

MEMORANDUM

TO: Planning Board
FROM: Janice Talley, PP/AICP
DATE: December 12, 2023
RE: **App. 2833 – 509 Park Street (509 Park Street LLC)**
Block 2710, Lot 29

This report reviews the following additional items submitted for this application:

- Nine-page plan set prepared by Petry Engineering dated 12/14/22, revised 12/7/23.
- Letter from Petry Engineering dated 12/7/23.

Project Description

The application has been revised to reduce the total number of lots from three to two. The northernmost lot will contain the existing house and the new lot will be south of the existing home with 100 feet of frontage on Park Street. Other changes include:

- A conceptual grading and drainage plan has been submitted for the northernmost lots where a new house is proposed. The grading plan shows the removal of 21 trees along the proposed driveway.
- A revised architectural plan for the new house has been provided.
- The stone wall located along the front property line in the Township right-of-way will be preserved except for the removal of a 12-foot wide section of the wall to provide a new driveway entrance for proposed lot 29.02.
- The existing stone walls in the front yard of proposed lot 29.02 and the stone walls near the detached garage on proposed lot 29.01 will be preserved.

Zoning

The subject property is in the R-1(80) Single Family Residential Zone which has a minimum lot width requirement of 80 feet. The following variances are required:

- A variance from **Montclair Code §347-18E(1)** is required for proposed lot 29.01 which has a lot depth of 205.06 feet which is less than the average lot depth of 212.82 feet. This is a modification of the existing deviation from the lot depth requirement (lot 29 currently has a lot depth 210.9 feet).

- A variance from **Montclair Code §347-45B** is required because the existing house on lot 29.01 has a front yard setback of only 47 feet which is less than the required front yard setback of 52 feet. This is an existing condition.

Planning Considerations

1. It is recommended that the new driveway for proposed lot 29.02 be located on the north side of the house to preserve more of the existing trees. If approved, the applicant must receive a tree removal permit pursuant to **Montclair Code §324-3** prior to removing any trees.
2. If approved, the applicant must pay a development fee equal to 1.5% of the equalized assessed value of the new residential homes pursuant to **Montclair Code §202-42**.