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60 Union Street, #1N
Newark, NJ 07105

Completeness Report #1

DATE: March 29, 2019
TO: South Orange Zoning Board
FROM: Greer Patras, AICP, PP
SUBJECT: Application #1035 – 46 Park Place
Block 1009, Lot 7
APPLICANT: Alexandra and Eitan Konigsburg
46 Park Place
South Orange, NJ 07079

The purpose of this report is to advise the Board on the completeness of Application #1035, submitted by property owners, Alexandra and Eitan Konigsburg. At this time, we find that the Application can be considered “**conditionally complete**”, pending minor actions by the Applicant, discussed below.

I. DOCUMENTS REVIEWED

- A. **Application Form**, filed March 18, 2019.
- B. **Site Plan**, consisting of eighteen (18) pages, prepared by Mary Ann Krill, on March 15, 2019.
- C. **Property Survey**, consisting of one (1) page, prepared by Frank R. DeSantis, PLS of Morgan Engineering and Surveying, LLC. on December 22, 2015.

II. APPLICATION SUMMARY

- A. The site is a conforming 7,224 square foot lot with a 2-story detached single-family residential structure built in the 1870s. The house fronts on Park Place within the Residential RA-60 zone, across the street from Grove Park. The site is surrounded by residential uses to the north, east, and west.
- B. The Applicant proposes to renovate and expand the existing dwelling, with improvements to the overall architecture and front façade. The dwelling footprint will be expanded by nearly 800 SF, with additions at the front and rear, which complies with front and rear setbacks.

The Applicant also proposes to erect an attached 239 SF, 13'-6" tall carport, on the northern side of the dwelling, over the existing driveway, and adjacent to the side yard property line. This requires variance approval, where a 4' setback is required, but 0' is proposed. The Applicant will extend the existing driveway along the northern side of the lot.

Additionally, the Applicant proposes a new 156 SF shed in the rear yard, to remove existing fencing, and replace with 6' fencing in rear and side yard, and to extend driveway along northern side of the lot to the new gate fence location.

- C. No bulk chart was submitted by the Applicant. The following information has been estimated by our office from the site plan. The Applicant must provide a completed bulk chart to confirm all existing and proposed conditions and identify required relief.

Residential A 60 Zone	Required	Existing	Proposed
Minimum Lot Area	6,000 S.F.	7,224 S.F.	No Change
Minimum Lot Width	110'	50'	No Change
Min. Front Yard Setback *	25'	9' 5 1/2" (E)	No Change
Min. Side Yard Setback ** - North	4.2'	10.6'	0' (V)
Min. Side Yard Setback ** - South	4.2'	6.9'	6.9'
Min. Rear Yard Setback ***	16'	97'	<i>Must be provided</i>
Maximum Building Height	2.5 stories / 35'	28'	No Change
Min. Accessory Side Setback	<i>Must be provided</i>		
Min. Accessory Rear Setback			
Max. Accessory Height			
Max. Lot Coverage	40%	21%	39%
(V) Variance Required (E) Existing Non-conforming Condition			
*Or the average setback within 200' on each side of the lot, no greater than 50'			
**Setback is 4' plus 1" for each 1' of average lot width in excess of 48'.			
*** but not less than 20% of the average lot depth			

III. COMPLETENESS REVIEW

A. The Applicant requested, and the Planner recommends the following Submission Waivers:

- #6 - Deed(s) and affidavit Title for lands
- #10 – Water/Sewer/Utility Letter.
- #11 – County Application Form
- #12 – Completed County Health Department Application.
- #13 – HEPSCD Application
- #14 – New Jersey State Approvals.
- # 29 - Professional Seals
- #31 – Historic Site or District
- #35 – Existing Critical Environmental Areas
- #37 – Existing wells and septic system

B. At the Completeness Hearing, we recommend the Applicant:

1. **Present** a bulk chart to confirm all anticipated variance relief.
2. **Agree** that revised plans can be provided within 14 days to maintain a position on the next Zoning Board Hearing agenda, or within 6 weeks to be heard on the following month's agenda, and that these plans will address the contents contained herein and any other items deemed necessary by the Zoning Board at the Completeness Hearing to be deemed complete.

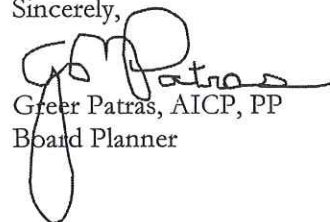
This should include the following:

- i. The Applicant shall show the existing and proposed sizes of all structures and site improvements. Dimension lines should be provided for all items, with particular attention to the front porch/wall. We note that the required front yard setback is 25' or average setback within 200' on each side of the lot, no greater than 50'. If the Applicant chooses to use the "average" setback requirement, this calculation should be provided on the plans.
- ii. Some discrepancies exist between the Zoning Area Calculations and the floor plans. All building dimensions and calculations should be clarified for consistency.
- iii. Details should be provided for all accessory structures including the shed, pergola, and fence, with information regarding size, height, architecture details, and setback compliance. Details for the pergola should clarify whether it is freestanding or attached to the principal structure.
- iv. At the Zoning Board Hearing, the Applicant should be prepared to discuss all proposed architecture, colors and materials of the building, carport, and accessory structures, as well as all existing and proposed landscaping, highlighting any tree removal and replacement.

Once these above items have been submitted, we recommend that the application will be considered "complete", and the Applicant is scheduled for a Zoning Board Hearing. At that time, we will issue a planning report with further comments.

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

Sincerely,



Greer Patras, AICP, PP
Board Planner