



11 Park Lake Road
Sparta, NJ 07871
P: 973.300.9003
F: 973.300.4003

July 21, 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
574 White Street (Block 2401, Lot 3)
Completeness & Technical Review #2
CP Project No.: 580.536

Members of the Zoning Board:

Overview:

The Applicant, Daniel Moradi, requests approval to convert the existing single-family home to a two-family home at the above referenced location in the Mixed-Use Medium Density Residential and Central Business (MX-2) Zone. The existing home is constructed as a two-family home (separate entrances to each dwelling unit), but is currently being used as a single-family home. The applicant is proposing to “officially” convert the existing home to a two-family home by installing two gas and water meters. The existing single-family home and proposed two-family home are not permitted uses in the MX-2 Zone.

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 and Use	The Applicant is proposing to convert from an existing Urban One Family Detached building typology to the proposed Two Family building typology. Neither are permitted in the MX-2 Zone. Variances are required for the proposed Two Family building typology (C-variance) and use (D-variance).
Lot Area	The proposed lot area of 2,827.7 square feet is less than the minimum lot area of 5,000 square feet (City Ordinance 210-24.3, Two Family). This is a previously existing, non-conforming condition. A variance is required.

Lot Width	The proposed lot width of 34.50 feet is less than the minimum allowable lot width of 40 feet (City Ordinance 210-24.3, Two Family). This is a previously existing, non-conforming condition. A variance is recommended.
Front Yard Setback	The proposed front yard setback of 8.24 feet is less than the minimum allowable front yard setback of 20 feet (City Ordinance 210-24.3, Two Family). A variance is required.
Side Yard Setbacks	The proposed side yard setbacks of 4.99 feet (west) and 7.63 feet (east) are less than the minimum allowable side yard setback of 8 feet on each side (City Ordinance 210-24.3, Two Family). Variances are required.
Fenestration (E)	The existing is less than the minimum allowable fenestration of 20%. This is a previously existing, non-conforming condition. A variance is recommended.
Fenestration (W)	The existing fenestration is less than the minimum allowable fenestration of 20%. This is a previously existing, non-conforming condition. A variance is required.

Building Height, Rear Yard Setback, Maximum Building Coverage, Maximum Impervious Coverage and Floor Area Ratio are all existing conditions, with no proposed changes with this application.

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

1. City of Orange Board of Adjustment Application dated December 6, 2023.
2. Zoning Approval Denied, dated November 2, 2023
3. “Site Variance Plan, Proposed Two-Family Residential Dwelling, 574 White Street, Block 2410 – Lot 3, City of Orange Township, Essex County, New Jersey”, prepared by Marucci Engineering Associates, LLC, dated May 15, 2024.”
4. Floor Plan Layout Sketches and Photographs, prepared by the Applicant (unsigned and unsealed), undated.
5. “Map of Property Located at Orange, Essex County, N.J.” for Block 2401, Lot 3 – 574 White Street, prepared by Borie, McDonald & Watson, Land Surveyors, dated February 19, 2024.
6. Correspondence dated April 5, 2024 from Stieber & Veloric, Attorneys at Law, to Mr.

Isaac Moradi regarding deed overlap.

Completeness Review:

CP issued a prior Completeness review on January 29, 2024, noting the application was incomplete at that time. As directed, I have reviewed the subject application and additional documents provided by the Applicant 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 **complete**, pending comment from the Board Planner and the 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. The Applicant should work out an access and use agreement with the owners of Block 2401, Lot 4 to continue the parking and access currently utilized on site.

With Regards to the Marucci Site Variance Plan (Sheet 1 of 1):

1. No Comment.

With Regards to the Floor Plan Layouts by the Applicant:

1. The floor plan layouts have been re-created on the Marucci Plan. No Comment.

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



David A. Clark, P.E., C.M.E.
Zoning Board of Adjustment Board Engineer

CC: Daniel Moradi– Applicant (danmoradi100@gmail.vom) – email only

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