

**BOROUGH OF PARK RIDGE  
PLANNING BOARD  
OCTOBER 14, 2020 8:00PM  
VIRTUAL MEETING  
REGULAR MEETING MINUTES**

The Public Meeting of the Planning Board of the Borough of Park Ridge was held virtually on the above date.

Chairman Von Bradsky stated that the meeting was being held in accordance with the Open Public Meetings Act. He then asked everyone to recite the Pledge of Allegiance.

**Roll Call Board:**

Chairman Peter Von Bradsky	Present
Mayor Keith Misciagna	Absent
Ms. Jessica Mazzaella	Present
Councilman Robert Metzdorf	Present
Mr. Mark Bisanzo	Present
Mr. Donald Browne	Present
Mr. Ray Mital	Present
Mr. Donald Schwamb	Present
Mr. Stephen Jobst	Absent
Mr. Ron Epstein	Present

**Also Present:**

Mr. William Rupp	Board Attorney
Ms. Tonya Tardibuoono	Board Secretary
Mr. Daniel Lee – Neglia Engineering	Board Engineer

**Open to the public for non-agenda items**

No members of the public wishing to speak.

**Approval of Minutes**

The amended minutes of September 9, 2020 were approved on a motion from Mr. Schwamb, seconded by Mr. Bisanzo, and carried by all members eligible to vote.

**RESOLUTION #2020-07**

**APPLICATION #PB20-02**

Louis & Barbara Chiellini  
22 Ruth Place  
Block 707 / Lot 3  
Minor Subdivision

A motion was made by Councilman Metzdorf to approve the resolution. The motion was seconded by Mr. Browne, and carried by a roll call vote as follows:

Councilman Robert Metzdorf	Present
Ms. Jessica Mazzearella	Present
Mr. Donald Browne	Present
Mr. Ray Mital	Present
Mr. Donald Schwamb	Present
Mr. Ron Epstein	Present
Chairman Peter Von Bradsky	Present

### NEW APPLICATION

APPLICATION #PB20-04  
 Jeffrey & Patricia St. John  
 114 Split Rock Lane  
 Block 605 / Lot 9  
 Minor Subdivision

Attorney John Conte of Meyerson, Fox, Mancinelli and Conte was present as the attorney for the applicants. The applicant is Jeffrey and Patricia St. John.

Proof of service is in order.

Mr. Conte spoke about the application. He said this application is for a minor subdivision of two lots that presently exist and the reconfiguration of the lot line. The lot owners, Mr. and Mrs. St. John, landscape and water a bit more of what is the adjoining yards than the neighbors do. The neighbors have come to an agreement to just relocate the lot line based on topography and usage. The change in lot line does not create any variances, no development proposed and no addition of fencing. It is just the merge reconfiguration relocating the lot line.

The applicant's Engineer, Sean McClellan of Lantelme Kurens & Associates in Hillsdale, New Jersey was sworn in by Attorney Rupp. The Board accepted Mr. McClellan as an expert witness.

Mr. McClellan spoke about the application. He said the lot line runs closer to the house of lot nine and cuts across a small corner of lot nine. A portion of the curve in the driveway is in fact currently on lot eight. What we are proposing to do is bring the line closer to the house of lot eight. As a result of the proposed subdivision, lot nine will have a new total area of 19,074 square feet, and lot 8 will have a new total area of 11,008 square feet. As a result of the proposed subdivision, the setbacks of the patio and driveway on lot nine will be brought into conformance.

A discussion regarding drainage took place. Mr. McClellan said there doesn't appear to be any water from lot eight running off to lot nine.

Mr. Rupp asked if this lot change would be done by subdivision deed, or by filing of a subdivision map. Mr. Conte commented, subdivision deed. A couple of changes needed to be made on the map, but Mr. Rupp commented that the applicant will not have to submit revised plans as they are completing this by deed.

It was commented that lot eleven is Borough owned property.

Mr. Lee commented that if the homeowners decided to make any improvements on the site they would go right to the Building Department for approval.

Mr. Burgis was not present at the meeting, but did submit a review. Mr. Rupp commented that Mr. Burgis's report did not have any inconsistencies with the master plan or the Zoning Board.

The Board instructed Mr. Rupp to draft a resolution to be voted on at the next Planning Board meeting.

Board Discussion

Next month on the agenda will be an application for 158 Park Avenue.

Mr. Lee will be leaving Neglia Engineering. All members thanked him for his Board service and let him know he will be missed.

The meeting was adjourned on a motion from Chairman Metzdorf, seconded by Mr. Schwamb, and carried by all.

Respectfully Submitted,



Tonya Tardibuono

Resolution #2020-07  
Application #PB 20-02  
October 14, 2020  
PB

**BOROUGH OF PARK RIDGE**

**PLANNING BOARD**

**RESOLUTION**

\* \* \* \* \*

**WHEREAS, LOUIS and BARBARA CHIELLINI** (hereinafter referred to as "Applicant"), being the owner of premises known as 22 Ruth Place, in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 3 in Block 707 on the Tax Assessment Map for the Borough of Park Ridge, applied to the **PLANNING BOARD OF THE BOROUGH OF PARK RIDGE** (hereinafter referred to as "BOARD"), seeking Minor Subdivision Approval to subdivide a rear portion of the subject premises and convey same to **ADEL and CAROL PERALTA**, the owners of 20 Ruth Place in the Borough of Park Ridge, County of Bergen and State of New Jersey, said premises also being known as Lot 2 in Block 707 on the Tax Assessment Map for the Borough of Park Ridge; and

WHEREAS, the BOARD held a hearing in connection with the application, upon due notice as required by law, on September 9, 2020; and

WHEREAS, various documents were marked into evidence at the hearings held in connection with the Application, as more particularly set forth an Exhibit A, annexed hereto and made part hereof; and

WHEREAS, the BOARD has carefully considered the application and all evidence and testimony submitted in connection therewith;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE that the BOARD hereby makes the following findings of fact:

1. Lot 3 in Block 707 is located in the R-20 single-family residential zoning district and is currently improved with a single-family dwelling. Lot 2 in Block 707 is located in the R-10 single family residential zoning district and is currently improved with a single-family dwelling.
2. Lot 3 currently is 48,318 square feet in size (20,000 sf required) having a lot width of 100.00 feet (110 feet required), a street frontage of 100.00 feet (83 feet required), and a lot depth of 334.1 feet (160 feet required). The existing one-family house has a front yard setback from Ruth Place of 30.2 feet (40 feet required), a rear yard setback of 251.1 feet (50 feet required), side yard setbacks of 19.8 feet and 19.9 (22 feet each required), building coverage of 5.8% (maximum of 18% permitted), impervious coverage of 10.9% (maximum of 40% permitted), and a dwelling width of 60.2% (maximum of 60% permitted). The Floor Area Ratio is less than the 22% maximum permitted and the gross floor area is less than the 4,800 sf permitted. In addition, there is an existing shed located approximately 3.4 feet from the side property line (5 feet required) and within the front half of the side yard (rear half only permitted). Finally, there is an existing concrete patio located 5.1 feet (10 feet required) from the existing rear lot line along the portion of the lot proposed to be subdivided.
3. Lot 2 currently is 11,223 square feet in size (10,000 sf required) having a lot width of 100.00 feet (85 feet required), a street frontage of 100.00 feet (75 feet required), and a lot depth of 112.2 feet (120 feet required). The existing one-family house has a front yard setback from Ruth Place of 30.2 feet (25 feet required), a rear yard setback of 54.9 feet (35 feet required), side yard setbacks of 19.9 feet and 24.8 (15 feet each required), building coverage of 16.4% (maximum of 20% permitted), impervious coverage of 29.9% (maximum of 40% permitted), and a dwelling width of 55.2% (maximum of

65% permitted). The Floor Area Ratio is less than the 30% maximum permitted and the gross floor area is less than the 3,333 sf permitted. In addition, there is an existing shed located approximately 1.9 feet from the current rear property line (5 feet required).

4. Lot 3 is irregularly shaped and has an appendage measuring approximately 84.00 feet by 137.82 feet located to the rear of Lot 2. The Applicant proposes to subdivide the foregoing appendage from lot 3 and convey same to Lot 2 by creating a new lot line running from the southeast corner of the appendage to a point 3.02 feet west of the north-east corner of the appendage
5. The remaining portion of Lot 3 will be 37,925 square feet (20,000 square feet required). Building coverage is increased to 7.4% (maximum of 18% permitted). Impervious surface coverage is increased to 12.6% (maximum of 40% permitted). The remaining dimensions and setbacks remain unchanged.
6. The proposed Lot 2 would be increased to contain 21,616 square feet (10,000 sf required in the R-10 zone and 20,000 sf in the R-20 zone) and would extend the lot depth to 249.4 feet (120 feet required). The rear yard setback would be increased to 193.0 feet. The building coverage would be reduced to 8.5% (maximum of 20% permitted) and the impervious surface coverage would be reduced to 17.8% (maximum of 40% permitted). The setback of the existing shed would be increased to 29.8 feet (5 ft. required). The existing concrete patio will now become part of Lot 2 and, in addition to the existing non-conforming setback from the rear lot line, would have a new non-conforming side yard setback of 5.1 feet (10 feet required). The remaining dimensions and setbacks remain unchanged.

7. As a result of the proposed subdivision, lot 2 will become conforming as to lot depth and the existing shed would become conforming as to rear yard setback. Lot 3 remains non-forming as to lot width. Both lots remain conforming in all other respects.
8. The proposed subdivision line is angled and offset by 3.02 feet. Section 87-37B of the Park Ridge Subdivision Ordinance states that insofar as is practical, side lot lines shall be at right angles to straight streets. Accordingly, Applicant requires a waiver from this criteria.
9. The applicant testified that the 3.02 foot offset was designed to accommodate an existing tree which they intend to retain to provide screening.
10. With respect to the requested waiver from the subdivision standard that side lot lines shall be a right angle to straight street lines, the BOARD finds that the proposed angled subdivision line is necessary to accommodate the existing tree and to match the existing southeast corner of the appendage. In addition, a straight extension of the existing sideline of Lot 2 would increase the degree of non-conformity of the existing concrete patio. By reason thereof, the BOARD finds that the literal enforcement of the straight-line standard is impractical and will exact undue hardship because of the peculiar conditions pertaining to the land in question pursuant to N.J.S.A. 40:55D-51a.
11. As to the non-conforming setbacks of the existing concrete patio, the Applicant testified that there will be a fence installed which will screen the patio from the side and rear property lines.
12. The BOARD finds that the proposed subdivision will eliminate the existing non-conformity of the lot depth of Lot 2 by increasing the average lot depth and would eliminate the non-conformity as to the rear yard setback of the shed.

13. The BOARD finds that by reason of the location of the existing concrete patio on the lot and the peculiar configuration of Lot 3, the strict application of the Zoning Ordinance to require a 10 foot setback for the existing patio from the new lot line would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the Applicant pursuant to N.J.S.A. 40:55D-70(c)(1).
14. The BOARD further finds that the proposed subdivision will further the purposes of the Master Plan and Zoning Ordinance by bringing Lot 2 into conformance as to lot depth, by eliminating the non-conformity of the rear yard setback for the existing shed on Lot 2 and by making Lot 3 more rectangular. By reason thereof, the BOARD finds and concludes that the benefits from the granting a variance from the yard setback for the existing concrete patio outweigh any detriment pursuant to N.J.S.A. 40:55D-70 (c) (2).
15. Moreover, the BOARD finds that the proposed fencing which will the existing concrete patio and the distance of the patio from surrounding properties will mitigate any possible adverse impact. By reason of the foregoing, the BOARD finds that a decision to grant the variance from the required 10 foot yard setback for a patio will not result in any substantial detriment to the public good nor will same impair the intent and purpose of the zone plan or Zoning Ordinance of the Borough of Park Ridge.
16. The rear of the new proposed lot 2 will be located within the R-20 single-family zoning district whereas the existing front portion is within the R-10 single-family zoning



district. The subdivision plan improperly denotes the building setback lines within the rear portion as the setbacks in the R-10 zoning district (15' side yard and 35' rear yard) rather than the correct R-20 setbacks (22' side yard and 50' rear yard). In addition, several existing and proposed values in the zoning table are ~~incorrect~~ <sup>incorrect in that it is</sup> indicated as being "greater than" (>) rather than "less than" (<). The BOARD will take judicial notice of the corrections without requiring the Applicant to submit revised plans.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE, by virtue of the foregoing and pursuant to N.J.S.A. 40:55D-51a, that the BOARD does hereby grant a waiver from the provisions of Section 87-37B of the Park Ridge Subdivision Ordinance and approves the Applicant's requested Minor Subdivision, as more particular set forth herein and as shown on the plans submitted, and BE IT FURTHER

RESOLVED that pursuant to N.J.S.A. 40:55D-70(c)(1) & (2), the BOARD does hereby grant the Applicant's requested variance from the setback requirement from the new side lot line for the existing concrete patio, as more particularly set forth in this resolution and as shown on the plans submitted to the BOARD, subject to the conditions hereinafter contained:

- A. The Applicant shall prepare subdivision deeds for Lot 3 and Lot 2 and submit same to the BOARD's Engineer and Attorney for review and approval and, after receiving such approval, shall record same with the Bergen County Clerk.
- B. The Owners of Lot 2 shall install fencing along the rear and side yard lines to screen the existing concrete patio.
- C. The Applicant shall consult with the Tax Assessor in designating the new lots 2 and 3.

<p style="text-align: center;"><b>EXHIBIT LIST</b></p> <p style="text-align: center;"><b>BOROUGH OF PARK RIDGE PLANNING BOARD</b></p>
---

---

APPLICANT: PB 20-02

ADDRESS: 22 Ruth Place

BLOCK: 707 LOT: 3

ZONE: R-20

---

EXHIBIT:	ITEM NO.	DATE:
Application	1	7/9/2020
Owners Certification	2	7/9/2020
Tax Certification	3	7/9/2020
Certification of Applicant	4	7/9/2020
Survey	5	7/9/2020
Completeness Review Letter - Neglia Engineering	6	7/29/2020
Neglia Review Letter - Engineer	7	8/24/2020
Burgis Review Letter - Planner	8	8/31/2020
Proof of Publication	9	9/3/2020
Certification of Service (w/Receipts)	10	9/3/2020
200 Ft. List	11	9/3/2020

Ayes: 7

Nays: 0

Abstentions: 0

Dated: 10-14-2020

Introduced by: Robert Metzdorf (M)

Seconded by: Robert Metzdorf  
Donald Browne (M)  
Donald Browne

Peter Von Bradsky (M)  
Peter Von Bradsky Chairperson

Via: E-mail

September 30, 2020

Borough of Park Ridge  
53 Park Avenue  
Park Ridge, NJ 07656

Attn: Ms. Tonya Tardibuono, Secretary

Re: **Minor Subdivision Review**  
**Applicant: Jeffrey and Patricia St. John**  
114 Split Rock Lane  
Block 605, Lot 9  
116 Split Rock Lane  
Block 605, Lot 8  
Borough of Park Ridge, NJ 07656  
NEA No.: PKRDSPL20.026

Dear Ms. Tardibuono:

As requested, we have reviewed the recently submitted Minor Subdivision Application. The submittal included the following documents:

- Borough of Park Ridge Subdivision Application, dated August 21, 2020;
- Certification of Payment of Taxes for Block 605, Lots 8 & 9, dated June 22, 2020;
- Property Owners List within 200 feet, undated;
- Subdivision Plan consisting of one (1) sheet, entitled "Subdivision for Patricia St. John, Lot 8 & Lot 9, Block 605, Borough of Park Ridge, Bergen County, NJ", prepared by Christopher Lantelme, P.E., L.S., of Lantelme, Kurens & Associates, P.C., dated January 9, 2020, with no revisions.

#### **1. General Information**

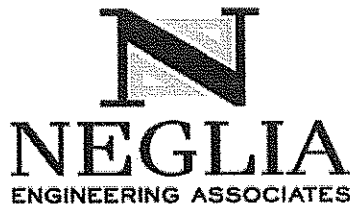
The application consists of the transfer of a portion of property from 116 Split Rock Lane to 114 Split Rock Lane. Both properties are situated within the R-10 Zone as indicated in the Borough's Zoning Maps. The receiving property, 114 Split Rock Lane, is formally known as Block 605, Lot 9 and the conveying property, 116 Split Rock Lane, is formally known as Block 605, Lot 8 as identified in the Borough's Tax Maps. The two properties are situated at the southeast corner of the southerly terminus of Split Rock Lane. 114 Split Rock Lane is approximately 14,958 square feet in area and is currently occupied by a two (2) story single-family dwelling, with an associated macadam driveway, covered porch, slate patio, spa, stone wall, block curb and paver walkways. 116 Split Rock Lane is approximately 15,122 square feet in area and is currently occupied by an existing one (1) story single-family dwelling, with an associated macadam driveway, block curb, concrete walkways and paver walkways.

The Applicant proposes to subdivide a portion of 116 Split Rock Lane and convey same to 114 Split Rock Lane. The area to be conveyed is approximately 4,116 sf and is triangular in shape. The subdivision will result in proposed lot areas of 11,006 square feet (Lot 8) and 19,074 square feet (Lot 9) which are both compliant for the zone. This application only consists of subdivision approval. No site improvements are proposed at this time.

#### **2. Completeness Review**

Based on the submitted Site Plan information as it relates to completeness established within the Borough Ordinance via Appendix A Checklist for Development Applications, the following information is missing from the application:

- a. B. II. General Information – Item (8): North arrow and scale. Whereas, the north arrow within the key map and subdivision appear to be inverted.



- b. B. III. Man-Made Features – Item (30): Location of existing buildings and all other structures such as walls, fences, culverts, bridges, roadways, etc., on site and within 200 feet of site, with spot elevations of such onsite structures. Structures to be removed shall be indicated by dashed lines; structures to remain shall be indicated by solid lines. Whereas, the Applicant has not provided the required information within 200 feet of the site. The Applicant has requested a waiver from providing this information.
- c. B. III. Man-Made Features – Item (34): Location of all existing and proposed storm drainage structures, soil erosion and sediment control devices and utility lines, whether publicly or privately owned, with pipe sizes, grades and directions of flow, location of inlets, manholes or other appurtenances and appropriate invert and other elevations. The estimated location of existing underground utility lines shall be shown. Whereas, the Applicant does not provide the required information.

Based on the scope of the application, the application is recommended to be deemed **complete** and may be scheduled for public hearing at the appropriate Land Use Board. The Applicant shall address the items noted above prior to public hearing, provide testimony during the hearing or address as noted above. This recommendation does not restrict the Board from requesting any waived items at a later date nor does it alleviate the Applicant from submitting the documents for any and all future applications to the Board.

### 3. Variance/Waivers

- a. We defer to the Board Planner and Board Attorney regarding the determination of variances and waivers.

### 4. Engineering Comments

#### Subdivision Review:

- a. The geometry of the proposed lots has been reviewed and both were found to be satisfactory.
- b. The Applicant shall confirm the new lot designations with the Tax Assessor. We recommend Proposed Lot 8 be designated as Lot 8.01 and Proposed Lot 9 be designated as Lot 9.01 in accordance with State Regulations.
- c. The Applicant shall modify the zoning data table to revise the proposed lot numbers, should they choose to file by plat.
- d. The Applicant shall provide an affidavit from the owner of Lot 8 showing their consent for the subdivision.
- e. The Applicant shall revise the plan to show additional curve data including chord bearing, chord distance, and central angle for the curves along Split Rock Lane.

#### Engineering Comments:

Since this application only seeks minor subdivision approval and is not proposing any other improvements, a full engineering review is not required at this time. Should the application receive a favorable decision from the Board, and the Applicant wishes to proceed with development of either of the properties, an application must be made to the Building Department to receive permits for construction. A complete Engineering review will be performed at that time. The comments provided below are typical comments of a Building Department Application review and are only provided to the Board for informational purposes.

- a. Existing and proposed grading and drainage information shall be provided. Any increase in impervious coverage must be addressed by the installation of drainage improvements supported by drainage calculations and a report indicating soil permeability and seasonally high water elevations prepared by a New Jersey licensed Professional Engineer.
- b. Any import or export of soil to/from the site will be subject to the submission of a Soil Movement Application.
- c. The Applicant is responsible for any negative drainage impacts to adjacent properties due to on-site grading or drainage. Should a negative impact be identified during and/or upon completion of the project, the impact shall be addressed immediately. A note shall be provided on the plan stating the same.
- d. Construction details of all proposed site related improvements shall be provided on the plans. This shall include sidewalks, driveways, curb, utility trench repair, ROW repair, HVAC, generators and transformers.



- e. The Applicant shall protect any perimeter fencing, curbs, walkways, plantings, and walls on adjacent properties during construction. The Applicant shall be responsible for any damage to neighboring properties during the installation of proposed improvements.
- f. The Applicant shall be responsible for the repair and reconstruction of pavement, curb, sidewalk, or other public property damaged during construction.
- g. The Applicant shall illustrate the approximate locations for all existing and proposed water service, sanitary service, gas service, cable, electric, telephone and fiber-optic utility lines.
- h. Locations of all existing and proposed trees shall be noted on the plans. Any trees to be removed are subject to the review of the Shade Tree Commission.
- i. Any landscaping improvements must be depicted on the plans with a planting schedule indicating the species, quantity and planted size.
- j. It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies and internal municipal agencies and departments in order to construct the proposed development. These agencies include, but are not limited to Bergen County Planning/Engineering, Bergen County Soil Conservation District, municipal fire / police departments, Park Ridge Water, Park Ridge Electric, BCUA, NJDOT and NJDEP.

Final Comments:

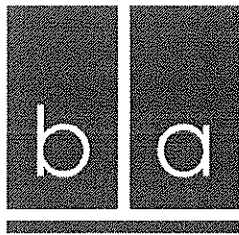
- a. This approval is subject to all other applicable rules, regulations, ordinances and statutes of the Borough, Bergen County, State of New Jersey or any other governmental agency having jurisdiction over same.
- b. It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies and internal municipal agencies and departments in order to construct the proposed development. These agencies include, but are not limited to Bergen County Planning/Engineering, Bergen County Soil Conservation District, municipal fire / police departments, Park Ridge Water, Park Ridge Electric, BCUA, NJDOT and NJDEP.
- c. Should the Board look favorably upon this application, a performance bond, maintenance bond and inspection escrow will be required for on-site / off-site improvements, in accordance with the Municipal Land Use Law.
- d. NEA recommends that a response letter be submitted that addresses each of the comments noted above.

We trust you will find the above in order. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,  
Neglia Engineering Associates

Daniel C. Lee, P.E., C.M.E.  
For the Board Engineer  
Borough of Park Ridge

cc: Joseph H. Burgis, P.P., A.I.C.P., Board Planner *via email*  
Jeffrey and Patricia St. John – Applicant *via email*  
Robert J. Mancinelli, Esq. – Applicant's Attorney *via email*  
Christopher Lantelme, P.E., L.S. – Applicant's Engineer *via email*



COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

B U R G I S  
A S S O C I A T E S , I N C .

PRINCIPALS:  
*Joseph H. Burgis PP, AICP*  
*Edward Snieckus, Jr. PP, LLA, ASLA*

## MEMORANDUM

To: Park Ridge Planning Board  
From: Joe Burgis PP, AICP  
Subject: St John Application  
114 Split Rock Lane - Block 605 Lot 9  
116 Split Rock Lane – Block 605 Lot 8  
Date: October 5, 2020  
BA#: 3675.10

### Introduction

The applicant has submitted plans to enable the conveyance of 4,116 square feet of lot area from 116 Split Rock Lane to 114 Split Rock Lane. The result of this proposed conveyance is 116 Split Rock Lane will be reduced in size to a conforming 11,006 square feet in size, while the adjoining 114 Split Rock Lane will be increased to a conforming 19,074 square feet in area. The properties in question are in the R-10 One-Family Residential District.

Our office is in receipt of and has reviewed the following documents:

1. Application and site plan checklist;
2. Minor Subdivision Plan prepared by Lantelme, Kurens & Associates, PC, dated January 9, 2020;
3. Certification of taxes paid for both lots
4. Property Owner List.

### Review Comments

1. Property Description: The site is located at the southeasterly terminus of Split Rock Lane. 114 Split Rock Lane is 14,958 square feet in area with 111 feet of street frontage, while 116 Split Rock Lane has an area of 15,122 square feet and 100 feet of street frontage. Both lots are each developed with a detached single-family dwelling. The surrounding area is also developed with detached single-family dwellings.
2. Proposed Development: The proposal calls for the conveyance of 4,116 square feet of lot area from 116 Split Rock Lane to 114 Split Rock Lane. The result of this proposed conveyance is 116 Split Rock Lane will be

reduced in size to a conforming 11,006 square feet in size with a conforming street frontage of 89 feet, while the adjoining 114 Split Rock Lane will be increased to 19,074 square feet in area with 122 feet of street frontage. No new construction is proposed as part of this application.

3. Zoning and Master Plan: The site is in an R-10 Zone wherein single-family dwellings are permitted. The two lots each presently conform to the requirements of the R-10 Zone except for a pre-existing nonconforming side yard on 114 Split Rock Lane and a pre-existing nonconforming lot depth on 116 Split Rock Lane, neither of which is impacted by the proposed subdivision, and the proposed subdivision submission retains the same level of compliance to the applicable area and bulk requirements, as follows:

Indice	R-10 Standard	114 Split Rock Ln (Lot 9)	116 Split Rock Ln (Lot 8)
Min Lot Area	10,000 sq ft	19,074 sq ft	11,006 sq ft
Min Lot Width	85 ft	134 ft	100 ft
Min St Frontage	75 ft	122.2 ft	89 ft
Min Lot Depth	120 ft	139 ft	100 ft (pre-ex nonconformity)
Min Front Yard	25 ft	33.9 ft	25.6 ft
Min Side Yard	15 ft	41 & 13 ft (pre-ex nonconformity)	17.5 & 38.8 ft
Min Rear Yard	35 ft	28.2 ft	45.6 ft
Max Bldg Width	65%	31.4 %	42%
Max Bldg Ht	32 ft	27.2 ft	22.1 ft
Max Bldg Cov	20%	12%	10.5%
Max Imperv Cov	40%	16.2%	17.8%
Max Floor Area Ratio	30%	<30%	<30%

The master plan designates this site for moderate density residential use. Pertinent planning goals include an interest in preserving the existing character of residential neighborhoods by encouraging development that is consistent with the existing neighborhood development patterns, and ensuring there is adequate light, air, and open space associated with all new development. These goals are apparently met by this application, as the two adjoining side yards maintain a minimum 79.8 foot distance between the two dwellings.

4. Statutory Criteria Regarding Variance or Waiver Relief. The applicant is not seeking any variances to enable this subdivision, nor has any been identified during the course of this review. If it is determined by the engineer that any waiver is required, the Municipal Land Use Law provides that the planning board has the power to grant such relief for waivers from a minor subdivision "if the literal enforcement of one or more provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question".

JHB