

Janice Talley, PP/AICP
Director
Department of Planning & Community Development
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MEMORANDUM

TO: Montclair Planning Board
FROM: Janice Talley, PP/AICP
DATE: June 26, 2024
RE: **App. 2893 – 169 Cooper Avenue (Trustees of the Union Congregational Church)**
Block 2605, Lot 13

APPLICATION STATUS: Complete

This application has been filed with the Planning Board for subdivision approval to subdivide the subject property to create two lots containing single-family homes. This report reviews the following items submitted for this application:

- Application for Development dated May 7, 2024.
- Subdivision plat prepared by Richard J. Hingos, Inc dated 4/23/24.

Description

The subject property is located on the north side of Cooper Avenue between Northview Avenue and Park Street. The property is a rectangular lot measuring 33,675 square feet in size with 158.32 feet of frontage on Cooper Avenue. The property contains a 2-1/2 story single-family house with a two-car detached garage.

The property is surrounded by single-family detached homes to the east and west; a playing field associated with Buzz Aldrin Middle School to the north; and the Union Congregational Church to the south.

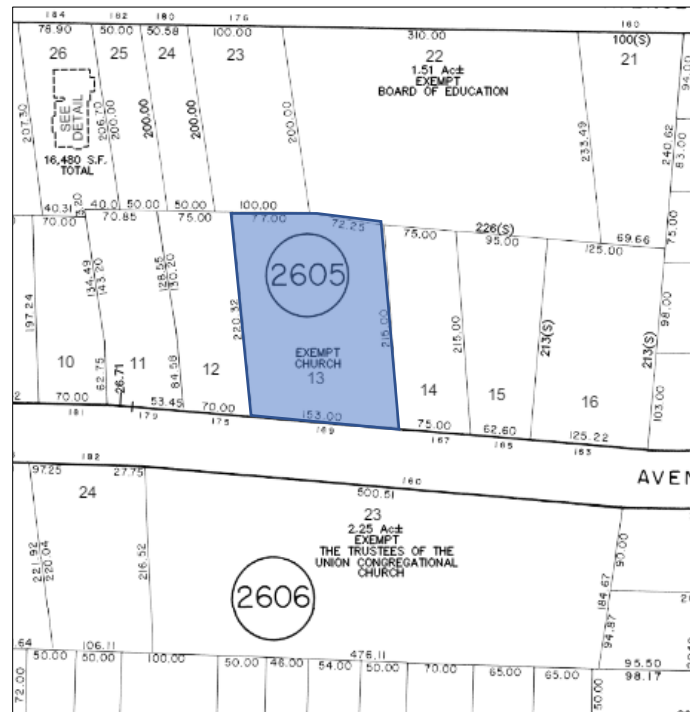


Figure 1: Location of subject property on Township tax map.

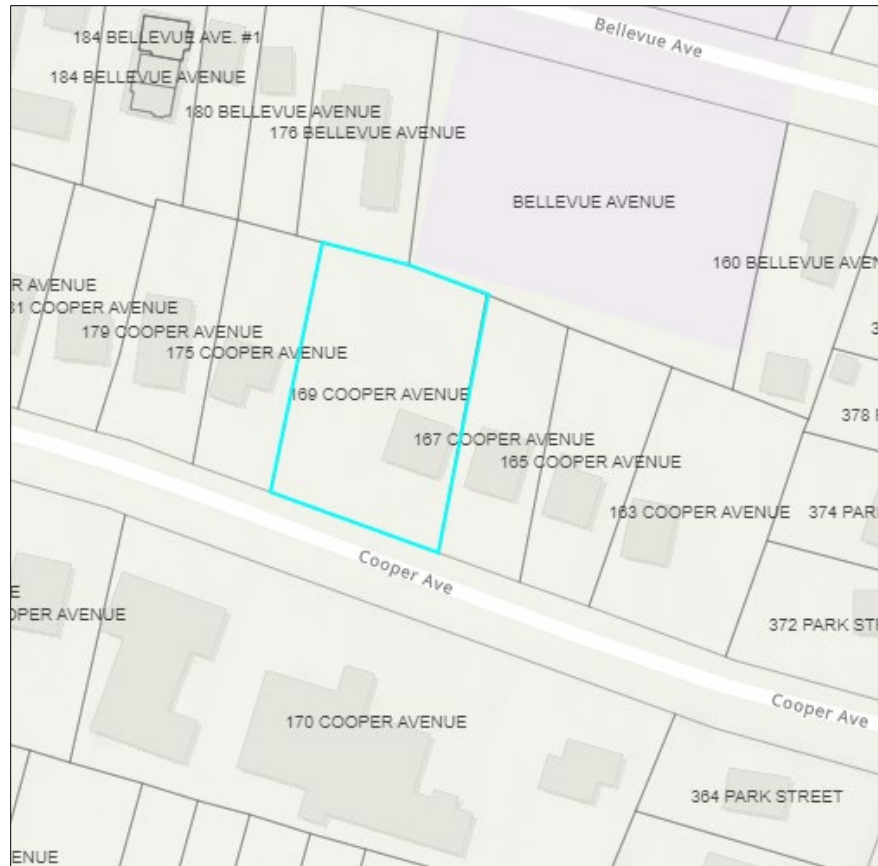


Figure 2: Subject property and surrounding land uses.

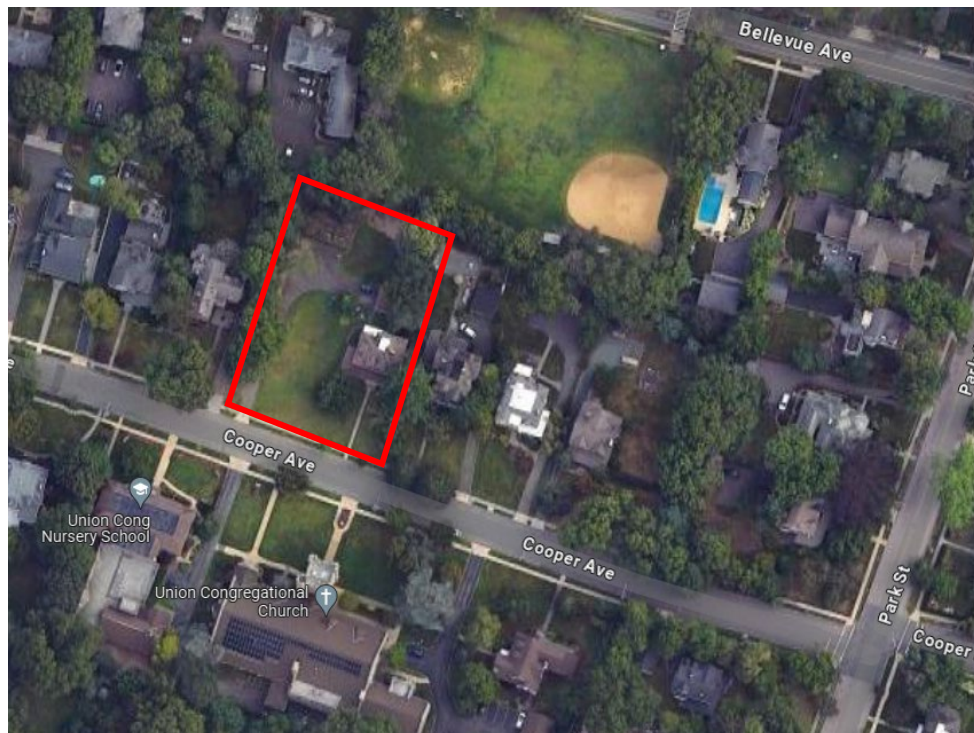


Figure 3: Aerial view of subject property. Source: Google maps.



Figure 4: A view of the existing home from Cooper Avenue.



Figure 5: View of driveway entrance to subject property.



Figure 6: Picture of subject property and adjacent house to the west.

Project Description

The applicant proposes to subdivide the property to create two lots with one lot containing the existing single-family home. The second lot will be either sold or used for construction of another single-family home.

Master Plan

The subject property was evaluated as part of the 1981 Preservation Montclair Historic Inventory and is identified as a potential historic site in the Historic Preservation Element of the Master Plan. The description notes that the house was featured in the November 1900 issue of Scientific American, Building Edition as a “modern dwelling of Colonial treatment.” The house was designed for Mr. F. H. Van Dyke by the Montclair architect Christopher Myers. Originally located on the south side of Cooper Avenue adjacent to the Union Congregational Church, the house was relocated to the north side of the street to make room for another church structure.

This application was referred to the Historic Preservation Commission and the Commission had no comments.

Zoning

The subject property is in the R-1(75) Single Family Residential Zone which has a minimum lot width requirement of 75 feet. No variances are required for the subdivision.

Table 1: Zoning Table

	Required	Existing	Lot 13.01	Lot 13.02
Minimum Lot Size		33,675 s.f.	16,214 s.f.	17,461 s.f.
Minimum Lot Width	75 feet	155.3 feet	80.3 feet	75 feet
Minimum Lot Depth	216 feet	226 feet	226.8 feet	226.8 feet
Minimum Front Yard	60 feet	60.9 feet	60.9 feet	NA
Minimum Side Yard	6 feet/10 feet	7.8 ft/95 ft	7.8 ft/16.7 ft	NA
Minimum Rear Yard	56.5 feet	106 feet	106 feet	NA
Max. Building Width	65% lot width	30.9%	59.8%	NA
Max. Building Cvg.	25%			NA
Max. Imp. Cvg Req.		35%	43.2%	41.6%
Imp. Cov. Provided			21%	NA

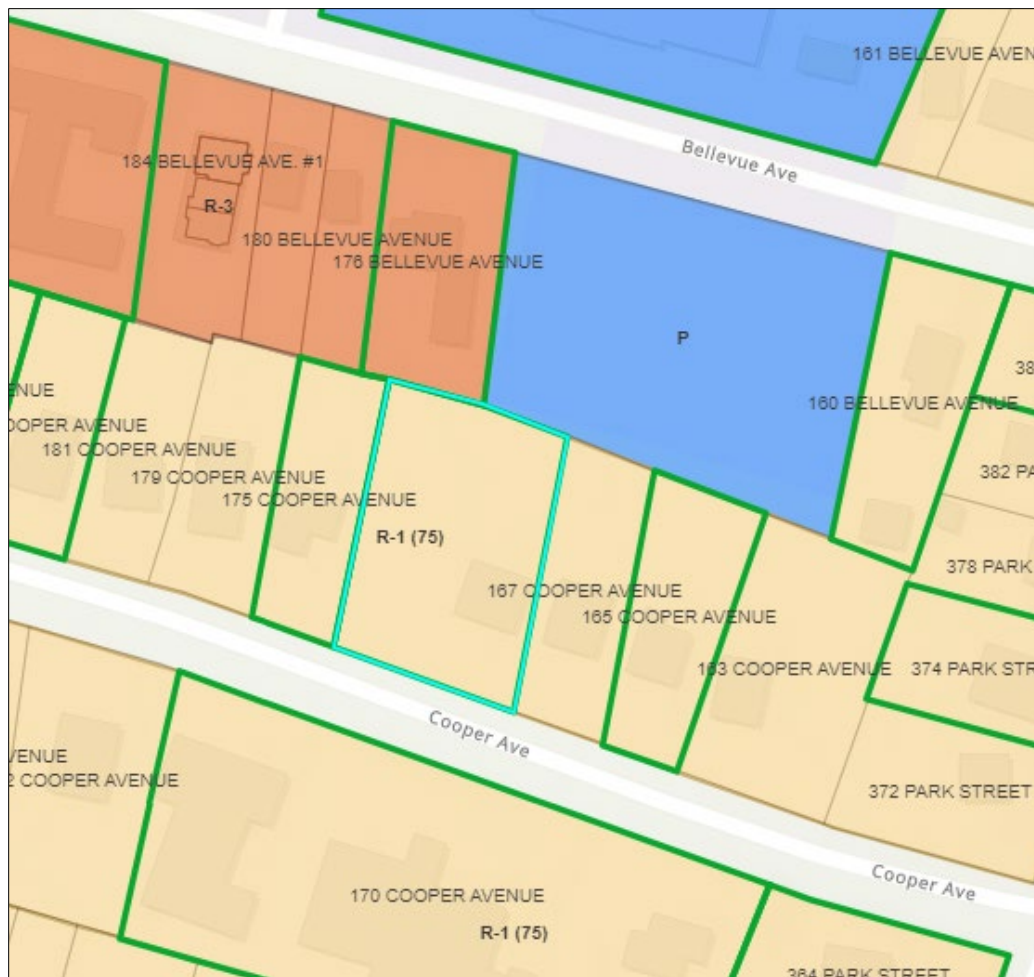


Figure 7: Zoning for subject property.

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Planning Considerations

1. The zoning table should include a calculation of building coverage to determine zoning compliance.
2. If approved, the applicant must pay a development fee equal to 1.5% of the equalized assessed value of the new residential home pursuant to **Montclair Code §202-42**.