

STONEFIELD

September 4, 2019

South Orange Zoning Board of Adjustments
76 South Orange Avenue, Suite 302
South Orange, NJ 07079

**RE: Completeness Review Letter
Proposed Two-Family Residential Building
Block 1009, Lot 32
309 South Orange Avenue
Township of South Orange, Essex County, New Jersey**

Dear Board Members:

Stonefield Engineering & Design, LLC is pleased to submit documents to address the completeness comments contained within the Completeness Review #1 Memorandum, prepared by Greer Patras (Board Planner), dated August 1, 2019.

Please find the following items enclosed for review:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Existing Conditions Plan and Site Plan	09-04-2019	20	Stonefield Engineering & Design
Photo and Notes Regarding Exterior Changes	NA	20	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the Completeness Review #1 Memorandum, prepared by Greer Patras (Board Planner), dated August 1, 2019:

1. A bulk chart to demonstrate compliance with the ordinance's bulk standards. The chart should contain lot characteristics, existing and proposed setbacks for principal and accessory structures, lot coverage, and parking compliance.

A bulk zoning chart has been provided, refer to the Site Plan (Sheet 2 of 2).

2. Particular attention should be given to the use of the rear yard and existing parking lot, and compliance with the requirements of Section 185-175, regarding single- and two-family parking.

Additional Ordinance requirements applicable to the project have been highlighted within the 'Off-Street Parking Requirements Table' and 'Supplemental Design Requirements Table', refer the Site Plan (Sheet 2 of 2).

3. The Applicant should provide architectural plans and elevations illustrating the existing conditions and any proposed improvements to the building.

At the completeness hearing, the Board agreed to receive a detailed list and notes of the exterior changes on a photo of the existing building. Please see the enclosed photo containing the notes of the exterior changes to be made to the existing structure. Additional testimony regarding the existing condition and any proposed improvements will be provided.

4. Given the limited scope of the application, we recommend that the Applicant provide information regarding the existing and proposed landscaping and buffering in lieu of a full landscaping plan and Environmental Impact Statement.

The existing landscaping is to remain with minor clearing, pruning and replacement, and has been called-out to remain on the Site Plan (Sheet 2 of 2). Testimony will be provided regarding the existing landscaping to remain.

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5. The Applicant needs to clarify the block and lot on the boundary survey; the survey submitted shows both adjacent lots as Lot 32.

The block and lot has been clearly shown on the Existing Conditions Plan (Sheet 1 of 2) and Site Plan (Sheet 2 of 2).

6. The Applicant should clarify the status of the easement on the eastern side of the property.

Testimony will be provided regarding the existing driveway easement along the eastern side of the property to remain.

Should you have any questions, please do not hesitate to contact our office.

Best regards,



Arthur Kuyan
Stonefield Engineering and Design, LLC

Sent via FedEx Standard Overnight to Addressee

cc: Greer Patras, AICP, PP – Board Planner, Topology (Via FedEx Standard)

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