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June 4, 2021

Ms. Michelle Hack, RMC, CMR, Board Secretary
Planning Board
Borough of Riverton
505A Howard Street
Riverton, New Jersey 08077

Re: Application Number: SD-V-04-21
Applicant/ Owner: JRB Property Group, LLC
Block 801 Lots 5, 6, and 7
409-413 Lippincott Avenue
Borough of Riverton, Burlington County, New Jersey
Minor Subdivision Approval
Planning Letter #1
TDG Project No. 2020-110.05P

Dear Mr. Chairman and Board Members,

Our office has received and reviewed the following submission items:

- **Application for Minor Subdivision Approval** by JRB Property Group, LLC, May 24, 2021.
- **Minor Subdivision**, prepared by Robins Associates, RA, consisting of 1 sheet, dated May 5, 2021.

Currently, we offer the following comments:

A. Site, Proposal, & Surrounding Land Use

1. The subject property is located at Block 801 Lots 5, 6, and 7, with a combined area of 42,854SF (0.98 acres). It is located south of Church Lane, west of Broad Street (CR-543), north of Lippincott Avenue, and east of 4th street. The property is located within the R-8 Residential District and Historic Area and contains a single-family residential dwelling with a detached garage and woodshed. Lippincott Avenue and surrounds are located where there is a 0.2% Annual Chance of Flood Hazard, outside the Special Flood Hazard Area.
2. The Applicant seeks a Minor Subdivision/ Lot Line Adjustment and bulk variance approval to build a two-story house and detached two-car garage on both Lots 5 and 7; and remove the woodshed from the site.
 - a. The proposed lot 5 contains 65 feet of lot width, at the front lot line, and an area of 12,332 SF.
 - b. The proposed lot 6 contains 85.24 feet of lot width at the front lot line and an area of 16,215 SF.
 - c. The proposed lot 7 contains 75 feet of lot width at the front lot line and an area of 14,307 SF.
 - d. The existing dwelling and surrounding dwellings face Lippincott Avenue. Church Lane functions as an alley, and the existing and proposed lots are through lots, as defined, where rear garages are accessed from the alley.



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3. The parcel is surrounded by single family residential uses to the north, east, south, and west. The site and surrounding area can be seen in the image following, courtesy of Google Earth Pro © 2021.



B. Variances

1. Bulk Variances are required from §128-19 and 20, Residential R8 District as follows:
 - a. Pursuant to **§128-20.F** the minimum required frontage is 75 feet, but due to the lot line adjustment, 65 feet is proposed for lot 5.
 - b. Pursuant to **§128-19.A** accessory garaged are permitted a maximum area of 500 SF, but 528 SF is provided for the two proposed garages on lots 5 and 7.
2. The Board should refer to the Zoning Table on the Minor Subdivision sheet for the R-8 Residential District area and bulk regulations.

C. Comments

1. Testimony should be provided in support of the requested bulk variances for the lot frontage decrease of 10 feet to 65 feet, on Lot 5.
2. Testimony should be provided in support of the bulk variances from the maximum permitted accessory garage size of 500 SF. As proposed, the two proposed garages on lots 5 and 7 measure 22 feet by 24 feet (528 SF), which is 28 square feet above the maximum permitted size.
3. Testimony and supporting documentation should be provided in accordance with Article V Design and Construction Standards (see §113) as follows:



- a. Sidewalks or curbs damaged during construction should be replaced. A note should be added to the plan.
- b. It does not appear that there are any street and traffic signs along the frontage, but testimony should be provided.
- c. Shade trees are required and appear to be in good health along the street. Where trees die as the result of construction they should be replaced by similar species or as approved by the Planning Board, Shade Tree Board, or Board Landscape Architect. Consistent with Chapter 35, an inspection of the Shade Trees by the Shade Tree Board is required within 10 days of receipt of the subdivision plan.
- d. Testimony should be provided that adequate sanitary capacity and water supply is available; and any outside agency approvals should be provided.
- e. A drainage and grading plan should be provided.
- f. Topsoil protection methods should be provided.
- g. Nature features preservation, such as trees, is required. Mature vegetation is located on the site. The grading plan should be provided. Tree preservation methods including tree protection fencing around the dripline of all trees to be preserved within 25 feet of construction or grading, should be provided.
- h. Streetscape preservation should be addressed and specifically, the requirement that no new lot be created, or subdivision approval granted within any residential district unless the lots created are equal in size, shape, and orientation, as defined, to the prevailing character of the street. The orientation is related to the relationship of existing buildings along the front, side, and rear lot lines. Further, the standard is intended to advance the design, layout, and aesthetic values associated with existing patterns of development.

A portion of Sheet 5, 1911 Sanborn Map illustrating the predominant orientation of the existing dwellings on the street is provided, following page.

4. Per §128-46 the Architectural Review Committee is to advise the Planning Board on applications for development. Testimony should be provided regarding any meetings, or a written report of the Committee should be provided. We offer the following regarding architecture and streetscape preservation:
 - a. The proposed architectural elevations for the dwellings and detached garages should be provided.
 - b. The main building wall of the existing dwelling is setback 50 feet from the front lot line, which is consistent with the adjacent dwelling setbacks along the street. At a minimum we suggest that any approval of the subdivision be conditioned upon the building walls of the proposed dwellings be setback 50 feet from Lippincott Avenue.
 - c. The straight portion of the existing porch is setback approximately 38 feet from the front lot line, which is largely consistent with the adjacent porch setbacks along the street. At a minimum we suggest that any approval be conditioned upon any roofed and open porches be setback 38 to 40 feet from Lippincott Avenue.
5. Chapter 113 regulates Tree Planting and Landscaping. We recommend providing a landscape plan consistent with §113-40, however, minor subdivisions are exempted.
6. We recommend the applicant select deciduous, evergreen, and other tree species native to the area and consistent with the neighborhood, reducing the disturbance to existing trees on the proposed site.
7. Testimony should be provided that less than ¼ acre of regulated impervious surface will be created.



If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

Very truly yours,
Taylor Design Group, Inc.

Michelle Taylor
Michelle Taylor, PP, AICP
Board Planner

Ec: Charles 'Chuck' D. Petrone, Esq., Board Attorney
Jim Brandenburger, Applicant
Michael F. Floyd, Esq., Applicant's Attorney
William J Robins, P.E., Applicant's Surveyor
Joseph Mancini, P.E., P.P., Applicant's Planning Consultant



Figure 1 – Site and dwelling illustrated on Sheet 5 of the 1911 Sanborn Map, courtesy Princeton University Library.

