

TO: Development Review Committee
 FROM: Janice Talley, P.P., AICP
 RE: Application 2866 – 167 Harrison Avenue. Andrew & Phillip Orphanidis.
 Ahmed A. Emara - Minor Site Plan
 (Block 1907, Lot 5)
 DATE: October 25, 2023
 STATUS: Incomplete

This report reviews the following information submitted in connection with this application:

- Tax map of property dated 09/27/2023.
- Five-page site plan prepared by Ahmed A. Emara, dated 09/27/2023.
- Application for development received on 09/27/2023.
- Certification of Taxes Paid received on 09/27/2023.

Site Description

The property is located at the northeast corner of Tichenor Place and Harrison Avenue across from the Harrison Avenue bus stop. The property is a corner lot containing a 2 ½ -story mixed-use building with two residential units and one ground-floor commercial store. The area of the building is 2,956 square feet and the lot area is 2,370 square feet with approximately 30.56 feet of frontage on Harrison Avenue.

The front yard setback is 7.87 feet and is currently paved. A paved private parking area is in the rear yard with access from Tichenor Place. There is a no parking sign opposite the store and a stop sign

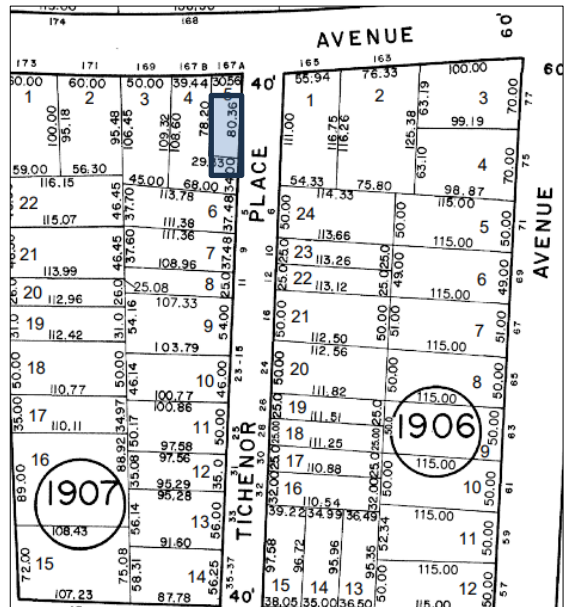


Figure 1: Location of subject property on Township tax map.

at the intersection of Harrison Ave and Tichenor Pl.

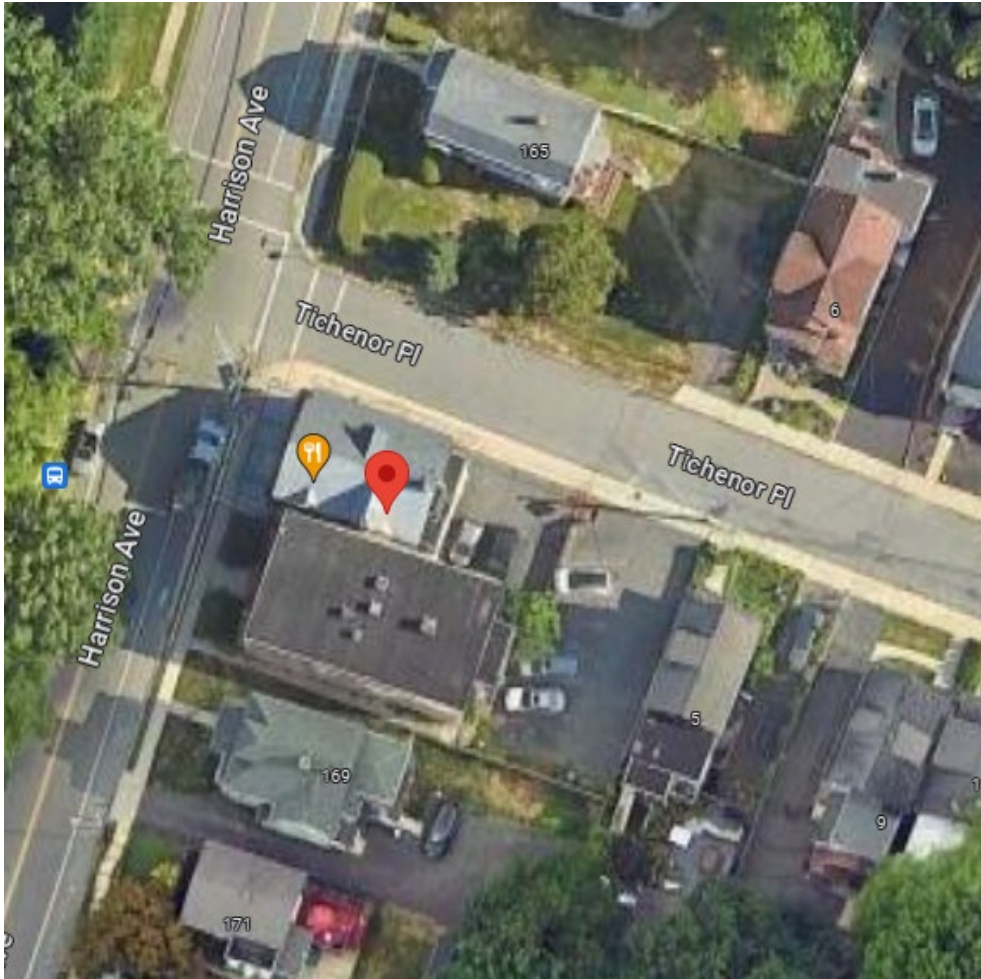


Figure 2: Aerial photo showing the location of the subject property. Source: Google Maps.



Figure 3: Mixed-Use property at 167 Harrison Avenue.



Figure 4: Opposite of property.



Figure 5: Harrison side of the property.



Figure 6: Car parking on the property. Source: Google maps.



Figure 7: Parking side of the property with presumably storage and back door.



Figure 8: Fence on the parking side of the property.



Figure 9: No parking sign on the side of Tichenor Street.



Figure 10: Stop sign at the intersection of Harrison Avenue and Tichenor Place.

Project Description

The application requires minor site plan approval for the addition of a dormer on the third floor. The application includes the following improvements to the property:

1. Proposed dormer on the property to expand the third floor.
2. Renovating the building with new windows and paint.
3. Formalizing the layout of the parking lot.

Zoning

The property is in the R-2 Two-Family Zone district. The mixed-use building is a pre-existing nonconforming use originally approved by the Board of Adjustment in 1932. A d(2) use variance is required for the expansion of a non-conforming use. There are several pre-existing bulk variances for the property including minimum lot size, minimum lot width, minimum front yard setback, minimum side yard setback, and parking.



Figure 11: Map showing zoning for the subject property.

Planning Considerations

1. The application is deemed incomplete. The site plan should be revised to accurately

show the location of adjacent buildings and the existing fence on the property. The dimensions of the property on the site plan do not coincide with the survey. The site plan should be revised to show the accurate dimensions of the rear parking areas. A revised site plan with accurate property lines and fencing must be submitted.

2. A trash enclosure area must be shown on the plan as required in Montclair Code §281-8.1H.
3. The zoning table must be revised to indicate the pre-existing variances. In addition, the zoning table must also show how the property addresses the maximum impervious coverage for the site, which is 55 percent.
4. It is recommended that excess pavement at the rear of the building be removed to reduce impervious coverage and provide improved stormwater management. The parking spaces can be moved closer to Tichenor Place to provide additional landscaping along the southern property line. Currently, the leaders direct stormwater onto the parking area. It is recommended that the leaders be directed to landscaped areas to provide for improved stormwater infiltration and reduced sheet flow of stormwater.
5. The storefront has excessive window signage. As per the Montclair code § 347-110.2, the maximum permitted sign area is 20% of the area of each window. A conforming plan for window signage should be provided.