Date: December 2, 2021

From: South Orange Design Review Board

Applicant: #287 6-8 South Orange Avenue

This memo is to advise the Planning Board regarding 6-8 South Orange Avenue. This proposed application is a conversion of the existing three-story commercial building to a mixed-use building with retail on the first floor and two stories of residential.

On November 22nd, we met with the applicant for a second time to review their latest updates. Again, we see this as a very positive update to a building in a highly visible location. We appreciate their efforts to improve the application and the time we met to review. We have the following comments:

1. Regarding first floor retail façade, the below improvements are significant and well received:

    a. Coordinating external lighting fixtures to be added for signage for both retail businesses

    b. Bank of America's sign to be updated to coordinate in style/scale with Hot Bagels Abroad

    c. Awning added to the Bank of America location, and a door awning added to the building entrance on the far right

    d. The 1st floor façade to be made more uniform with brick to coordinate with the original brick façade above and black metal finish on windows

These first-floor upgrades on South Orange Avenue will enhance the public's pedestrian experience. We are happy to work with the applicant to review color choices, signage, and materials. Regarding the brick, if the applicant experiences challenges finding a good match for the historic brick, the board is open to exploring a contrasting brick color and would review this with the applicant as this project progresses.