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Completeness Report #1

Date: November 30, 2020

To: South Orange Planning Board

From: Greer Patras, AICP, PP, Board Planner

Applicant: 206 Ampere Parkway LLC

Subject: Application No. 275
167 & 201 North Ridgewood Road, Block 1303, Lots 37 & 38
Minor Subdivision

This report provide the Board with guidance as to the completeness of Application #275, submitted by 206 Ampere Parkway LLC (the "Applicant"). The Applicant requires minor subdivision approval for a lot line adjustment between Lots 37 and 38. The Applicant proposes to demolish all structures on Lot 37, and to construct two single-family dwellings, one on each Lot 37 and Lot 38. The proposal does not appear to require variance relief at this time, however a full review will be performed and a report will be provided prior to the public hearing.

The following items were reviewed:

- A. **Zoning Board Application Submission**, filed November 13, 2020.
- B. **Cover Letter**, written by Nicole M. Magdziak, dated November 13, 2020.
- C. **Site Plan**, consisting of four sheets prepared by David E. Fantina, P.E., dated November 5, 2020.
- D. **Architectural Plans**, consisting of five sheets prepared by Space & Mark, LLC, dated October 7, 2020.
- E. **Wetlands Assessment Letter**, written by John Peel, dated November 9, 2020.

I. EXISTING CONDITIONS

A. **The Site:** The Site consists of two adjacent lots:

1. Lot 37 (20,193 SF) is a corner lot with frontage along North Ridgewood Road and Redmond Road. Lot 37 is mainly unimproved, with only a paved driveway that connects the dwelling on Lot 38 to North Ridgewood Road.
2. Lot 38 (49,411 SF) has primary frontage on North Ridgewood Road, with a narrow "stem" that wraps around Lot 37 and connects to Redmond Road. Lot 38 consists of a single-family dwelling and an accessory garage. The Site also has two sheds, a patio and paved walkway.

B. **Zoning:** Residence A-100

II. PROJECT PROPOSAL

A. **Proposed Project:** The Applicant proposes the following:

1. Lot line adjustment between Lot 37 and Lot 38:
 - Lot 37 will increase from 20,193 SF to 32,834 SF
 - Lot 38 will decrease from 49,411 SF to 37,770 SF
2. Demolish all existing structures and 8 trees on Lot 38.
3. Construct new 2-story single-family dwellings, one on Lot 37 and on Lot 38. Both new dwellings will front on North Ridgewood Road. Associated improvements on both lots include curbcuts, driveways, concrete walkways, landscaping, drywells, and utilities.

III. COMPLETENESS DISCUSSION

A. **Submission Waivers Recommended:** The Applicant requests that the following items be waived for completeness but agreed to provide all during resolution compliance if the application is approved, to which we offer no objection:

- Item #11 – County Application
- Item #16 – Final Plat/Site Plan
- Item #39 – Developer's Agreement
- Item #41 – Signature blocks
- Item #42 – Approval statement

B. **Submission Waivers Deferred:** We defer to the Board Engineer's determination for items related to grading, stormwater management, and environmental matters, including but not specifically related to the following items which may be necessary for review:

- Item #32 – Original boundary survey (for both lots)
- Item #35 – Existing Critical Environmental Areas
- Item #38 – Landscape Plan
- Item #43 – Utility Systems
- Item #45 – Shortest distance
- Item #50 – Topographic survey
- Item #51 – Grading plan
- Item #52 – Stormwater management plan
- Item #57 – Soil erosion and sediment control plan

The Applicant should address all items discussed at the Completeness Hearing. Revised plans should be accompanied by a Response Letter or highlights on the plan to identify all changes made, to facilitate our review. We recommend all revised information be provided prior to 14 days of the public hearing.

If you have any further questions regarding this application, please feel free to contact our office.

Sincerely,



Greer Patras, AICP, PP
Board Planner