



UNLOCKING POTENTIAL
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Completeness Report #1

Date: November 20, 2020
To: South Orange Zoning Board
From: Greer Patras, AICP, PP, Board Planner
Applicant: Mr. & Mrs. Peter McGarry
Subject: Application No. 1043
341 Montrose Avenue, Block 604, Lot 21
Bulk Variance Relief

This report is meant to provide the Board with guidance as to the completeness of Application #1043, submitted by Mr. & Mrs. Peter McGarry (the "Applicant"). The Applicant proposes to install an in-ground swimming pool and associated patio, thus exceeding the maximum lot coverage requirement. The Applicant requires "c" bulk variance relief.

The following items were reviewed:

- A. **Zoning Board Application Submission**, filed November 12, 2020.
- B. **Engineering Letter**, written by Mark J. Mantyla, PLS, PE of MJM Surveying & Engineering, LLC, dated October 28, 2020.
- C. **Site Plan**, consisting of one sheet prepared by Mark J. Mantyla, PLS, PE of MJM Surveying & Engineering, LLC, dated August 5, 2020 and last revised on October 28, 2020.
- D. **Site Photographs**, consisting of six images.

I. EXISTING CONDITIONS

- A. **The Site:** The Property is a 26,101 SF (0.599 AC) lot and has frontage along Montrose Avenue. The Site consists of a 2.5-story single-family dwelling with a paved driveway, which extends to the accessory garage at the rear. The Site also has a covered car port, front porch, and wood deck, all attached to the dwelling.
- B. **Zoning:** Residence A-100 (RA-100)

II. PROJECT PROPOSAL

- A. **Proposed Project:** The Applicant proposes to install an in-ground swimming pool and pool patio which increases the lot coverage from 29.53% to 35.62%, thus exceeding the maximum permitted lot coverage of 30%. The Applicant also proposes a fence around the pool area and rear of the site.

III. COMPLETENESS DISCUSSION

- A. **Submission Waivers:** The Applicant has requested the several submission waivers, to which we offer the following comments

#6 - *Deed and Affidavit Title for Lands*

- Waiver Recommended / Not Applicable: no land being conveyed.

#10 - Letter Signed by Officer of Water Company, Sewer Authority, or Other Utility

- Waiver Recommended / Not Applicable: can be provided in resolution compliance if approved and applicable

#11 – County Application Form

- Waiver Recommended / Not Applicable: no impacts to County road or systems

#12 – Completed County Health Department Application

- Waiver Recommended / Not Applicable: no impacts to CHD

#13 – HEPSCD Application

- Waiver Recommended: Not required as part of completeness, however, we defer the any comments and requirements related to County and local Soil Erosion and Sediment Control and Major/Minor Soil Disturbance permits/ approvals to the Board Engineer

#14 – New Jersey State Approvals

- Waiver Recommended / Not Applicable: no impacts to State systems

#16 – Final Plat/Site Plan

- Waiver Recommended: Applicant has offered to provide a final site plan and/or as-built plan if approved, as part of Resolution Compliance. We find this acceptable.

#33 – Setback Lines

- Waiver Recommended: Setback lines to the proposed pool and related structures are shown. Setback lines to the existing structures are not provided, but as no changes to these existing structures are proposed, we have sufficient information for review.

#36 – Existing Trees

- Waiver Recommended: The applicant has stated that no trees are proposed to be removed, however a survey has not been provided to confirm the location of all existing trees on the property. Additional information may be required as part of the planning review/report if requested by the Board.

#44 – Structures within 200'

- Waiver Recommended: The site is entirely surrounded by residential uses in the residential zone.

At the completeness hearing, the Applicant may provide any additional information related to the requested submission waivers, for the Board's consideration.

B. Outstanding items: The following information should be provided prior to public hearing or as directed by the Board in the Completeness Determination Hearing:

1. Item #30 – Zoning Compliance Schedule

- The Applicant must provide a list of all compliance with items from 185-163.i including but not limited to pool setbacks from side and rear property lines, permitted size of pool, height above grade, and equipment shelter details.

2. Item #32 – Original boundary survey used to prepare the plan should be provided with the application.
3. Item #40 – Key map at a scale of not less than a scale of 1 inch equals 400 feet showing street names and zone district.
4. The following items are not listed as required for completeness for a "c" variance application, however should be provided on the plans, if the application is ultimately approved:
 - a. Item #41 – Signature blocks for Board Chairperson, Secretary, and Engineer
 - b. Item #42 – Approvals Statement – Confirmation that all federal, state, county, and local permits or approvals have been obtained and a complete listing of the same.
 - c. Item #43 – Utility Systems - The site plan should be revised to show any existing and proposed water mains and electrical lines.

The Applicant should address all items discussed at the Completeness Hearing. Any revised plans should be accompanied by a Response Letter or highlights on the plan to identify all changes made, to facilitate our review. We recommend all revised information be provided prior to 14 days of the public hearing.

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

Sincerely,



Greer Patras, AICP, PP
Board Planner