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Completeness Report #1

Date: January 29, 2021

To: South Orange Planning Board

From: Greer Patras, AICP, PP, Board Planner

Applicant: Andrea Mazara

Subject: Application No. 280
353 West South Orange Avenue, Block 1802, Lot 41
Minor Subdivision & Preliminary/Final Site Plan

This report provides the Board with guidance as to the completeness of Application #280, submitted by Douglas M. Angoff, Esq. on behalf of Andrea Mazara (the "Applicant"). The Applicant proposes to subdivide Lot 41 into two separate lots and construct two single-family dwellings, one on each new lot. The Applicant requires minor subdivision and preliminary/final site plan approval as well as bulk variance relief for non-compliant lot widths.

The following items were reviewed:

- A. **Planning Board Application Submission**, filed January 19, 2021.
- B. **Cover Letter**, written by Douglas M. Angoff, Esq., dated January 19, 2021.
- C. **Site Plan**, consisting of five sheets prepared by Michael J. Roth, P.E. of Roth Engineering, dated January 7, 2021.
- D. **Boundary Survey**, consisting of one sheet prepared by Kiersten Osterkorn, P.E., P.L.S., P.P. of Omland & Osterkorn, Inc., dated November 30, 2020.

I. EXISTING CONDITIONS

- A. **The Site:** The Site consists of an interior lot that is 50,432 SF and has frontage along West South Orange Avenue (County Route 510). The Site consists of a 2.5 story single-family dwelling with a detached garage. The Site also contains an asphalt driveway, a paver patio/walkway, a retaining wall, and heavy vegetation.
- B. **Zoning:** Residence A-100 (RA-100)

II. PROJECT PROPOSAL

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

- 1. Subdivide Lot 41 into two separate lots:
 - Lot 41.01 will be 34,947 SF with non-compliant lot width of 66.44'
 - Lot 41.02 will be 15,485 SF with non-compliant lot width of 112.69'
- 2. Demolish all existing structures, improvements, and 32 trees
- 3. Construct new 2.5-story single-family dwellings with attached garages, one on proposed Lot 41.01 and on proposed Lot 41.02. Both new dwellings will front on West

South Orange Avenue. Associated improvements on both lots include curbcuts, driveways, concrete walkways, decks/patios, landscaping, drywells, and utilities.

III. COMPLETENESS DISCUSSION

A. **Submission Waivers:** The Applicant has requested the several submission waivers, to which we offer the following comments:

#8 - Ownership Disclosure Affidavit

- Waiver Recommended / Not Applicable: Applicant has filed as an individual, not a corporation or partnership. We defer to the Board Attorney.

#9 - Public Hearing Notification

- Waiver Recommended / Not Applicable: Applicant must provide notice before all public hearings.

#10 – Letter Signed by Officer of Water Company, Sewer Authority, or Other Utility Company

- Waiver Recommended / Not Applicable: Applicant has requested will serve letters from all applicable utility companies but has not received responses at this time. This can be provided in resolution compliance if approved.

#12 – Completed County Health Department Application

- Waiver Recommended / Not Applicable: Can be provided in resolution compliance if approved

#14 – New Jersey State Approvals

- Waiver Recommended / Not Applicable: No impacts to State systems

#16 – Final Plat/Site Plan

- Waiver Recommended: Applicant must provide a final site plan and/or as-built plan if approved, as part of Resolution Compliance. We find this acceptable.

#17 – Environmental Impact Assessment

- Waiver Recommended: The Site was previously developed, but further information may be needed once a planning/engineering review has commenced if this application is approved. We defer to any comments to the Board Engineer.

#19 – Traffic & Parking Impact Assessment

- Waiver Recommended: The subdivision appears to have negligible impacts to parking, but further information may be needed once a planning/engineering review has commenced if this application is approved. We defer to any comments to the Board Engineer.

#20 – Conditional Use Standards Statement

- Waiver Recommended / Not Applicable: Conditional use is not part of application

#21 – Engineer's Cost Estimate

- Waiver Recommended / Not Applicable: Can be provided in resolution compliance if approved

#23 – "As-Built" Plans or Final Plats

- Waiver Recommended: Applicant must provide a final site plan and/or as-built plan if approved, as part of Resolution Compliance. We find this acceptable.

#31 – Historic Site or District Identification

- Waiver Recommended / Not Applicable: Not located in historic district

#56 – Sign Plans

- Waiver Recommended / Not Applicable: The Applicant does not propose any signage.

#58 – Residential Cluster Details

- Waiver Recommended / Not Applicable: The Applicant does not propose any common space.

#59 – Applicant's Engineer Certification

- Waiver Recommended / Not Applicable: The subdivision will be filed by deed.

#60 – Soil Permeability Logs

- Waiver Recommended / Not Applicable: On-site sewage disposal system not proposed

At the completeness hearing, the Applicant may provide any additional information related to the requested submission waivers, for the Board's consideration.

B. **Outstanding Items:** The following information should be provided prior to public hearing or as directed by the Board in the Completeness Determination Hearing:

1. Item #30 – Zoning Compliance Table

- The existing and proposed lot sizes and lot widths on the bulk zoning table does not reflect the site plan or proposed conditions. For example, the existing lot area is 50,432 SF, but the chart says 22,821 SF. The plans must be revised for consistency.
- The minimum side yard requirement should be updated once the proposed lot widths have been corrected.
- The driveway as shown would require variance relief where 10' wide is permitted but 12' is shown. If this is a proposed condition, it should be added to the bulk chart.

2. Item #32 – Original boundary survey used to prepare the plan should be provided with the application

- Digital copy should be provided.

3. Item #33 – Setback Lines

- The eastern side yard setback line and rear yard setback line must be shown for proposed Lot 41.01. Dimension lines should be provided to the closest portion of the building including front porches and rear decks.

4. Item #35 – Existing Critical Environmental Areas

- The Applicant must provide the location of any critical environmental areas, stream corridors, flood boundaries, or wetlands within 50' of the property. If none of these

items are applicable, the Applicant must supply an engineer's statement or request a waiver.

5. Item #38 – Landscaping Plan

- The Applicant requests to provide this item during the construction of the project if it is approved, however landscape is not reviewed by the building department during construction. Given the significant tree removal, some information about tree and vegetation replacement should be provided.

6. Item #39 – Developer's Agreement

- Consistent with Village Ordinance Section 185-250 through -259, upon the granting of preliminary/final approval, the Applicant must submit their developer's fees, as a new residential dwelling is proposed. We defer further comment to the Board Attorney.

7. #46 – Architectural Plans and Elevations

- The Applicant has provided a conceptual building footprint on the subdivision plans. The Board should discuss what information is necessary for this application scope.

8. #55 – Lighting Plan

The Applicant requests to provide this item during the construction of the project if it is approved. While a full lighting plan may not be appropriate for the scale of this application, the Applicant should provide some lighting information and details.

9. The Applicant should confirm that the proposed subdivision plat meets the requirements of Ordinance Section 185-68.

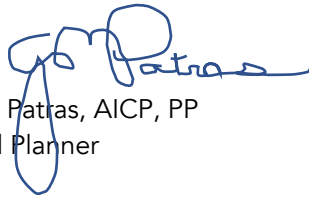
10. We defer to the Board Engineer for completeness regarding the following:

- Item #43 – Utility Systems
- 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