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60 Union Street, #1N, Newark NJ 07105

Completeness Report #1

Date: April 3, 2020
To: South Orange Planning Board
From: Greer Patras, AICP, PP, Board Planner
Applicant: Angela Thomas and Gerard Ohen
42 Church Street, South Orange, NJ 07079
Subject: Application #273
42 Church Street (Block 1902, Lot 8)
Bulk Variance Application

The purpose of this report is to provide the Board with guidance as to the completeness of Application #273 submitted by Angela Thomas and Gerard Ohen. The property currently consists of a 2-story, two-family dwelling. The Applicant is proposing to demolish the existing structure and to replace it with a new 2 ½-story, two-family structure including a covered front porch and rear deck, new concrete sidewalks in the front of the dwelling, and a parking lot for 4 cars, which requires "c" bulk variance relief.

The following items were reviewed:

- **Completed Planning Board Application Form and Submission Checklist**, filed March 20, 2020.
- **Preliminary and Final Site Plan**, consisting of (2) two sheets, signed and sealed by David E. Fantina, P.E., dated November 25, 2019.
- **Proposed Floor Plans and Elevations**, consisting of (2) two sheets, signed and sealed by Hayk Ekshian by Space & Mark, LLC, dated June 19, 2019.

I. SITE DESCRIPTION

- A. **Neighborhood Context:** The property is located at 42 Church Street at the periphery of the Village's commercial district. The property is in the immediate vicinity of a number of different uses including professional offices, single and two-family residences, and multi-family residential buildings. The site is also in close proximity to the NJ Transit station, the South Orange Performance Arts Center, and the businesses that surround them. The property is separated from the Rahway River by only a small surface parking lot to its rear, and is less than a block away from the entrance of the Third Street Playground.
- B. **The Site:** The property is a 0.077-acre (3,370 SF) lot with a frontage on Church Street. The lot contains a 2-story, two-family dwelling. The rear of the lot contains an attached deck and a paved parking area. The existing dwelling occupies the full lot width, and the western wall of the building is attached to the adjacent residential structure on Lot 7.

II. PROPOSAL

The Applicant proposes the following improvements:

- A. A new 1,386 SF two-family residential structure of 2 ½-stories, representing a half-story increase in height, and a 414 SF increase in building coverage to include front and rear porches.
- B. To reconfigure and expand the rear parking area as well as the front sidewalk, for an overall increase of 286 SF of impervious lot coverage.

III. VARIANCE DISCUSSION

- A. At this time, we have identified one (1) proposed non-conforming bulk condition, requiring "c" bulk variance relief from Chapter 185 Attachment 3: Bulk Regulations:
 1. **Maximum Lot Coverage** - The Applicant is proposing an impervious lot coverage of 2896 SF or 85.9%, where a maximum of 70% is allowed. This represents an exacerbation of an existing non-conformity of 77.4%.

A full review for compliance with the Redevelopment Plan and Land Development Ordinance will be prepared for our Planning Report. The Applicant should provide the following information, as well as compliance with the Church Street Redevelopment Area Design Standards.

CS-R38 Zone Requirements	Required	Existing	Proposed
Minimum Lot Area	20,000 SF	3,370 SF (E)	No Change
Minimum Width	200'	28.19'	No Change
Minimum Lot Depth	100'	128.7'	No Change
Minimum Front Setback	8'	4.4' (E)	8.4'
Minimum Side Yard Setback (northeast)	10'	0' (E)	3.5'
Minimum Side Yard Setback (southwest)	10'	0' (E)	No Change
Minimum Rear Yard Setback	15'	83.2'	61.4'
Maximum Lot Coverage	70%	77.4% (E)	85.9% (V)
Maximum Building Height	45'	2 stories Applicant to provide height	2.5 stories' 29.9' tall
Minimum Parking Spaces	3.4 spaces	Applicant to provide	4 spaces
(E) Existing Non-Conforming (V) Variance Required			

- B. At the public hearing, the Applicant must provide testimony regarding the necessity for the requested variance, and all efforts to mitigate any potential negative impacts if the relief is granted. The Applicant must prove and the Board must find that the necessary criteria for "c(1)" and/or "c(2)" variances, identified by the Municipal Land Use Law at section 40:55D-70, have been satisfied.

IV. COMPLETENESS DISCUSSION

- A. The Applicant has requested, and we recommend, the following waivers be granted:

- #19 – Traffic and Parking Impact Assessment

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and construction information that is shown on the current "proposed plan" (which we recommend be renamed to the construction/grading plan, or similar). Items to be included should be, but not limited to:

- Locations of light fixtures and details regarding fixture type, mounting height, light color temperate, and demonstration of compliance with ordinance requirements;
- Labels and specifications for the paved parking area, including materials, any proposed striping and any curbing; and
- Detailed information the proposed landscaping, including hardscaping and groundcover, any trees, bushes, etc., and a landscape schedule.

C. **COMPLETENESS DETERMINATION:** Once the above mentioned items are submitted along with any other items required by the Board, we recommend that the Application be deemed complete. Any items must be submitted at least 14 days prior to a scheduled hearing date to allow for a timely review by the Board. If complete information is not provided 14 days prior to the hearing, the application may be rescheduled to the following hearing.

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

Sincerely,



Greer Patras, AICP, PP
Board Planner