

Jessica Harmon

From: Rich <wostbrockengr@gmail.com>
Sent: Saturday, January 6, 2024 12:49 PM
To: Jessica Harmon
Cc: Les Andersen; dn@burgis.com; Linda Herlihy
Subject: RE: Borough of Midland Park - 330-336 Prospect Ave Use Variance Application
Attachments: GEarth Clip 01.pdf; GEarth Clip 02.pdf

I have reviewed the applications submission, Burgis's memo, and Google Earth images and offer the following initial comments and questions:

1. The rendering suggests a ramp may be proposed to the connecting walkway between the dwelling. The applicant should provide clarification.
2. Scaling from the survey, I would estimate that the front yard improved area is 48%, where 30% is permitted [chp. 34-14.7]. The front yard parking area previously used by the dentist's office could be eliminated. The south side driveway extended to the rear of the house where a turnaround could be created. Backing into the street from residential properties while not desirable is common along Prospect Avenue. The speed limit is 35 MPH (reduced to 25 MPH during school hours).
3. A garage space should be provided for each dwelling unit [chp. 34-4.3]. It appears the garage is sized for a single vehicle.
4. The site is estimated to have an existing non-conformance for improved lot coverage which could be eliminated in the reconfiguration of the driveway and garage comments noted above. The 2023 Google Earth images show additional site features in the rear yard that are not documented on the 2022 survey. These include sheds, pods, and a vehicle in the lawn. Construction permits for these may be needed and the areas added to the improved coverage calculations.
5. It appears that a density variance may be required for 2 units on this lot. The lot is 0.43 acres x 3.5 units/acre = 1.5 units permitted. This may be subservient to the use variance.
6. The proposed use the basements of each unit should be identified. The application includes a floor plan of the southern basement with multiple means of egress, bathroom, and undefined (illegible labels) room areas.
7. Future enforcement often enters the discussion when approvals are considered based on conditions similar to those offered in the application. To my knowledge, the Borough does not have a residential tenant inspection requirement that one sees in other towns.
8. Consolidation of the utility services to could be considered as a deterrent to future rental use.

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Regards,
Rich
201.978.4519

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From: [David Novak](#)
Sent: Thursday, January 4, 2024 2:54 PM
To: [Jessica Harmon](#); [Linda Herlihy](#); [Rich Wostbrock, P.E.](#)
Cc: [Les Andersen](#)
Subject: Borough of Midland Park - 330-336 Prospect Ave Use Variance Application



330 Prospect St

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data LDEO-Columbia, NSF, NOAA



330 Prospect St

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Google E

Google Earth 2023