

Key Map
scale: 1" = 200'

| PROPERTY OWNERS WITHIN 200 FEET | |
|---------------------------------|------------------------------------|
| BLOCKLOT | OWNER |
| 1201 1 | TOWNSHIP OF SOUTH ORANGE VILLAGE |
| 1302 34 | COLTON-MAX, HAROLD & NOMI |
| 35 | FORDE, PATRICK T & SHANNON |
| 36 | HOLT, DEBORAH & JOSEPH |
| 37 | RITOTA, THEODORE P. |
| 1303 1 | STOLLER, MOSES & JACKIE |
| 2 | FRIEDLAND, MYRA |
| 3 | VOGEL, JONATHAN R. & ALLISON BUSCH |
| 4 | MITCHELL, DAVID J. & APRIL |
| 35 | SCHREIBER, DALE A & LOIS S |
| 36 | MACKAY, STEPHEN & SUSAN J |
| CATHCART | |
| 37 | CINBERG, JAMES Z & MARGARET |
| 38 | CINBERG, JAMES Z & MARGARET |
| 1304 1 | FITZHUGH, GERALD |
| 2 | ESKENAZI, MICHAEL & LISA |
| 1904 4 | TOWNSHIP OF SOUTH ORANGE VILLAGE |

UTILITIES:
NEW JERSEY AMERICAN WATER
PUBLIC SERVICE ELECTRIC & GAS CO.
VERIZON
CABLEVISION

Existing Impervious Coverage
Lot 37
Total = 0 SF (driveway is not paved)

Lot 38
Dwelling, covered porch & garage = 3430 sf
Concrete apron = 54 sf
Porch & walks = 213 sf
Patio & steps = 537 sf
Sheds = 239 sf
Total = 4473 sf

Driveway is not paved and is not considered impervious.

- General Notes:
1. Metes & bounds and topography shown hereon are taken from a map entitled "Topographic and Boundary Survey, Tax lots 37 & 38 - Block 1303, 167 North Ridgewood Road, Township of South Orange Village, Essex County, New Jersey", prepared by Andrew Schmidt, NJPLS Lic. #24GS04330100 and dated Aug. 12, 2020.
 2. This project is exempt from the soil compaction restoration requirements as it is in the Metropolitan Planning Area and is currently developed.
 3. The proposed dwellings will continue to be serviced by public water, sewer, electricity, and gas via existing utilities in North Ridgewood Road.
 4. Contractor shall verify location of all utilities prior to commencing excavation on this property.
 5. Trash and recycling will continue to be via curbside pick up.
 6. Deeds shall not be filed prior to the removal of the existing structures on the lot.
 7. The riparian buffer shall be recorded as a conservation easement with the county. The deed shall stipulate that no structures, sheds, patios, walks, swimming pools, etc. are permitted within the conservation easement.

South Orange Village Planning Board Approval Box:

Board Chairman _____ Date _____
Board Secretary _____ Date _____
Board Engineer _____ Date _____

Owner:
James Z. & Margaret Cinberg
167 North Ridgewood Rd
South Orange, NJ 07079

Applicant:
206 Ampere Parkway, LLC
5014 16th Ave, Suite 141
Brooklyn, NY 11204

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| | | |
| Date | Item(s) | By |
| | Revisions | |

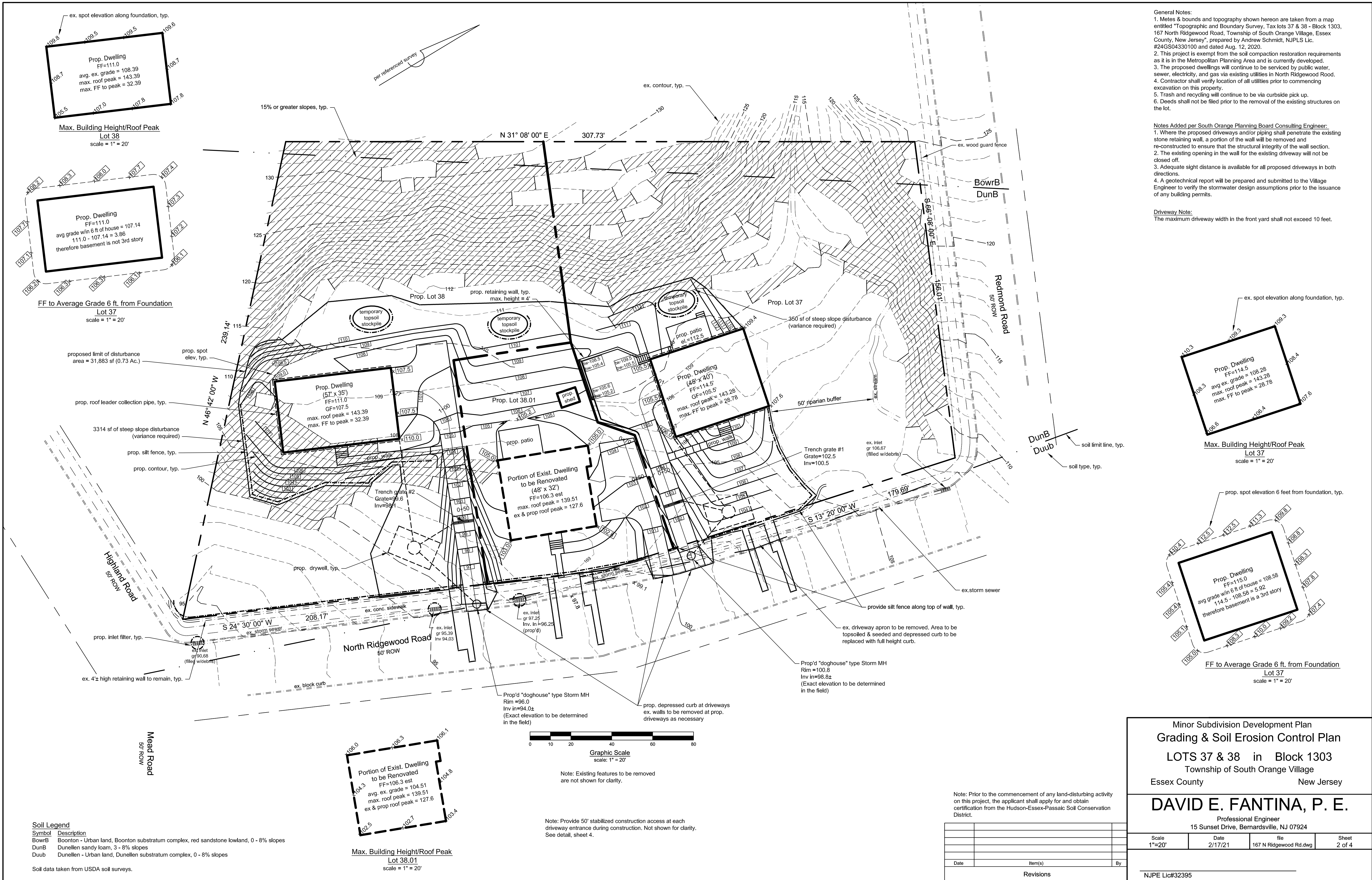
Minor Subdivision Development Plan
Existing Conditions Map & Tree Removal Plan
LOTS 37 & 38 in Block 1303
Township of South Orange Village
Essex County New Jersey

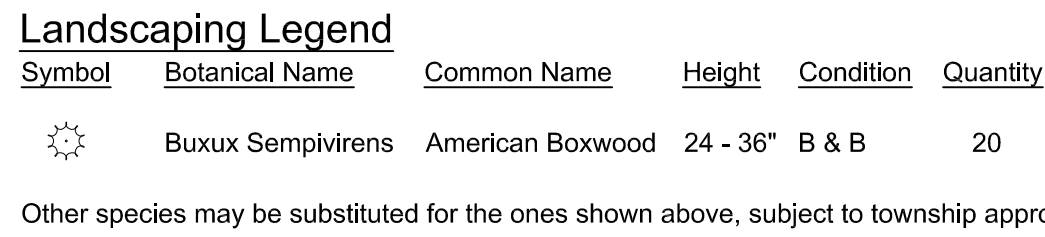
DAVID E. FANTINA, P. E.

Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

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|-----------------|-----------------|--------------------------------|-----------------|
| Scale 1"=20' | Date 2/17/21 | file 167 N Ridgewood Rd.dwg | Sheet 1 of 4 |
|-----------------|-----------------|--------------------------------|-----------------|

NJPE Lic#32395





REQUIREMENTS FOR RESIDENCE A-100 ZONE

| Description | Required | Ex. Lot 37 | Ex. Lot 38 |
|---------------------------------------|---------------------|------------|----------------|
| Min. Lot Area w/in 100 ft of ROW line | 10,000 SF | 13,967 SF | 23,580 SF |
| Total Lot Area | NA | 20,193 SF | 49,411 SF |
| Lot Frontage | NA | 124.01 FT | 208.17 FT |
| Lot Width* | 175 FT | 131.8 FT^A | 227.7 FT |
| Lot Depth | NA | 138.8 FT^A | 218.7 FT |
| Front Setback** | 25 FT | NA | 19.2 FT^A |
| Rear Setback | 16 FT/20% lot depth | NA | 135.5 FT/62.0% |
| Side Setback*** | 12 FT | NA | 44.1 FT |
| Building Height - feet | 35 FT | NA | 23.3 FT |
| stories | 2.5 | NA | 2 |
| Max. Lot Coverage | 30% | 0.0% | 19.0% |

| Description | Required | Prop. Lot 37 | Prop. Lot 38 | Prop. Lot 38.01 |
|---|---------------------|-----------------------|------------------------|------------------------|
| Min. Lot Area within 100 ft of ROW line | 10,000 SF | 16,032 SF | 13,133 SF | 7,870 SF ^{AA} |
| Total Lot Area | NA | 30,845 SF | 30,205 SF | 8,552 SF |
| Lot Frontage | NA | 144.67 FT | 150.10 FT | 93.09 FT |
| Lot Width* | 175 FT | 166.5 FT ^A | 125.7 FT ^{AA} | 72.9 FT ^{AA} |
| Lot Depth | NA | 181.7 FT | 228.4 FT | 113.6 FT |
| Front Setback** | 25 FT | 51.6 FT | 75.3 FT | 59.8 FT |
| Rear Setback | 16 FT/20% lot depth | 135.5 FT/62.0% | 91.4 FT/40.0% | 11.1 FT/45.0% |
| Side Setback*** | 12 FT | 18.7 FT | 19.5 FT | 12.4 FT |
| Building Height - feet | 35 FT | <35 FT | <35 FT | <35 FT |
| stories | 2.5 | 2.5 | 2.5 | 2 |
| Max. Lot Coverage | 30% | 13.2% | 13.2% | 40.6% ^{AA} |

*Measured at the min. front setback and maintained for 40 feet to the rear of front setback line

**25 foot or the average setback w/in 200 feet on each side of the lot (50 foot max.) Note: the average existing setback doesn't apply due to side streets & the nature of the neighborhood.

***Min. side yard = 4 feet + 1 inch per foot of average lot width in excess of 48 feet (12 foot max.)

^aExisting variance condition being improved

 σ^2 Variance required

Variances Required

Lot 37 - Lot width*

Lot 38 - Lot width

Lot 38.01 - Lot width

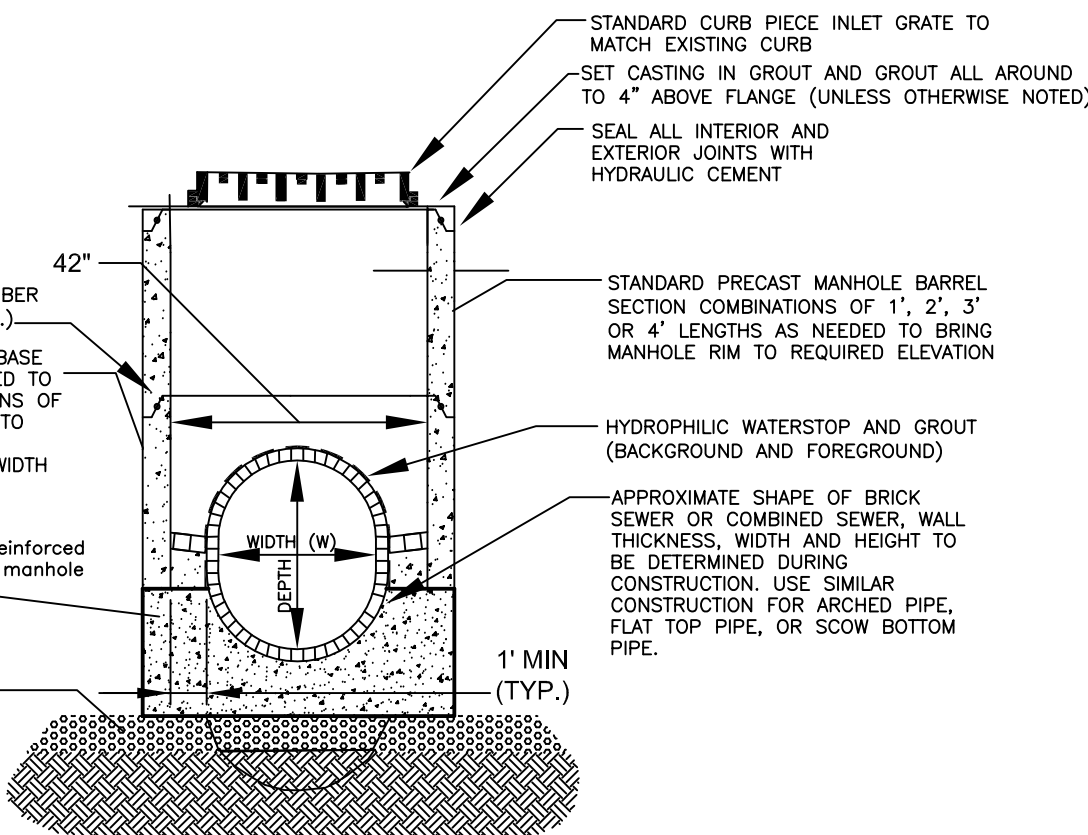
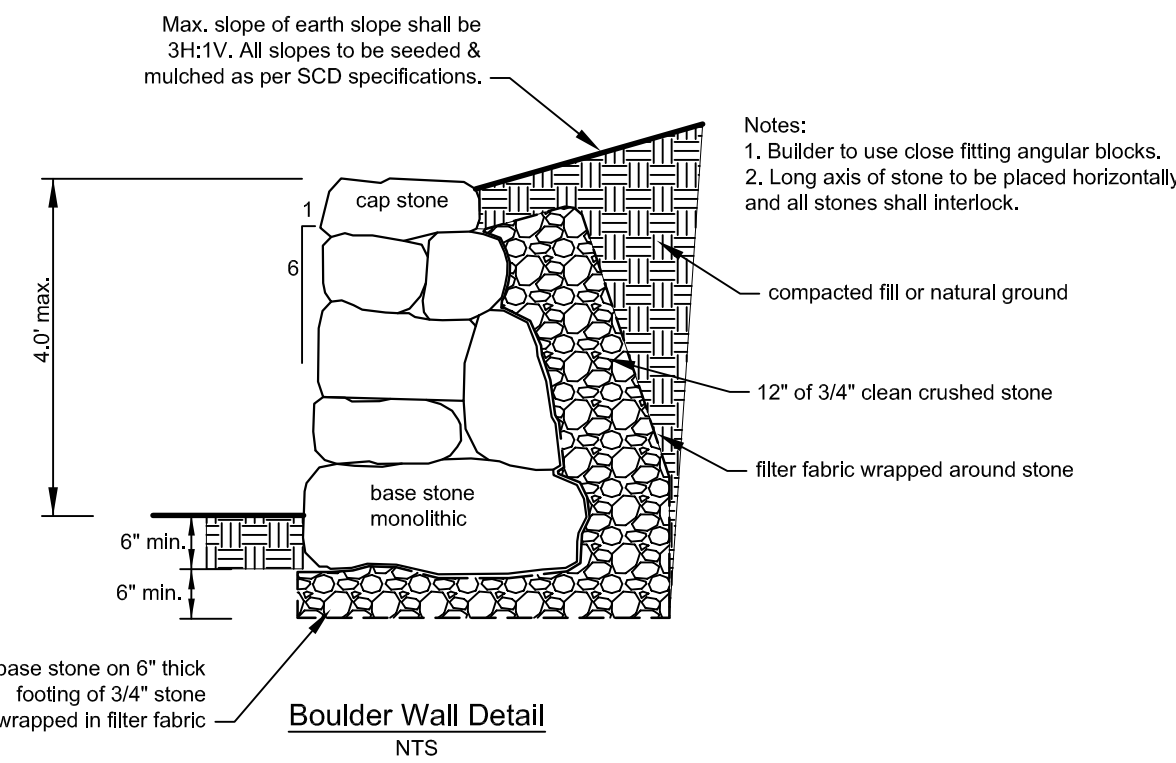
Lot 38.01 - Front setback

Lot 38.01 - Impervious cover

Lot 37 - steep slope disturbance

Lot 38 - steep slope disturbance

*Existing non-conforming condition being improved



Doghouse Inlet Detail

N.T.S.

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| Date | Item(s) | By |
| Revisions | | |

Minor Subdivision Development Plan
Utility & Landscaping Plan & Misc. Details
LOTS 37 & 38 in Block 1303
Township of South Orange Village
Essex County New Jersey

DAVID E. FANTINA, P. E.

Professional Engineer

15 Sunset Drive, Bernardsville, NJ 07924

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