

Memorandum

DATE: May 26, 2017
TO: South Orange Planning Board – Chairman & Board Members
FROM: Philip Abramson, PP – Board Planner
SUBJECT: Application #259 – 14 Second Street
APPLICANT: The Y Group, LLC
526 Hudson Street
Hoboken, NJ 07030
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The purpose of this memorandum is to provide the Board guidance in its review of Application #259 requiring bulk variances and site plan approval.

I. PLANS & DOUMENTS REVIEWED

A. Application Documents

1. **Planning & Zoning Board Application Form**, dated May 15, 2017, signed by Menassie Tadese;
2. **Land Development Application Checklist**, dated May 15, 2017.

B. Plans, Drawings & Studies

1. **Preliminary and Final Site Plan**, consisting of seven (7) pages, dated April 10, 2017, signed and sealed by Gerard Gesario, PE.
2. **Architectural Drawings**, consisting of five (5) pages, dated August 16, 2016, signed and sealed by Matthew Jarmel, MBA, AIA.
3. **Survey**, consisting of one (1) page, dated September 30, 2016, signed and sealed by James M. Helb, PE, PLS, PP
4. **Stormwater Drainage Calculations**, dated March 30, 2017 consisting of forty seven (47) pages, signed by Gerard Gesario, PE.

II. APPLICATION SUMMARY

A. Existing Conditions.

- *The Neighborhood:* The property is located on 2nd Street between Sloan Avenue and Valley Street. The nearby section of Valley Street is in transition as the Village's downtown expands southward, including the recent construction of the Third and Valley redevelopment. To the south of the property is a mix of retail, residential and office uses along Valley Street, which serves as a regional corridor, under the jurisdiction of Essex County, connecting several communities in Essex and Union Counties. To the north of the property is the village's Central Business District and the NJ Transit South Orange train station.
- *The Site:* Applicant's site consists of one parcel Lot 2 (14 Second Street) in Block 1905. The property is vacant, with only remnants of foundations and paving from prior uses still intact
- *Zoning:* B-1 Business
- *Bulk Chart:* The following bulk charts are provided for reference:

Requirements	Required	Existing	Proposed
Minimum Lot Area	6,000 SF	8,304	8,304
Minimum Lot Width	50 Ft	N/A	67.62 Ft
Min. Front Yard Setback	0 Ft	N/A	.43 Ft
Min. Side Yard Setback - Each	10 Ft (Required when doors or windows are present on the side wall)	N/A	.25 Ft
Min. Rear Yard	10 Ft	N/A	3.5 Ft. (V)
Max. % Lot Coverage	100%	7.59%	91.46%
Max. Building Height	4 Stories/48 Ft	N/A	4 Stories/47 Ft
Parking	Residential: 17 spaces Retail: 2 spaces	0 spaces	13 spaces (V)

(V) denotes variance required.

B. The Proposal.

Proposal Summary

- Construct a four-story mixed use building with eight (8) apartment units and 713 sq ft of retail space and 13 parking spaces.

Residential Component

- There will be four (4) 2-bedroom units and four (4) 3-bedroom units

- Balconies are provided for two (2) 2-bedroom and two (2) 3-bedroom units on the southern façade.

Retail Component

- A 713 square foot retail space will be provided on the ground floor along 2nd street on the eastern side of the building
- The space will be accessed directly from the public sidewalk on 2nd Street.
- Approximately 17 linear feet of transparent frontage will be provided for the retail area.

Vehicular Circulation

- Eleven (12) 9'x18' regular parking spaces and one (1) 9' x 18' ADA parking space will be located on the building's ground floor
- Parking will be accessed through a 24' wide driveway entrance.

Internal Circulation

- Residential access is provided from the public sidewalk on the west side of the building by an approximately 5-foot-wide hallway that connects to small internal lobby on the ground level with elevator and stairwell access. Access to the rear parking area is provided through a set of doors near the elevator.
- A roughly 3ft wide exterior walkway on the east side of the building connects the sidewalk to a second stairwell.
- Parking may be accessed through either the rear of the retail space, either stairwell and the lobby space on the ground level.
- A stairwell exists on both the east and west sides of the building, connected by a common corridor on the second, third and fourth floors.
- An elevator near the western stairwell provides mechanical access to all floors in the proposed building.

Waste Management and Utilities

- Waste for all areas of the building is stored in an enclosed area behind the western stairwell in the ground floor parking area.
- An Elevator Machine Room is located on the first floor adjacent to the elevator.

- The Pump and Electrical rooms are located to the rear of the retail space and can be accessed directly through the parking area or side entrance.

Architecture

- Applicant proposes a combination of veneer brick, hardie plank, and metal roofing and storefront paneling with a cast water stone base.

Additional Reviews

- The property is located in the Prospect Street Historic District and is subject to non-binding review by the Historic Preservation Commission.
- The property is located in a business district and is subject to non-binding review by the Design Review Board.

C. Completeness Review.

The following table shows the Applicant's conformance with the submission requirements of the Township of South Orange Village. **Planner recommends that application be deemed conditionally complete pending the submission of the required items.** Required items are shown in bold in the "Recommendation" column.

Checklist Item	Status	Notes	Recommendation
#1 – Completed Checklist	Complete		
#2 – Application Form – Township	Complete		
#3 – Individual Checks made out to the Township of South Orange Village.	Complete		
#4 – Tax Collector Certification	Complete		
#5 – Certified list of property owners within 200'	Complete		
#6 – Deed and affidavit Title for lands	Complete		
#7 – Completed Escrow Agreement	Complete		
#8 – Ownership Disclosure Affidavit	Complete		
#9 – Public Hearing Notification	Complete		

Checklist Item	Status	Notes	Recommendation
#10 – Letter(s) signed by a responsible officer of the water company, sewer authority, or other utility company	Waiver Requested		Submission of required letters should be made a condition of any approval.
#11 – Application Form for County	Waiver Requested	While the property is not located on a County road, it is unknown whether the application would impact county sewerage facilities.	County Planning Board approval or determination of non-jurisdiction should be made a condition of any approval.
#12 – Completed Essex County Health Department Application	Testimony Required		Applicant shall provide testimony regarding conformance of waste facilities with applicable local, county and state laws and regulations.
#13- Hudson-Essex-Passaic Soil Conservation District application	Waiver Requested		HEPSCD approval or determination of non-jurisdiction should be made a condition of any approval.
#14 – New Jersey State Approvals	Testimony Required	Applicant claims that there are no applicable approvals.	Applicant shall provide testimony as to whether any NJDEP or NJDOT approvals are required. If approvals are required, Applicant may request a waiver. Any waiver request should be accompanied by testimony explaining the rationale for granting the waiver.
#15 – Digital copy of the Site Plan	Complete		
#16 – A Final Plat/Site Plan	Waiver Requested		Submission of final site plan should be made a condition of any approval.
#17 – Environmental Impact Assessment	Waiver Requested		While a full environmental impact statement is not necessary for the development of a disturbed site, applicant shall provide testimony regarding any potential environmental impacts.
#18 – Photograph(s) of the subject premises	Complete		

Checklist Item	Status	Notes	Recommendation
#19 – Traffic and Parking Impact Assessment	Waiver Requested		Applicant shall provide testimony regarding negative traffic impacts that would be generated by this project, with particular attention to on-street parking and new traffic movements.
#20 – Affirmative Statement in Writing for Compliance with Conditional Uses	Not Applicable		
#21 – An Engineer’s Cost Estimate of all improvements.	Waiver Requested		Applicant shall provide a cost estimate prior to issuance of building permits.
#22 – Certification from the Township of South Orange Village Tax Assessor	Not Applicable		
#23 – “As-Built” Plans or Final Plats	Waiver Requested		Applicant shall provide an “As-Built” plan prior to issuance of certificate of occupancy.
#24 – Certificate from the Township of South Orange approving road names and subdivision name	Not Applicable		
#25 – Title Block	Complete		
#26 – Name, Address and Telephone Number	Complete		
#27 – North Arrow with Reference	Complete		
#28 – Drawn at Scale not less than 1 inch equals 50 feet	Complete		
#29 – Professional Seals	Complete		
#30 – Zoning Compliance Schedule	Complete		
#31 – Historic Site or District identification	Complete		Subject site is located within the Prospect Street Historic District and is subject to non-binding review by the Historic Preservation Commission.
#32 – Boundary information, Lot Lines	Complete		
#33 – Setback Lines	Complete		
#34 – Areas and Dimensions of Lots	Complete		

Checklist Item	Status	Notes	Recommendation
#35 – Existing Critical Environmental Areas	Complete		
#36 – Existing Trees	Complete		
#37 – Existing Wells and Septic System	Complete		
#38 – Landscaping Plan	Waiver Requested	Applicant's architectural drawings appear to show landscaping at the south east corner of the building, whereas Applicant's Site Plan shows a lawn area. Landscaping at the rear of the property is encouraged.	Applicant shall provide a planting schedule for all landscaped areas. Plantings shall include no invasive species listed on the New Jersey Invasive Species Strike Team's "DO NOT PLANT" list prior to final approval.
#39 – A Developer's Agreement	Waiver Request	Applicant states they will enter into a Developer's Agreement if required under any applicable law	Applicant shall provide the Developer's Agreement prior to receipt of any construction permits.
#40 – Key Map	Complete		
#41 – Signature Blocks for Board Chairperson, Secretary and Engineer	Complete		
#42 – Approvals Statement	Waiver Requested		Applicant shall provide a statement of the required approvals and their statuses prior to being deemed complete.
#43 – Utility Systems	Incomplete	Applicant has not provided the following: A. Existing and proposed electrical connections. B. Letter of intent to serve the property from utility companies. C. Statement estimating daily water consumption, volume and nature of sewage and water to be disposed of.	Applicant shall provide items A and C prior to being deemed complete. For item B, refer to Completeness Item #10.
#44 – Structure Locations and Uses	Complete		

Checklist Item	Status	Notes	Recommendation
#45 – Shortest Distance between buildings, lot lines, etc.	Complete		
#46 – Architectural Plans and Elevations	Incomplete	Applicant has not provided the elevations at the four corners of the proposed building nor the elevation of the top of the roof. These measurements are necessary to calculate the height of the proposed structure.	Applicant shall provide all relevant information related to building height prior to being deemed complete.
#47 – Solid Waste and Recyclable Material	Incomplete	Applicant has not provided information related to the logistics, trash storage and disposal retail and residential uses.	Applicant shall provide a statement detailing the logistics of waste storage and removal prior to being deemed complete.
#48 – Entire Tract on One Sheet	Complete		
#49 – Existing and Proposed Rights-of-Way and Easements	Complete		
#50 – Current topographic Survey	Complete		
#51 – Grading Plan	Complete		
#52 – Stormwater Management Plan	Complete		
#53 – Circulation Plan	Waiver Requested	Applicant Requests a waiver for cross sections and profiles.	Applicant's engineer shall provide testimony regarding turning movements into and out of the driveway entrance given existing spatial constraints.
#54 – Parking Calculations	Complete		
#55 – Lighting Plan	Waiver requested	No external illumination proposed	Applicant shall provide details regarding lighting and demonstrate sufficiency of existing light levels for driveway and sidewalk areas.

Checklist Item	Status	Notes	Recommendation
#56 – Sign Plans	Incomplete	Applicant has not provided any signage for the residential units or the retail space. While final signage may not be determined due to lack of a tenant, signage specifications including sign type, height, width, and area should be provided	Applicant shall provide sign details prior to being deemed complete.
#57 – Soil Erosion and Sediment Control Plan	Complete		
#58 – Residential Cluster Details	Not Applicable		
#59 – Certification from Applicant’s Engineer re: conformance of final plat to preliminary plat	Waiver requested		Applicant shall submit certifications prior to certificate of occupancy.
#60 – Soil Permeability Logs	Not Applicable	No on-site sewerage is proposed.	

D. Requested Variances:

Upon an initial review, the application requires the following variances. Additional required variances may be found upon a full application review.

- 1) “C” Variances: the Applicant’s proposal would require bulk variances, as follows:
 - **92-198:** Minimum Rear Yard Setback
 - **Required:** 10 Ft
 - **Proposed:** 3.5 Ft
 - **92-198:** Minimum Side Yard Setback (side windows/doors)
 - **Required:** 10 Ft
 - **Proposed:** .25 Ft
 - **92-201:** Minimum Off-Street Parking
 - **Required:** 19 spaces
 - **Proposed:** 13 spaces