

November 16, 2020

Revised April 15, 2021

MEMORANDUM TO: Vernon Land Use Board

FROM: Jessica C. Caldwell, P.P., A.I.C.P., L.E.E.D. – G. A., Land Use Board Planner

SUBJECT: Major Site Plan for Claude Allain & Elizabeth Bilomasur
LU# 11-20-8
Block 404, Lot 1
Located at 5 Church Street
Township of Vernon, Sussex County

Dear Board Members:

The Applicants, Claude Allain & Elizabeth Bilomasur have submitted **revised plans for** an application for minor site plan approval to renovate and expand an existing structure to create a Thai restaurant. The subject property is in the TC Town Center Zone. **New comments are bold/underlined.**

1. **Items Submitted:** The Applicant has submitted the following
 - A. Existing Conditions Map entitled, “Claude Allain Elizabeth Bilomasur Lot 1, Block 404 5 Church Street Vernon Township Sussex County New Jersey,” prepared by RHJ Associates, dated August 28, 2020, **revised March 23, 2021.**
 - B. Architectural and Elevation Plans entitled, “Thaiphon Restaurant 5 Church Street Vernon, New Jersey Owner Claude Allain,” prepared by Larry C. Johnson, dated October 19, 2019.
 - C. Copy of Site Application and Checklists with supporting documentation
2. **Existing Site & Use:** The subject property is located at 5 Church Street, Block 404, Lot 1, in the TC Town Center Zone. The property is developed with an existing two-story structure which has previously been the site of a barber shop, a photography store, a guitar business and a video rental business. In addition, off-street parking is available on the property.
3. **Highlands Area Designation:** The subject property is located in the Highlands Planning Area.
4. **Proposed Development:** The Applicant is seeking site plan approval to renovate and expand the existing building for a restaurant use. The plan proposes to construct a 510 square foot addition to the existing structure in the rear to accommodate a kitchen area as

well as an ADA access ramp on the northerly section of the existing building. The Applicant is not proposing modifications to the existing parking area.

5. **Area and Bulk Requirements:** The subject site is located in the TC, Town Center Zone. The following table reviews existing and proposed requirements.

TC Town Center Zone

Standard	Required	Existing	Proposed
Min. Lot Area	N/A	16,741 SF	N/C
Min. Lot Width	120 FT	242.55 FT	N/C
Min. Front Yard Setback	14 FT	56.6 FT	N/C
Min. Side Yard Setback	7.5 FT	35.9 FT	28.4 FT
Min. Rear Yard Setback	5 FT	45.6 FT	18.3 FT
Max. Building Height	50 FT	31 FT	N/C
Max. Building Coverage	N/A	8.6%	12.6%
Max. Lot Coverage	N/A	64.6%	68.1%

(E) = Existing Non-Conforming
 N/A = Not Applicable

(V) = Variance Required
 N/C = No Change

6. **Review:**

- A. **Parking:** According to Section 330-184(B)(4)(b)[9], one (1) parking space is required for every three (3) seats for a restaurant use. **The Applicant is proposing sixteen (16) parking spaces and one (1) ADA parking space for a capacity of 48 seats, where sixteen (16) spaces are required. This complies.**

According to Section 330-184(B)(4)(p)[1][a], off-street parking shall be located at the rear of the building and on the interior of lots. Parking shall be accessed by means of common driveways preferably from side streets. Off-street parking shall be prohibited in any front yard setback area. The Applicant is proposing to use the existing off-street parking area located in the side and front yards of the property. **This is a pre-existing non-conforming condition.**

According to Section 330-184(B)(4)(p)[1][c], parking shall be set back a minimum of 10 feet from side and rear yards and rear building façade. **Parking space #16 on the “Existing Conditions Map” is less than ten (10) feet from the side and rear building façade of the proposed addition. This is a pre-existing non-conforming condition.**

- B. **Loading:** According to Section 330-184(B)(5)(q)[1], loading and service areas, trash receptacles and utility boxes shall be placed in visually unobtrusive locations in the side or rear of the buildings. The service areas shall be integrated with the building design. Recesses in the building, or depressed access ramps can also be used. Shared area for such service areas shall be considered. **The Applicant is proposing a loading area in the northerly corner of the subject site (rear and side yards), which complies. However, the Applicant should provide testimony to the delivery schedule.**

- C. **Waste:** According to Section 330-184(B)(5)(q)[2], screening shall be provided to block direct views into these areas. A solid wall, a minimum of 6 feet in height and constructed of stone or similar material compatible to the building shall be used to screen trash and service areas. Heavy duty, solid gates of metal or wood framed with metal shall be used to screen openings around trash and service areas. **The Applicant has proposed a dumpster area in the rear yard near parking space #16. The Applicant should provide testimony of the material to be used to screen the dumpster area.**
- D. **Building Material and Colors:** According to Section 330-184(B)(5)(e)[1], all building materials and colors used on the exterior of a building shall be compatible with its overall design. Wood clapboard, or manufactured equivalent, is recommended. Natural wood or cedar shake siding is also recommended. Natural or cultured stone is recommended as a primary accent material especially for building foundations, decorative piers and columns. Textured wood siding is recommended. Textured vinyl, cement fiber materials (of they appear similar to clapboard or split batten boards) and brick are permitted. Vinyl siding (non-textured), aluminum siding, non-decorative concrete block and other similar materials are prohibited. Stucco or stucco-like products such as drivit or E.I.F.S. may be used only as an accent material and not encompass more than 40 percent of the wall surface. The Applicant is proposing to the use the same material and design as the existing structure for the proposed addition in the rear. The Applicant should testify as to any changes in proposed siding of the existing structure.
- E. **Landscape:** According to Section 330-184(B)(5)(n)[1], extensive landscaping shall be provided. All areas of the site not occupied by building, parking and other improvements shall be intensively planted with trees, shrubs, ground, grasses and perennials. Existing tress and shrubs shall not be removed unless a tree/shrub removal plan has been submitted and approved by the appropriate Township Official. **The Applicant is proposing trees under 20 feet in the rear yard along the property line as well as trees, bushes, and low accent plants and flowers in the front and side yards. This complies.**

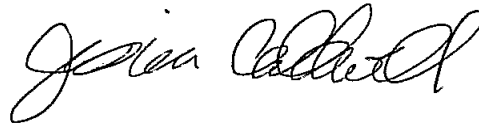
According to Section 330-184(B)(5)(n)[2], the landscape plantings shall be complementary to the buildings and accentuate important features. Plants shall be chosen for year-round interest including color, flowers, fruit, bark interest or branching patterns. Hardy native plants shall be used where possible. Plant materials shall be selected to provide variety considering height, texture and color. Existing healthy and mature trees shall be retained and incorporated into the landscape plan where possible. The Applicant should testify the types of trees and plants to be planted.

According to Section 330-184(B)(4)(p)[3][a], parking lots shall be suitably landscaped to provide shade and visual relief. At least one shade tree at a minimum of 3-inch caliper in size shall be provided for every 10 cars in the parking lot. At least, 10% of the lots shall be green. A stonewall or evergreen hedge at least 4 feet in height shall be used to screen parking along the front lot line. The perimeter edge of the parking lot shall be planted with evergreen hedges, shades trees, shrubs and

related ground covers. **The Applicant has proposed trees under 10 feet and bushes to screen parking along the front line of the subject property. The Applicant should testify the type of trees and shrubs to be used.**

- F. **Lighting:** There does not appear to be existing parking lot lighting on the property. The Applicant should provide testimony regarding the adequacy of existing lighting on the site.
7. **Variances: No Variances are required.**

Very truly yours,



Jessica C. Caldwell, P.P., A.I.C.P., L.E.E.D. - G.A.
J. CALDWELL & ASSOCIATES, LLC.
Vernon Land Use Board Planner

cc: Via E-Mail Only

Kimberley Decker, Land Use Administrator
Glenn C. Kienz, Esq., Vernon Board Attorney
Cory Stoner, P.E., Board Engineer