Housing

- The Applicant was advised that a deed restriction was required for any affordable units in the development and that the affordable unit(s) were to be identified on their plans.

⇒ Garbage and Recycling

- The Applicant stated that garbage will be stored in containers on-site and will be brought out to the curb for pickup. The applicant was cautioned that there is a limitation on the volume of pick-up by the Township from businesses.

⇒ Signage

- The Applicant stated that there would be signage for the proposed offices on the site. The applicant was advised that signage not mounted on the building would need to be shown on the site plan.

The Applicant's professional team will make modifications to their submission, based on the input and discussions with the Township and Board Professionals and will work towards meeting the notice requirement for the Planning Board's January 2025 hearing date.