

April 14, 2026

Planning Board
Township of Maplewood
Municipal Building
574 Valley Street
Maplewood, NJ 07040-2691

Re: Planning Board Application 25:05
Minor Subdivision Application
588 Valley Street
21 Sterling LLC
Block 23.03, Lot 202
GPI File No. 2500003.07

Dear Chair and Board Members:

We are in receipt of the following documents for the above referenced application which include:

- a. Plan titled "Title & Topographic Survey, 588 Valley Street, Tax Lot 202, Block 23-3 [sic], Township of Maplewood, Essex County, NJ" prepared by Casey & Keller Inc., signature date July 28, 2025, revised February 12, 2026, signed and sealed by Michael T. Lanzafama, PE, PLS, consisting of Sheet 1.
- b. Plan titled "Minor Subdivision Plat for Final Approval, 588 Valley Street, Tax Lot 202, Block 23-3 [sic], Township of Maplewood, Essex County, NJ" prepared by Casey & Keller Inc., signature date August 8, 2025, revised March 3, 2026, signed and sealed by Michael T. Lanzafama, PE, PLS, consisting of Sheet 2.
- c. Plan set titled "Single Family Residence, New Construction, NJ Properties LLC, 4 Oakview Avenue, Maplewood, NJ" prepared by Asral Architect, dated September 29, 2025, signed and sealed by Douglas Asral, AIA, consisting of two sheets.
- d. Plan set titled "Single Family Residence, New Construction, NJ Properties LLC, 6 Oakview Avenue, Maplewood, NJ" prepared by Asral Architect, dated September 29, 2025, revised March 3, 2026, signed and sealed by Douglas Asral, AIA, consisting of two sheets.
- e. Letter from Casey & Keller, Inc. to Adele Lewis, dated March 2, 2026, signed by Michael Lanzafama, PE, PLS, PP.
- f. Application to the Maplewood Planning Board signed December 31, 2025.
- g. Township of Maplewood Submission Checklist for Minor Subdivision Approval, dated January 13, 2026.

PROJECT DESCRIPTION

1. The 0.275 acre property in question is located on the south corner of the intersection of Valley Street and Oakview Avenue. The property is located within the R-1-7 Zone and is currently developed with a 2 ½ story, 2 family dwelling as well as a detached garage and surface parking. The property slopes gently downward from south to north.
2. The property is specifically listed on the Township of Maplewood Historic Property Inventory contained in Appendix B of the Township Master Plan.

3. The Applicant proposes to remove the existing structures, subdivide the lot into two building lots and construct a single-family residence on each lot, fronting on Oakview Avenue.
4. It is noted that the proposed lot numbers are inconsistent within the engineering plans and when comparing the engineering and architectural plans. Proposed street addresses will be used for clarity.

VARIANCES / EXCEPTIONS / NON-CONFORMITIES

5. Under §271-70A(4)(a), the minimum Lot Area is 7,000 square feet where proposed 4 Oakview contains 6,542 square feet and proposed 6 Oakview contains 5,467 square feet.
6. Under §271-70A(4)(a), the minimum Lot Width is 70 feet where proposed 6 Oakview is 60 feet wide.
7. Under §271-70A(4)(a), the minimum Front Yard is 30 feet where proposed Front Yard (Valley Street) is 28.42 feet for 4 Oakview.
8. Under §271-70A(4)(b), the maximum Building Height is 2 stories where 2 ½ stories is proposed for both properties.

COMPLETENESS REVIEW

9. The application is deemed complete.

PRELIMINARY TECHNICAL COMMENTS

10. When providing revised information, the Applicant shall include a response letter that references each comment by its designation in this report and specifically notes how each comment was addressed. This will help the Applicant verify that each comment has been addressed. Failure to address each comment in the revised submission will require the information to be further revised and resubmitted to address the missed comments. This will result in additional costs to the Applicant for the printing of plans and for the re-review by the Board's professionals. Further, it is also recommended that the Applicant not submit revised information in a piecemeal fashion as this can result in certain inefficiencies and additional costs to the Applicant.
11. As a listed historic property, the application is subject to review and approval by the Maplewood Historic Commission.
12. The Applicant is reminded of the demolition application requirements under §271-84.
13. A construction detail for the proposed curb within the public right-of-way should be provided.
14. The lot number for 4 Oakview is inconsistent between the engineering and architectural plans.
15. The Building Heights for both lots are inconsistent between the engineering and architectural plans.
16. The size of left and right-side attic windows of the dwelling proposed on 4 Oakview are inconsistent between the floor plan and elevation views.
17. The second-floor windows in the front and left facades of the dwelling proposed on 6 Oakview are inconsistent between the elevation and plan views.
18. The attic window shown in the east wall of the attic area of the dwelling proposed on 6 Oakview does not appear on the right-side elevation view.

REQUIRED PROOFS

19. The Board is requested to grant variances pursuant to N.J.S.A. 40:55-70(c). In order for the Board to grant the variances requested, the Applicant must demonstrate to the Board that either of the following two proofs can be met as well as showing that the application can satisfy the negative criteria:

A. Hardship (C1)

Peculiar and exceptional practical difficulties exist which do not allow the property to be developed in accordance with the Ordinance, or undue hardship arising from:

- (1) Exceptional narrowness, shallowness or shape of a specific piece of property;
- (2) Exceptional topographic conditions or physical features uniquely affecting a specific piece of property;
- (3) Extraordinary and exceptional situation(s) uniquely affecting a specific piece of property.

B. Flexible "C" (C2)

- (1) Application advances the purposes of the Municipal Land Use Law.
- (2) Benefits of granting the variance substantially outweigh any detriment.

The Applicant must show that they meet the positive and negative criteria by showing that the requested variance(s) can be granted without substantially impacting surrounding properties and the neighborhood. The Applicant must also demonstrate to the Board that the variance(s) can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

We reserve the opportunity to provide additional comments based on the receipt of revised documents.

Respectfully submitted,



Thomas R. Lemanowicz, PE, PP, CME
Board Engineer

TRL/pad
cc(e-mail)

Annette DePalma, Esq., Director of Community Development
Adele Lewis, CMR, Board Secretary
Paul Kittner PE, Township Engineer
Robert Simon, Esq., Board Attorney
Andrew Cangiano, PE, CME

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