



Memorandum

MEMO TO: Village of Ridgewood Planning Board

FROM: Maryann Bucci-Carter, PP, AICP

DATE: June 22, 2021

**Re: Maureen McTigue
Minor Subdivision
Planning Review Letter # 1
Block 4202, Lots 15 & 18
142 Kenilworth Road
Ridgewood Village, New Jersey
Zone R-2, Single Family Residential District
Our File: HVRP4202.01**

As per your request, our office has reviewed the above referenced application. The following documents were reviewed for this application:

- Application form;
- Application Rider;
- Minor Subdivision Checklist;
- 2009 Zoning Board resolution approving addition with variances for Block 4202, Lot 15;
- May 23, 2021 letter from David Rutherford, the applicants counsel.
- Minor Subdivision Plat, Block 4202, Lots 15 & 18 prepared by GB Engineering, LLC, dated 4/7/21 consisting of one sheet.

1. Summary of Application

The applicant, Maureen McTigue, is seeking minor subdivision approval to rearrange the lot line between lots 15 & 18 so as the pool which is currently part of lot 15, would be transferred to lot 18.

2. Variances Required

The rearranging of the lot lines results in the elimination of one variance (lot coverage for lot 18) and the creation of two new variances on lot 15.

§190-104E(10): Maximum 20% lot coverage permitted, 20.9% proposed.

§190-104E(6): Minimum 10,500 s.f. of lot area required, 8,851 s.f. of lot area proposed.



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Other variances are pre-existing and not impacted by the application.

3. Variance Types

Bulk or "c" variance is being requested for this application. The proposed variances would fall into the category of a "c"(2) Bulk Variance. The applicant should provide testimony as to:

- i. Positive Criteria
 - a. Purpose of Municipal Land Use Law will be promoted by the proposed deviation; and
 - b. The benefits of the deviation substantially outweigh the detriments.
- ii. Negative Criteria
 - a. The proposed deviation will not result in a substantial detriment to the public welfare; and
 - b. The proposed deviation will not substantially impair the intent and purpose of the master plan and the zoning ordinance

3. Master Plan Compliance

The uses are consistent with the Master Plan.

4. Comments

1. The applicants zoning chart needs to be corrected to:
 - a. Indicate a variance for the lot area on proposed lot 15.01;
 - b. Correct the existing lot depth for proposed lot 15.01.
2. The stairs through the existing stone wall along the proposed property line could be closed up to create a better separation of the two properties.

Please do not hesitate to contact me at mbcarter@RidegewoodNJ.net if you have any questions.

Sincerely,
CME Associates

Maryann Bucci-Carter, PP, AICP
Village Planner