

Memorandum

Date: March 14th, 2021
To: South Orange Planning Board
From: South Orange Design Review Board
Subject: 468 Valley Street/ Proposed Children's Indoor Playground
Applicant: Tania Roddi and Lourdes Navarro

This memo is requested to advise the Planning Board regarding the Proposed Children's Indoor playground. This application is a massive improvement to this lot, which has been unoccupied with a building in disrepair. We are thrilled to see this improvement to the lot proposed. We met the applicant virtually March 9th to review the project.

General Design Comments:

I. Building materials

We are very pleased to see the durability of the proposed building materials. The roof is proposed in black metal and we think it will work in metal or a dark charcoal asphalt roofing shingle if that helps with cost. We suggested that brick be lowered to the sill height of the ground floor window so you see more white siding.

II. Lighting

We very much appreciate the addition of the wall sconces in the new style as shown. We always recommend a temperature of 3000 K for the LED lights. The rusted metal post that remains at the corner of the lot appears to have electrical running to it. We would like to see that old post removed. If electrical is there and additional light is need on the lot, the post could be removed and replaced. We discussed a double Shepard's hook post light that could coordinate with the wall sconces.

III. Signage

Looking at the building there are many options for the sign location. We discussed the option of a sign to the one side of the door that could be possible with a variance. If the applicant is interested in a sign mounted to the side of the door, we would support that variance request. One sign on the Valley side may be all that is needed.

IV. Fencing

Currently the fence that exists at the back of the lot is very important to the neighbor. The applicant would like to replace that fence with something more attractive. We support the fence update and the applicants interest making it taller.