



PLANNING REPORT

ON BEHALF OF
ZB-22-08/ APPLICATION OF JOSE FLORES
BLOCK 89, LOT 21, 156 MAIN STREET, TOWNSHIP OF WEST ORANGE

TWO-FAMILY DWELLING
WITH VARIANCES FOR LOT SIZE & SIDE YARD

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J. Creigh Rahenkamp, NJPP #5321
Project Number: 23001

April 9, 2023

I. INTRODUCTION

I was contacted in early February 2023 by counsel for the applicant to discuss the needs for planning variances to allow for a two-family home at 156 Main Street, West Orange, NJ. I reviewed the application and relevant municipal documents as listed below and visited the site. I was willing to support what I view as replacing a missing tooth in the pleasant smile of the residential homes along the west side of Main Street. I was prepared to testify at the hearing of February 16 and heard the testimony of the project engineer – Sandra Caceres, PE – and project architect – Paulo J. M. Dantas, RA. At this stage in the hearing we were informed that the Board prefers a report from a planner prior to testimony and we carried the hearing to April 18th. This also permitted us to engage in an OPRA request to better document the history of the zoning of the property and neighborhood. Please accept this brief report as the outline of my intended testimony, which may be supplemented at the hearing.

In preparing this report, I have reviewed the following documents:

1. Topographic Survey, Andrew A. Schmidt, PLS, November 18, 2021.
2. Engineering Plans, Sandra Caceres, PE, July 29, 2022.
3. Architectural Plans (4 sheets), Paulo J. M. Dantes, RA, July 28, 2022.
4. Application & Written Proposal.
5. Review Memorandum, September 1, 2022 by Paul Grygiel, AICP, PP, Planning Director, Township of West Orange.
6. Adjoining Properties Comparison, April 7, 2023, Sandra Caceres, PE. (Included as Appendix 1 herein).
7. 2019 Master Plan Update: Reexamination Report and Plan Elements Amendments, Township of West Orange, Essex County, New Jersey, December 2019. Prepared with the assistance of Paul Grygiel, AICP, PP, Phillips Preiss Grygiel Leheny Hughes LLC.
8. Chapter 25, Land Use Regulations, Township of West Orange ([Township of West Orange, NJ Land Use Regulations \(ecode360.com\)](https://www.ecode360.com)), Accessed April 8, 2023, and July 16, 2012 version supplied by Township in response to OPRA request.
9. Ordinance 2357-12, Township of West Orange, along with meeting minutes for same.

II. THE PLANNING BACKGROUND

A. ZONING & THE ZONE PLAN

The strip of homes along Main Street on the western side of the street have been rezoned from OB-1 to B-1. The 2019 Master Plan Update: Reexamination Report & Plan Elements Amendment (2019 Update) reports that this was a recommendation of the 2010 Reexamination Report. In response to our OPRA request to find the actual ordinance and hearing minutes that effectuated the change, Township staff pointed to Ordinance 2357-12 from 2012. Nevertheless, the 2019 Update recommends this change as if it had not happened yet, on page 30 and again on page 34.

- Change the zoning on the west side of Main Street between Llewelyn Park and the Thomas Edison National Historic Park parking lot from OB-1 to B-1, consistent with the existing land uses and desired future use. (Page 30)
- West Side of Main Street Between Llewelyn Park and the Thomas Edison National Historic District Park parking lot: Rezone from OB-1 to B-1, consistent with existing land uses and desired future uses. (Page 34)

This was part of implementing the broader goal identified on page 1 of the 2019 Update that the Township should:

- Modify zone district designations to address inconsistencies between existing land uses and zoning and to promote economic development in certain locations. (Page 1)

The current zoning ordinance includes Section 25-3.2.a.3(d) which lists the lots along Main Street being rezoned and bears an editors date of 9-22-2020 by Ordinance 217-20.

Regardless of whether this change happened in 2012 or 2020, it is clear that the thrust of local planning has been to recognize that this strip of homes has changed in character over the years and that the “desired future uses” are those to be found in the B-1 zone.

While the titles of these zone designations denote a non-residential focus, the core change for purposes of this application and this strip of homes is that the former OB-1 zone included detached single-family homes as a permitted use on 80,000 square foot lots (2-acre

zoning lots). As will be discussed in greater detail in the next section, none of the homes along Main Street were originally developed to this standard. The B-1 zone allows detached single family homes on 5,000 square foot lots and new side-by-side duplex homes on lots of 7,500 square feet (3,750 square feet each). This new zoning is more reflective of the size of the lots and the homes that were historically built in this neighborhood.

B. OTHER PLANNING POLICIES

The 2019 Update is supportive of housing development in general. It quotes favorably the goal of the 2010 Reexamination to “Encourage Appropriate Residential Development”, emphasizing that this should be done consistent with existing zoning and development patterns” in areas of the Township well served by community and infrastructure services (Page 12). The 2019 Update also examines current demographics and concludes that:

There has been demand for different residential options, including multifamily units, changes in the size and layout of multifamily and different features in single family homes. These changes are also driven in part by demographic trends and lifestyle preference. (Page 27)

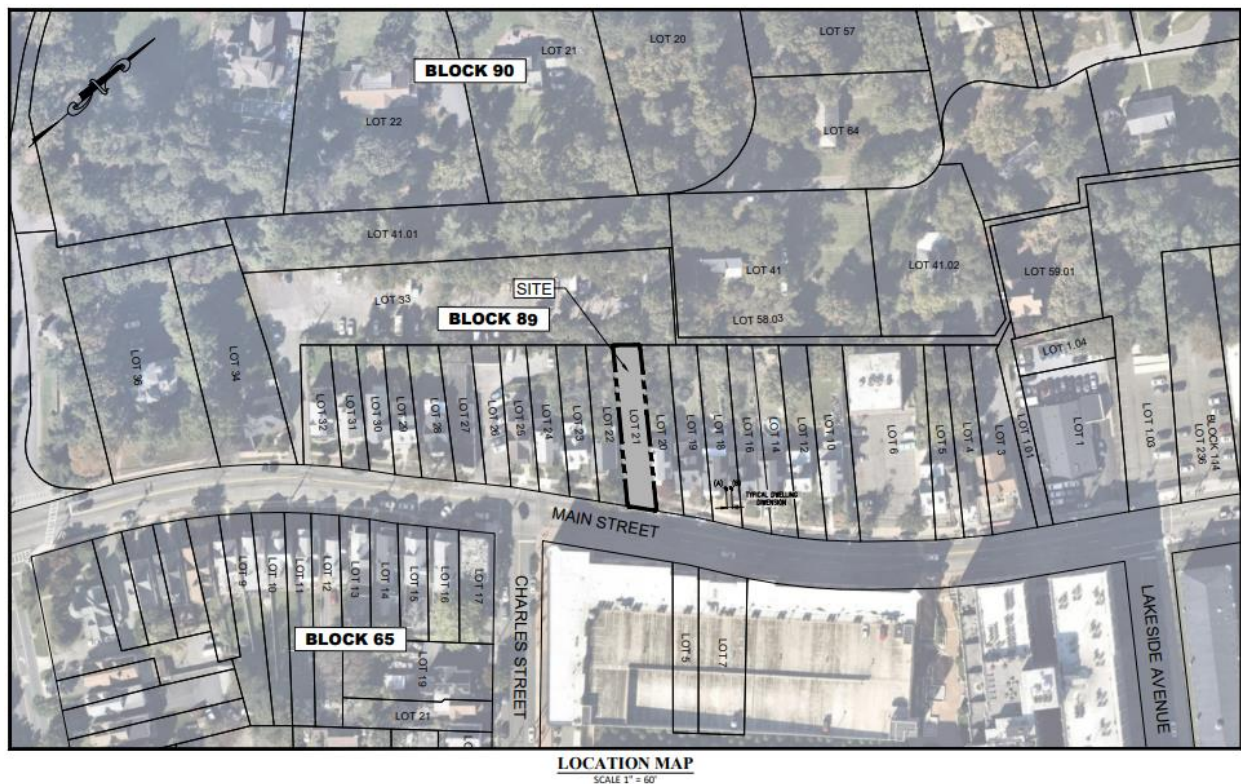
One metric to demonstrate how profound the change in American households has been is to consider that in 1950 28.8% of all households were 1 and 2 person households. By 2022, that number has risen to 63.6% -- from less than a third nearly two-thirds of the households needing homes are small households.¹

Lastly the 2019 Update recognizes the supportive connection between residential development and supporting businesses and recommends that the Township “promote additional residential uses” in the Downtown/Main Street focus area (Page 36).

¹ See [U.S. Households by Size, 1790–2006 \(infoplease.com\)](https://infoplease.com) and [Historical Households Tables \(census.gov\)](https://census.gov), Accessed April 8, 2023.

C. NEIGHBORHOOD CONTEXT & CONDITIONS

The neighborhood exhibit places a tax map over a recent aerial and is taken from the exhibit prepared by Sandra Caceres and included in Appendix 1 of this report. Across Main Street to the southwest is the fairly recent Edison Lofts redevelopment. To the rear is Llewelyn Park. Along the northwestern side of Main Street in this neighborhood are 23 lots, mostly residential with several non-residential intrusions. Lot 1 contains Wilman Auto Body, Lot 3 has a Pizza Hut on the ground floor and residential above, Lot 4 is the Pour House, Lot 6 (and old Lot 8) is an office building with a parking lot in the front yard and Lots 26 and 27 are an electrical contractor and their parking lot.²



A review of aerials of the site on Historic Aerials ([NETRonline: Historic Aerials](#)) indicates, to no surprise, that these homes were in place by 1936, which is the oldest aerial of the neighborhood in their catalogue. Importantly, 156 Main (Lot 21) was occupied by a home until

² Uses named are identified by using Google Earth street view, undated.

some point after 1970. The 1979 aerial is the first that shows a vacant lot. Were it not by fire or other calamity there would have been a home on this lot to this day. A visual study of this strip of homes results in my conclusion that many have been converted to use by more than one family. Many have two clear mailboxes (Lot 20 adjacent to the site has 3). The conversion of the many of the homes to two or more family occupancy is clearly what motivated the Township to rezone to B-1, which allows for the two-family use, although on lot sizes well above those in this neighborhood. The Two-Family configuration of the zoning district is a side-by-side pairing of twin structures, while the organic conversion of one family homes to multiple occupancy breaks a large home into two or three dwellings without changing the lot size.

The table which appears on the following page is also taken from the exhibit in Appendix 1. It matches Lot designation to street address and provides basic lot statistics.

The side yard measurement in the last column is NOT a yard setback. As we are working with tax lots and an aerial overlay, any such measurement would be inaccurate as the property line would not be a true surveyed line. However, it is relatively easy using a standard laser range finder to measure the distance between buildings. The combined side yards of each home would be included in the actual building-to-building distance that we were able to measure. Each number in the last column is actually the combined side yards between the two homes.

What is striking from the table is that nearly all of the lots were originally 30 foot wide. Lots 1, 2 and 3 started life larger. Lot 6, the office building, is an amalgam of lots, as is the electrical contractor on Lot 26/27. With a couple of minor exceptions, the homes kept the lot width and varied lot size as the lot depth varied along the curvature of Main Street. Of note, Lot 21 shares the same lot size with three of its immediate neighbors. While the application generates variances for lot size, it is identical with its mates along this stretch of street.

ADJOINING PROPERTIES DATA

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>	<u>LOT WIDTH</u>	<u>LOT DEPTH</u>	<u>LOT AREA (SF)</u>	<u>DISTANCE BETWEEN DWELLINGS</u>
89	1	** 184 MAIN STREET	95	150 *	14,375 SF	0 FT
89	1.01	** APPEARS THAT THIS LOT MERGE WITH LOT 1				0 FT
89	1.03	192 MAIN STREET	52	486 *	37,026 SF	0 FT
89	3	182 MAIN STREET	63	191 *	7,405 SF	2 FT
89	4	178 MAIN STREET	30	194	5,663 SF	2 FT
89	5	176 MAIN STREET	30	194	5,227 SF	5 FT
89	6	172-174 MAIN STREET	80	195	16,553 SF	80 FT (DRIVEWAY)
89	10	170 MAIN STREET	35	194		8 FT
89	12	168 MAIN STREET	30	190	6,098 SF	6 FT
89	14	166 MAIN STREET	30	189	5,227 SF	5 FT
89	16	164 MAIN STREET	30	180 *	5,663 SF	5.5 FT
89	18	162 MAIN STREET	30	179	5,663 SF	6 FT
89	19	160 MAIN STREET	30	174	5,227 SF	7 FT
89	20	158 MAIN STREET	30	168	5,227 SF	32 FT
89	21	156 MAIN STREET	30	156	4,762 SF	VACANT LOT
89	22	154 MAIN STREET	30	158	4,762 SF	6 FT
89	23	152 MAIN STREET	30	153	4,762 SF	5 FT
89	24	150 MAIN STREET	30	149	4,762 SF	6.5 FT
89	25	148 MAIN STREET	30	145	4,356 SF	35 FT (DRIVEWAY)
89	26 - 27	144-146 MAIN STREET	60	140	3,920 SF	3.5 FT
89	28	142 MAIN STREET	32	135	4,762 SF	8.5 FT
89	29	140 MAIN STREET	28	133	3,485 SF	4.5 FT
89	30	138 MAIN STREET	30	128	3,485 SF	5 FT
89	31	136 MAIN STREET	30	126	3,485 SF	5 FT
89	32	134 MAIN STREET	30	122	4,360 SF	21 FT (DRIVEWAY)
89	33	** 130-132 MAIN STREET	88 (100)	230 (440) *	4,360 SF	
89	34	**APPEARS THAT THIS LOT MERGE WITH LOT 33				
89	36	122 MAIN STREET	106 (12)	230 *	24,829 SF	

NOTE: DISTANCES BETWEEN DWELLING MEASURED FROM THE NORTH CORNER OF DWELLING (A) TO THE SOUTH CORNER OF DWELLING (B), FOR EACH DWELLING ALONG THE WESTBOUND OF MAIN STREET STARTING AT LOT 34 TO LOT 1 (LAKESIDE AVENUE)

Another issued raised at the last hearing was that this is a stretch of roadway with few curb cuts. In fact, there are parking lots for the electrical contractor, the office building and the automotive repair center. In addition to the non-residential parking lots interspersed along the street, Lot 14 has a driveway similar to the proposed development on Lot 21, and Lot 5, between the office parking lot and the Pour House, has 2 garage doors flush with the sidewalk that also require cars to back into Main Street. One additional driveway in this area will not be a substantive change of character nor would it create unsafe egress on a section of Main Street with multiple curb cuts and parallel parking – motorists will simply have to exercise appropriate caution in this area and that is good thing, otherwise known as traffic calming.

III. THE STATUTORY FINDINGS

A. UNDERSIZED LOT HARDSHIP VARIANCE (C(1))

The positive criteria for an undersized lot in the midst of similar development is the simple fact of its existence. There is no prospect of resolving the existence of the undersized lot through merger where the adjoining lots are developed and the neighborhood pattern is set. The question is really whether the scale of the proposed building is in keeping with the neighborhood pattern. The home complies with building and impervious coverage, front yard and rear among other requirements. The variances pertain to lot size – Section 25-7.1 requiring 7,500 square feet and 3,750 square feet per dwelling – and side yard, requiring an aggregate of 18 feet for two sides where 6.2 feet are provided. As documented on the table, the lot size is exactly the same as several of its neighbors and similar to all those on the block, with the common 30 foot width and varying depth. The B-1 District provides for 5,000 square foot lots for new single family homes yet there are 11 lots in a row including the subject lot that vary from 3,485 square feet to 4,762, with four at that size in a row. Along the block two other popular sizes above the requirement are 5,227 and 5,663. While at a master plan scale one might breezily call this a 5,000 square foot lot area, the reality is more fine-grained with many lots under the threshold. The subject lot is not unique in this regard.

I am clearly guilty of sleight-of-hand as I switched from the lot size required for a 2-family home under the B-1 to the lot size for single family homes. This was intentional as the entire neighborhood was built as a single-family neighborhood on 30' lots, and over the decades the natural evolution in response to current demographics has been the conversion of many of those stately, larger homes to two and three family homes. This application seeks essentially to truncate history, creating the housing condition on this lot that the past Century has created along this block.

There was once a home on this lot. Had it existed over these past decades the odds are high that it too would have been converted to 2-family use. The essence of this application is to restore the type and scale of structure that was once here and put it to use as similar homes are now being used.

As to the negative prongs, the intent of the zone plan is clearly supportive of two-family uses and the pattern of the neighborhood justifies the lot size. The area of the lot is a small percentage of the zone and would not reduce the ability of, or interfere with, the Township's ability to meet its overall planning and housing objectives. The variances here do not create a detriment to the overall pattern of development already extent on this block. Nor could the construction of a two-family home on this lot create a "substantial detriment" as it could be no more detrimental to its neighbor than its neighbor is to its neighbor – they are peas in a pod.

A member of the public commented on the architectural style of the proposed home and mentioned two architectural studies or surveys of the area. We filed an OPRA request seeking these studies from the Township and were unsuccessful in our quest. Just recently, Mr. Grygiel suggested that one of the studies might be known as the "Guter Survey" that is only available in hard copy at the town hall. Unfortunately, we received this suggestion after it as too late to visit town hall before this report was due. I will review the material prior to the hearing. While I must start by acknowledging that I am not an architect nor trained historic preservation professional, I have created historic districts as a planner, analyzed the relationship between historic preservation credits and redevelopment for the Philadelphia Planning Commission, and worked with many landowners in such districts over the years. A common debate is how to treat the style of new construction in the midst of older buildings. There are some that advocate for attempting to replicate with some exactitude the style and materials of the historic buildings. Others, and I think the greater number, argue against what is lambasted as "Disneyfication" of the new building. The theory is that what is truly historic and old, should remain the focus and infill development should be pleasing in context, but not replicative of the historic buildings. This is seen as being more reverent of

the iconic nature of the original buildings when infill occurs. Mr. Dantas has created a design which expresses quality and creates visual interest that is compatible with, but not a copy of, its historic neighbors. For me, that is how it should be.

B. POLICY SUPPORT FOR FLEXIBLE C [C(2)]

Bulk variances may be granted when the purposes of the Act – i.e. better planning – is the result of the variance. It is my view that the development of a two-family home (with dwellings separated vertically) infilling a long empty lot with a productive home for two households is a better zoning solution than holding the lot in a regulatory limbo from which it could not escape given its present lot size. The pattern of the neighborhood demonstrates that the lot is particularly suited to this proposal and hence meets the criteria for Purpose A of the MLUL.

Further, the Township has identified in its 2019 Update housing needs and demographic changes to which this application is responsive. It always sounds vainglorious and long-winded to talk about the State Plan or other regional policies in the context of such a humble application. However, the overall thrust of our regional planning is to focus population increase into areas already developed to help preserve and lessen pressure on rural and exurban areas. This struggle to find places for future New Jerseyans in the context of already developed communities is a task that can only be taken one lot or one development at a time. Restoring the home that was once on this now vacant lot and putting it to productive use that is responsive to current demographics advances both Purpose G, that calls upon us to provide a variety of uses to meet the needs of our citizens; and Purpose M that calls upon us to use the land we have efficiently.

There may be some thought that providing 3-bedroom dwellings when I have been hammering the increasing number of small households is in contradiction. However, just because it is called a “bedroom” architecturally, doesn’t mean a child sleeps in it. My wife and I have a 3-bedroom home in which I have an office on one bedroom and for medical

reasons we each use one of the others. One of my married children has a 3-bedroom apartment in which they use the master as a bedroom, and they each have a home office as a free-lance photographer and dean/teacher of science in a private high school. Another child with a 3-bedroom apartment has a roommate and a home office for remote customer service for a major bank. Just within my own family we have three stories of using 3-bedroom dwellings in less traditional ways. The reality is that the household forms and styles are very different today than they had been and matching small households to 3-bedroom dwellings makes sense and meets actual demographic needs.

For all these reasons it is my professional opinion that the policy requirements (special reasons) of a C(2) variance have been met. The negative prongs are the same as for the C(1) and have been addressed above.

APPENDIX A:

ADJACENT PROPERTIES COMPARISON

PREPARED BY SANDRA CACERES

APRIL 7, 2023

NEW TWO FAMILY DWELLING

156 MAIN STREET
BLOCK 89 - LOT 21
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



LOCATION MAP
SCALE 1" = 40'

ADJOINING PROPERTIES DATA

BLOCK	LOT	LOCATION	LOT WIDTH	LOT AREA	LOT AREA	DISTANCE BETWEEN DWELLINGS
88	1	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	2	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	3	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	4	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	5	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	6	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	7	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	8	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	9	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	10	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	11	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	12	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	13	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	14	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	15	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	16	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	17	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	18	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	19	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	20	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	21	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	22	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	23	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	24	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	25	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	26	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	27	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	28	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	29	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	30	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	31	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	32	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	33	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	34	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	35	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	36	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	37	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	38	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	39	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	40	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	41	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	42	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	43	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	44	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	45	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	46	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	47	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	48	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	49	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	50	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	51	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	52	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	53	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	54	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	55	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	56	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	57	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	58	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	59	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	60	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	61	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	62	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	63	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	64	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	65	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	66	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	67	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	68	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	69	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	70	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	71	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	72	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	73	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	74	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	75	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	76	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	77	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	78	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	79	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	80	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	81	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	82	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	83	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	84	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	85	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	86	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	87	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	88	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	89	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	90	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	91	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	92	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	93	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	94	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	95	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	96	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	97	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	98	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	99	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'
88	100	156 MAIN STREET	120'	12,000 SF	12,000 SF	12.0'

NOTE: DISTANCES BETWEEN DWELLINGS MEASURED FROM THE NORTH CORNER OF DWELLING A TO THE SOUTH CORNER OF DWELLING B (N).
FROM DWELLING A TO DWELLING B: 12.0' (SEE ADJOINING PROPERTIES DATA)



NOTE:
DISTANCES FOR B-1 ZONE
LOT WIDTH: 75 FT
FRONT: 30 FT
SIDE: 30 FT
REAR: 30 FT
LOT AREA: 7,500 SQ FT
7,500 SQ FT TWO-FAMILY DWELLINGS

ADJACENT PROPERTIES COMPANION	
ZONE B-1	
DATE:	APRIL 07, 2023
NO.:	SC23-08
DRAWING:	CDN
SCALE:	N.T.S.
SHEET NO.:	1 OF 1

APPENDIX B:

RAHENCAMP BACKGROUND MATERIAL

J. Creigh Rahenkamp, NJPP

Mr. Rahenkamp is extensively involved in research and analysis of evolving regulatory techniques and their impact on the economics of land development and social responsibility. He has frequently served as an expert witness in legal challenges, preparing reports and testimony for actions challenging inappropriate land use policies and restrictions or defending well-constructed regulations. He has been accepted as an expert by trial courts in several states, innumerable planning and zoning boards throughout the country, and has served as a Court-appointed Master in New Jersey.

As part of these services, he has been a key participant in litigation and settlement negotiations in numerous municipalities under various “fair share” doctrines in several states, including a role in the leading cases of Mount Laurel, Mahwah, Pohatcong, West Windsor, Livingston & Fair Lawn.

While litigation is a major focus of the practice, Mr. Rahenkamp regularly works with land developers through the feasibility assessment and land design process in an effort to meet the evolving needs of the market while managing regulatory risk prudently.

In addition, Mr. Rahenkamp has broad experience in the evaluation and preparation of economic development strategies for local and regional governments and site selection studies or market assessments for private industry.

Representative Projects

Larchmont, Mount Laurel Township, NJ: Preparation of expert reports detailing the feasibility of residential development under alternative regulatory constructs pursuant to Mt. Laurel I/II, including cost implications of affordable housing set-asides, fee structures, site design requirements, and procedural mechanisms leading to the adoption of Court approved ordinances and site-specific settlement agreements for several developers.

City of Harrisburg, PA: Analysis and evaluation of the restrictive role of a private redevelopment corporation which directed the redevelopment efforts in Harrisburg in support of a Federal antitrust suit which resulted in project approvals for several landowners.

Waldo Yards, Jersey City, NJ: Expert report reviewing the methodology and data prepared by the Port Authority, demonstrating its flaws and offering significant new research substantiating the choice of alternative locations for a major railcar maintenance facility. Work included community impact statements and assessments of future development potential resulting in action by the Governor of NJ to direct the Port Authority to revise their selection.

World Financial Center, Battery Park City, NY: Analysis of the impacts of Hoboken-Manhattan ferry service on the viability and function of the public spaces and corporate lobbies of the WFC. Recommendations for routing, improvements and timing of activities were created to better manage the pedestrian conflicts.

Department of Community Affairs, NJ: Preparation of site plans using the proposed Residential Site Improvement Standards to test the statewide code against a variety of design techniques and land use palettes to ensure that the code would not limit traditional PUD, TND or other mixed use design solutions. Provided additional commentary and recommendations for amendments.

Master Plans, Housing Elements and Open Space/Recreation Plans: City of Millville, NJ; City of Vineland, NJ; City of Lancaster, PA; Town of Hilton Head Island, SC; Saco, ME, Northampton County, PA; Borough of New Morgan, PA; Findlay Township, PA.

Education

Bachelor of Arts, Political Science & Economics Minor,
University of Pennsylvania.
Master of Professional Studies/Real Estate Development,
Georgetown University
Additional Graduate Work:
University of Wisconsin: 4 Courses in PoliSci/Econ
University of Pennsylvania, Wharton School:
Demographics, Economic Development.
Princeton University, Woodrow Wilson School:
Political Risk Analysis
Temple University, Community & Reg. Planning:
Planning Admin, Sustainability, Trans Planning.
University of Maryland, Colvin Institute
Fundamentals of Development Finance
Professional Certification:
Program on Negotiation, Harvard Law School:
Negotiation & Leadership, Master Class &
Unlocking Value in Complex Business Deals
Lecturer, Rowan University

Employment

August 1998 – Continuing:
Creigh Rahenkamp & Associates, LLC
December 1997 – August 1998: Schoor DePalma
1995 – 1997: BartonPartners Architects & Planners
1980 – 1995: John Rahenkamp Consultants, LLC

Publications

“Key Informant Interviews,” Land Development, NAHB Fall 1998.
“Density Standards in the Post-Nollan Era,” Land Development, NAHB, Fall 1990 (w/ John Rahenkamp & William Hengst).
“Fair Share Allocation,” and “COAH: The New Spatial Policy for New Jersey,” in Mount Laurel II and the Fair Housing Act, Jeffrey R. Surenian, New Jersey Institute of Continuing Legal Education, Newark, NJ: 1987.
“Fair Share Housing in New Jersey,” in Growth Management: Keeping on Target? Douglas Porter, editor, Urban Land Institute, Washington, DC: 1986 (w/ John Rahenkamp).

Professional Memberships

NJ Professional Planner (August 1995, #5531)
American Institute of Certified Planners (July 1990, Lapsed)
American Planning Association
New Jersey, Maryland & Pennsylvania Chapters
Private Practice/Planning & Law Division
Urban Land Institute
Philadelphia Council
National Association of Homebuilders
New Jersey Builders Association
Builders League of South Jersey
Pennsylvania Builders Association
American Real Estate & Urban Economics Association

Appointments & Service:
Public Sector

PA State Land Use Advisory Panel:
Member, 1999-2002 (Appointment by Governor)
NJ Department of Community Affairs:
Residential Development Ad Hoc Task Force, 1987
Residential Site Improvement Standards,
Professional Review Contract, 1995
Housing Policy Task Force, 2008
NJ Council on Affordable Housing (COAH):
Data Development Task Force, 1986
Rules Reexamination Task Force, 1991
Allocation Approaches Task Force, 1992
NJ Office of State Planning:
Environmental Assessment Tech. Advisory Cte.,
1988
Advisory Committee on Infrastructure: Impact
Assessment of the NJ Interim State Plan, 1992
Pinelands Commission: Housing Task Force, 2005-2007
Riverton Borough, NJ: Zoning Board of Adjustment,
Member, 1990.

Private Sector

LGR Examinations: “Field Expert” to Develop Questions
for the New Jersey Professional Planner Examination,
1999
American Planning Association, New Jersey Chapter
(APANJ):
Stuart Meck Distinguished Service Award: 2019
Vice President of Conference Services, 2012-2019
Housing Committee, 2010-2020, Co-Chair 2020,
Chair 2021-2023
National Association of Homebuilders:
Land Development Committee, 1996-2003
Land Planning Subcommittee, Chair 1998
Planning Policy Subcommittee, Chair 2000, Member
1996-2003, 2012-2013
National Smart Growth Working Group, 1998-2003
Smart Growth Subcommittee, Member 2006.
Pennsylvania Builders Association:
Growth Management Task Force, 1992-1994, 1999-
2000
New Jersey Builders Association:
Hall of Fame, Inducted 2007
Land Use & Planning Committee, 1988-2018
Affordable Housing Task Force, 1988-2023
(Various)
Builders League of South Jersey:
Local Director, 1989-1994
Hall of Fame, Inducted 2019
Judge/Selection Committees: NAHB Smart Growth;
APANJ Annual Planning; Multiple Builder
Locals

Representative Presentations

American Planning Association National Conventions:
Inclusionary Zoning and Development Economics
Market-Driven Agricultural Preservation
The NJ Model Subdivision & Site Plan Ordinance
Regulating for Design: Standards for PUD/TND
Demographics & Zoning: Housing Need as Policy
Impact Fees: A Contrarian's View

APANJ Annual Conferences:
Various "How-to": Use Variance/Impact
Assessment/Expert Witness/
Commentary: COAH/State Plan
<https://www.youtube.com/watch?v=grL9BeOKmq4&feature=youtu.be>

Urban Land Institute Seminars:
Project Feasibility & Regulatory Risk Analysis
Fair Share Housing Implementation: Techniques &
History

Institute for Continuing Legal Education:
Allocation of Price Controlled Housing under COAH
Planning Locally Under the NJ State Plan
Growth Management Tools & Techniques
Redevelopment Do's and Don'ts: NJ & PA
Annual Land Use Institute: Various Panels

Continuing Legal Education International
Planning within Redevelopment Procedures
Various "How-to": COAH/State Plan/Smart Growth

Lorman Educational Services
Affordable Housing in New Jersey
Zoning, Subdivision & Land Development in New
Jersey

National Association of Home Builders Conventions:
Project Feasibility Analysis
Managing Regulatory Risk/Growth Management Issues
Workforce Housing Initiatives
Measuring/Presenting the Fiscal Impact of
Development
Impact Fees & Local Infrastructure Finance Strategies

Atlantic Builders Conventions & Seminars:
Marketing Green: Making Environmentalism Pay
Market Driven Land Planning/Practical TND Solutions
Various "How-to": COAH/State Plan/Access Code
Planning Chaos: Restoring Planning to Regulations

Various State & Local Builders Associations:
Educational Programs on the Market/Design Link, or
Regulatory Risk Assessment & Management

Regional Planning Comes of Age Conference 2006: Housing
Policy & Implementation Challenges

NJ Land Conservation Rally 2014: Non-Contiguous Cluster