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July 19, 2024

Trisha Scipio, Zoning Board Secretary
City of Orange
City Hall
29 North Day Street
Orange, New Jersey 07050

Re: City of Orange Township, County of Essex, State of New Jersey
389 Olcott Street (Block 4701, Lot 13)
Completeness and Technical Review #1
MW-23 010
CP Project No.: 580.534

Members of the Zoning Board:

Overview:

The Applicant, Pefund Investment Group, LLC, requests preliminary and final site plan approval with multiple variances to construct an urban one family detached dwelling on a lot in the One Family Residential (R-1) Zone. The site currently has a detached garage and no principal structure. The proposed Urban One Family Detached use is not permitted in the R-1 District.

With this understanding our review of this application indicates the Applicant will require the following variance(s) and/or waiver(s) as listed below.

Building Typology	The proposed building typology, Urban One Family Detached, is not permitted in the R-1 Zone. A variance is required.
Density	The proposed density of 10.1 is greater than the maximum allowable density of 8.8 (City Ordinance 210-24.3, Urban One Family Detached). A variance is required.
Lot Area	The proposed lot area of 4,313 square feet is less than the minimum lot area of 5,000 square feet (City Ordinance 210-24.3, Urban One Family Detached). This is a previously existing, non-conforming condition. A variance is recommended.
Lot Width	The proposed lot width of 37.50 feet is less than the minimum allowable lot width of 50 feet (City Ordinance 210-24.3, Urban One Family Detached). This is a previously existing, non-conforming condition. A variance is recommended.



Side Yard Setback (N)	The proposed north side yard setback of 3.5 feet is less than the minimum allowable side yard setback of 8 feet (City Ordinance 210-24.3, Urban One Family Detached). A variance is required.
Fenestration (E)	The proposed fenestration of 3.3%+/- is less than the minimum allowable fenestration of 20%. A variance is required.
Fenestration (W)	The proposed fenestration of 7.5%+/- is less than the minimum allowable fenestration of 20%. A variance is required.
Side Yard Setback (N) For Accessory Use	The proposed north side yard setback of 4.0 feet for the accessory use is less than the minimum allowable side yard setback of 8 feet (City Ordinance 210-24.3, Urban One Family Detached). A variance is required.
Rear Yard Setback For Accessory Use	The proposed rear yard setback of 4.0 feet for the accessory use is less than the minimum allowable rear yard setback of 10 feet for an accessory use (City Ordinance 210-24.3, Urban One Family Detached). A variance is required.
Building Height For Accessory Use	The proposed building height of 15.0 feet for the accessory use is greater than the maximum allowable height of 10 feet for an accessory use (City Ordinance 210-27.1.A., Additional Regulations for Yards). A variance is required.

The following drawings and documents, received electronically, have been reviewed:

1. City of Orange Township Zoning Board of Adjustment Application dated November 22, 2023.
 - Disclosure Statement
 - Affidavit of Ownership
 - W-9 dated and
 - Tax and Water Confirmation received from the City of Orange Township Tax Collector dated October 12, 2023.
2. 200' Property Buffer List dated October 4, 2023.
3. Zoning Denial Letter, dated November 8, 2023.
4. Plans Titled "Peter Atselefun, 389 Olcott Street, Orange NJ - New One Family Dwelling" prepared by Daniel A. Roma, AIA, consisting of the following sheets:

<u>Sheet</u>	<u>Description</u>	<u>Latest Revision Date</u>
T-100	Building Data / Key Map / Site Plan	August 25, 2021
S-100	Drainage & Utility Plan / Details	August 25, 2021
S-200	Boundary and Topographic Survey (6/14/2021)	August 25, 2021
S-300	Details	August 25, 2021
A-100	Architectural Plans	August 25, 2021



A-200	Architectural Elevations - House	August 25, 2021
A-100	Architectural Elevations - Garage	August 25, 2021

5. “Boundary and Topographic Survey of 389 Olcott Street, Lot 13 in Block 4701 on Tax Maps of, City of Orange, Essex County, New Jersey”, prepared by Michael Pronesti, PLS, unsigned, unsealed, and dated June 14, 2021, consisting of one sheet.
6. City of Orange Township Historic Commission Certificate of Appropriateness notification, dated March 20, 2024.

The Applicant should provide an original survey, signed and sealed by a licensed professional surveyor to the Zoning Board Secretary prior to the Zoning Board meeting, or as a condition of any approval.

Completeness Review:

As directed, I have reviewed the subject application and documents for completeness in accordance with the applicable City of Orange Township Development Regulations. From an engineering perspective, it is my recommendation that this application be deemed **administratively complete**, subject to comments from the Board Planner and Zoning Board Secretary.

Technical Review:

As directed, I have reviewed the subject application for conformance with the City of Orange Township Development Regulations and offer the following:

With Regards to the Overall Application and Plan:

1. Seven (7) Architectural drawing sheets were provided with this application. There are two sheets numbered “A-100”. The number of sheets on the bottom right of each drawing shall be revised accordingly.

With Regards to the Building Data / Key Map / Site Plan (Daniel A. Roma, AIA, Sheet T-100):

1. In the Zoning Tabulation, provide the required and the proposed density.
2. In the Zoning Tabulation, revise required and proposed floor area ratio values. The required floor area ratio for the provided building typology is 1.00 as per City Ordinance 210-24.3, Urban One Family Detached.
3. Revise the title of the Zoning Tabulation table to provide the building typology – “Urban One Family Detached.”
4. Revise the Drawing Index to include all sheets submitted.
5. Revise signature lines to state Zoning Board Chair/Zoning Board Secretary/Zoning Board Engineer.
6. It appears as if the Applicant is proposing fencing around the side yard and rear yard directly along the property line. A detail is provided but the chosen fence height is not specified. Additionally, Pursuant to City Ordinance 210.28, fences shall be erected with the finished side facing away from the property and shall be located entirely on the property (minimum 3 inches away from the property boundary).
7. Revise Drawing Index to include all drawings submitted with this application.
8. Provide revision date on all drawings that are revised.



With Regards to Utility Plan / Details (Daniel A. Roma, AIA, Sheet S-100):

1. The proposed gas valve for the connection into the gas main shall be located outside of sidewalk and in the grassed strip between the property line and sidewalk.
2. Provide location of downspouts from the roof leaders for the proposed accessory use. Is the roof runoff for the proposed accessory structure being routed to the proposed seepage pit? Applicant shall be prepared to provide testimony.

With Regards to the Boundary and Topographic Survey (Daniel A. Roma, AIA, Sheet S-200):

1. Applicant to provide testimony regarding the use or termination of the existing ingress/egress easement after the improvements are complete.

With Regards to the Details (Daniel A. Roma, AIA, Sheet S-300):

1. Please provide a construction detail for the proposed paver driveway system. Be prepared to provide testimony regarding the coverage factor associated with the paver driveway, as pavers are considered an impervious surface. If pervious pavers are to be proposed, evidence of the infiltration capabilities of the pavers must be provided (i.e. manufacturer data sheets).
2. Asphalt Pavement Detail 4 - tack course shall be applied between pavement courses, not on top of the surface.

With Regards to the Basement, Ground & Second Floor Plan (Daniel A. Roma, AIA, Sheet A-100):

1. No Comment.

With Regards to the Architectural Elevations (Daniel A. Roma, AIA, Sheet A-200):

1. No Comment.

With Regards to the Architectural Elevations (Daniel A. Roma, AIA, Sheet A-100):

1. Revise sheet numbering (two Sheet A-100s).

Additional Requirements (as applicable):

1. Application is subject to comments from Board Planner, Board Secretary, and Board Members.
2. All other State, County, and Municipal regulatory agency reviews and approvals that may be necessary must be obtained.
3. No construction permits of any type shall be issued by the Construction Code Official of the City of Orange Township until all Board escrow fees have been paid, a Resolution of Approval has been memorialized and appropriately signed by the Board, and the Construction Code Official has received final plans appropriately signed by the Board Chairman, Board Secretary, and Board Engineer.
4. Pursuant to the provisions of N.J.S.A. 40:55D-39 and 55D-65, the Applicant shall provide proof that no taxes or assessments for local improvements are due on the property.
5. Prior to initiation of construction activities, the Applicant shall provide inspection escrow funds in accordance with Section 210.56, Page 196 of the City of Orange Township Ordinance for fees associated with engineering construction inspection of the project.
6. Any affordable housing requirements shall be addressed by the Applicant in accordance with the



Board/Municipal Planner's comments.

If you should have any questions regarding the above, please do not hesitate to contact my office.

Sincerely,

CP Engineers, LLC

A handwritten signature in blue ink, appearing to read 'D. Clark', is written over a light blue horizontal line.

David A. Clark, P.E., C.M.E.

Zoning Board of Adjustment Board Engineer

cc: Peter Atselefun - Pefund Investment Group, LLC (patselefun2k@yahoo.com) – email only
Daniel A. Roma, A.I.A. (danielangelroma@gmail.com) – email only
Marsha M. Moore, Esq. (mmoore@postpolak.com) – email only
Gerard M. Haizel, P.P., Nishuane Group (ghaizel@nishuanegroup.com) – email only
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