Memorandum

Date: October 6th, 2021

To: The Planning Board

From: South Orange Design Review Board

Application: #286 10 Sloan Street Miti Miti

This memo is to advise the Planning Board regarding the proposed construction of a one-story addition at the rear of the existing two-story commercial building.

With the pandemic and the move to outdoor seating, this structure will be a very positive permanent solution that we support. It will improve the overall appearance in the back at a highly visible location of our downtown. We have the following comments:

1) We would support a taller 8-foot board on board fence to help screen the small section of unsightly mechanicals in the back. A wayfinding sign could be located at the top of the fencing to direct customer to back entrance.

2) If the application is approved, we would like to have more detail on the back transition to the public walkway. We support removing the current fencing to have the vibrancy of the dining experience be seen. With the scope of work, we thought this might be opportunity for the applicant and South Orange Village to improve the pedestrian experience. It would be ideal to have some sort of sidewalk buffer along the parking lot side of the building to better separate pedestrians from vehicles.

3) With this positive upgrade proposed in the back, there should be some attention paid to the front façade. Repair and updated painting is needed. A dark blue/ grey shade is a complimentary color to the historic brick surrounding of this business and the darker color will last longer.

We are happy to work with the applicant regarding these items.