

Date: December 2, 2021

From: South Orange Design Review Board (DRB)

Applicant: #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.

We met with the applicant for the second time on November 22nd to review their updates to the application. As stated on the previous memo, we continue to support this application and the updated improvements. We appreciate the efforts to improve the application and have the following comments:

1. Front façade facing Sloan Street:
 - a. The repairs, improved detailing and paint application noted in the updated drawings are positive. The colors presented for the front façade are a good pairing. We can work with the applicant moving forward to confirm depth and shade of these colors
 - b. After painting and repairs are completed, we feel the front façade would be successful with or without the awning
 - c. After repairs/painting, if lightning needs to be updated, the goosenecks could benefit from a darker finish.
2. Back addition:
 - a. The Design Review Board supports the playful color story in the back, but it's important for the colors to be reviewed and confirmed onsite with the DRB when the applicant is ready to finalize the color samples
3. Side Fencing (facing parking lot, in front of mechanicals):
 - a. Increasing the height to 8' to help conceal the mechanicals is a positive update. The fence should be painted the same color as the wall behind it

The Design Review Board likes the idea of the Sloan Street façade being more traditional/historical to coordinate with properties surrounding the train station. The back addition can be more modern.

It is worth noting that there has been interest over the years in a mural on the large blank wall facing the parking lot closest to Sloan Street. The Design Review Board feels that wall should be reserved for something that represents South Orange history and that coordinates with Sloan Street.