



UNLOCKING POTENTIAL
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Planning Report #1

Date: December 30, 2020

To: South Orange Planning Board

From: Greer Patras, AICP, PP, Board Planner

Applicant: 206 Ampere Parkway LLC

Owners: James Z. & Margaret Cinberg

Subject: Application No. 275
167 & 201 North Ridgewood Road, Block 1303, Lots 37 & 38
Minor Subdivision

The purpose of this report is to provide the Planning Board with an evaluation of Application #275 submitted by 206 Ampere Parkway LLC (the "Applicant"). The Applicant requests minor subdivision approval for a lot line adjustment between Lots 37 and 38. The Applicant proposes to demolish all structures on Lot 37, and to construct two single-family dwellings, one on each Lot 37 and Lot 38.

The following items were reviewed:

- **Zoning Board Application Submission**, filed November 13, 2020.
- **Cover Letter**, written by Nicole M. Magdziak, dated November 13, 2020.
- **Site Plan**, consisting of four sheets prepared by David E. Fantina, P.E., dated November 5, 2020.
- **Minor Subdivision Plan**, consisting of one sheet prepared by Andrew A. Schmidt of Schmidt Surveying, dated November 3, 2020.
- **Architectural Plans**, consisting of five sheets prepared by Space & Mark, LLC, dated October 7, 2020.
- **Topographic & Boundary Survey**, consisting of one sheet prepared by Andrew A. Schmidt of Schmidt Surveying, dated August 12, 2020.
- **Environmental Impact Assessment**, consisting of three pages prepared by PK Environmental, dated December 11, 2020.
- **Drainage Report**, consisting of ten pages prepared by David E. Fantina, dated December 10, 2020.
- **Drainage Area Map & Aerial**, consisting of two pages prepared by PK Environmental, undated.
- **Wetlands Assessment Letter**, written by John Peel, dated November 9, 2020.
- **Response Letter**, consisting of three pages written by Nicole M. Magdziak, dated December 15, 2020.

I. EXISTING CONDITIONS

A. **The Site:** The Site consists of two adjacent lots:

1. Lot 37 (20,193 SF) is a corner lot with frontage along North Ridgewood Road and Redmond Road. Lot 37 is mainly unimproved, with only a paved driveway that connects the dwelling on Lot 38 to North Ridgewood Road.
2. Lot 38 (49,411 SF) has primary frontage on North Ridgewood Road, with a narrow "stem" that wraps around Lot 37 and connects to Redmond Road. Lot 38 consists of a single-family dwelling and an accessory garage. The Site also has two sheds, a patio and paved walkway. (Aerial image courtesy of Google)



- B. **Neighborhood Context:** The Site is primarily surrounded by residential dwellings to the north, south, and west. Directly across North Ridgewood Road is the Floods Hill park, and further east is the Meadowlands Park. The Site is also within close proximity to the South Orange Middle School and Orange Lawn Tennis Club. Also, the South Orange train station and Business District is just 0.5 miles from the Site.
- C. **Zoning:** Residence A-100 (RA-100)



II. PROPOSAL

A. **Proposed Project:** The Applicant proposes the following:

1. Lot line adjustment between Lot 37 and Lot 38:
 - Lot 37 will increase from 20,193 SF to 32,834 SF
 - Lot 38 will decrease from 49,411 SF to 36,770 SF
2. Demolish all existing structures and 8 trees on Lot 38.
3. Construct new 2-story single-family dwellings, one on Lot 37 and on Lot 38. Both new dwellings will front on North Ridgewood Road. Associated improvements on both lots include curbcuts, driveways, concrete walkways, landscaping, drywells, and utilities.

B. **Bulk Table:** Compliance with the bulk requirements of the RA-100 zone are as follows:

Lot 37	Required	Existing	Proposed
Lot Area (Min.)	10,000 SF	20,193 SF	32,834 SF
Lot Width (Min.)	175'	131.8' (E)	180.1'
Front Yard Setback (Min.) (North Ridgewood Rd.)	25'	N/A	38'
Front Yard Setback (Min.) (Redmond Rd.)	25'	N/A	92.6'
Side Yard Setback (Min.) (Lot 38)*	10.9'	N/A	35.1'
Rear Yard Setback (Min.)	16'	N/A	106'
Lot Coverage (Max.)	30%	9%	10%
Building Height (Max.)	2.5 Stories / 35'	N/A	2.5 Stories / 34'
Parking Spaces (Min.)	2 spaces	N/A	2 spaces
(E) Existing Non-conforming			
*Side yard setback measurement: 4 feet plus one inch for each foot of average lot width in excess of 48 feet to a maximum of 12 feet.			

Lot 38	Required	Existing	Proposed
Lot Area (Min.)	10,000 SF	49,411 SF	36,770 SF
Lot Width (Min.)	175'	237.7'	184.2'
Front Yard Setback (Min.)	25'	19.2' (E)	85.3'
Side Yard Setback (Min.) (Lot 37)*	12'	44.1'	48.1'
Side Yard Setback (Min.) (Lot 1)*	12'	122.6'	55.4'
Rear Yard Setback (Min.)	16'	135.5'	96'
Lot Coverage (Max.)	30%	11%	10.9%
Building Height (Max.)	2.5 Stories / 35'	2 Stories / 22.3'	2.5 Stories / 34.6'
Parking Spaces (Min.)	2 spaces	2 spaces	2 spaces
(E) Existing Non-conforming			
*Side yard setback measurement: 4 feet plus one inch for each foot of average lot width in excess of 48 feet to a maximum of 12 feet.			

III. PLANNING COMMENTS:

1. The Applicant should provide an overview of all existing site improvements and proposed changes. Testimony should include a comparison of the proposed lot sizes on surrounding residential properties, as well as a discussion of compliance with the minimum zoning requirements. Per Ordinance §185-66, the Applicant should confirm that these lots will not be further subdivided, and therefore is a "minor subdivision."
2. The Applicant should confirm that these two lots can be developed in compliance with the ordinance requirements, particularly as it relates to building location, massing, coverage, materials, landscaping, and lighting.

We note that architecture plans were submitted for the Board's review. A basement bedroom is proposed in each dwelling, although not enough information has been provided to determine compliance with municipal/building code. This should be resolved prior to any submission for building permit.

3. The Applicant should discuss all changes to topographic conditions, particularly related to slopes, proposed grade changes, run-off, as well as the existing stream and associated riparian buffers. The Applicant should give an overview of the Environmental Impacts Statement and all proposed protections. We defer further comments to the Board Engineer regarding slopes, grading, drainage, stormwater management, and soil erosion and sediment control.
4. The Applicant should provide testimony regarding tree removal and any proposed replacement trees and landscape improvements. We recommend that any significant trees that are being removed are replaced in coordination with Environmental Commission's recommendations.
5. The Applicant shall confirm compliance with §185-175 *Requirements For One- And Two-Family Detached Residence Parking*. Particular attention should be given to item C, which provides the maximum driveway width as 10' in the front yard. Dimensions and materials must be added to the plans.
6. The Applicant should provide construction details of the 4' tall retaining wall around the rear of driveway of Lot 37 for review and approval by the Board Engineer.
7. The Applicant should confirm whether any utility easements are required.
8. Minor Subdivision approval is conditioned upon the following:
 - a. Per MLUL Section 40:55D-47, the Applicant must follow all procedures in regard to submissions to the County and filing of deed / submission of final approved plat.
 - b. The Applicant must meet the requirements of Ordinance §185-68 to -71.
 - c. The Applicant shall provide record of approvals, as well as signature blocks and an approvals statement on the plans as part of resolution compliance.
 - d. Per §185-253.A1, the Applicant shall pay a fee of one and a half percent (1.5%) of the equalized assessed value for residential development.

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

Sincerely,



Greer Patras, AICP, PP
Board Planner