

**TO:** Township of Harding, Planning Board

**FROM:** M. McKinley Mertz, PP, AICP, LEED Green Associate

**RE:** Lukacs and Lakeshore Company  
2 Lake Trail West and 114 Baileys Mill Road  
Block 41 Lots 2.01 & 1 (respectively)  
*Subdivision – Lot Line Adjustment*

**DATE:** September 18, 2024

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As requested, we have reviewed the following materials in preparation of our report for this application:

- Application for development and Application for Variance with associated checklists, dated January 25, 2024;
- Denial of Application from the Harding Township Zoning Department, dated September 12, 2023;
- 1-sheet Map of Survey, prepared by Jams J. Mantz, PE&LS, dated March 6, 2024, revised through June 10 2024; and
- 1-sheet Lot Line Adjustment Plan, prepared by James J. Mantz, PE&LS, dated June 3, 2024, revised through July 10, 2024.

### **Property Description and Project Proposal**

The subject properties are located at 2 Lake Trail West (Block 41 Lot 2.01) and 114 Baileys Mill Road (Block 41 Lot 1) within the R-4 Residential Zone. The properties are also within the Mt. Kemble Lake neighborhood. Lot 2.01 is owned and occupied by the Lukacs family. The 19,482 square-foot lot is developed with a 2-story single-family dwelling as well as a detached garage, driveway, and other similar improvements. Lot 1, located directly south of Lot 2.01, is owned by the Lakeshore Company. This lot measures 25,394 square feet in size and is mostly vacant - a portion of the garage that services Lot 2.01, as well as walkways and a frame shed, are located on Lot 1 but are being used by the owners of Lot 2.01.

Lot 1 is the subject of a conservation easement established in 1976, and both properties appear to contain the required tree conservation easement pursuant to §225-111.

#### Historic Designation

The property is not designated under a Local, State, or National Historic District.

#### Project Description

The applicants are proposing to adjust the lot line between Lots 1 and 2.01 so that all of the improvements associated with the use of the single-family home are situated on Lot 2.01. Also, because the existing roadway that makes up Bailey's Mill Road extends into the subject properties (per the submitted survey), the applicants are also proposing to dedicate portions of the lots to the Township.

**Aerial of Subject Property**



**Zoning**

The subject property is within the R-4 Residential Zone where single-family homes are a permitted principal use.

Bulk Standards for the R-4 Zone

<b>R-4 Zone Bulk Standards</b>					
	<b>R4 Required</b>	<b>Existing Lot 2.01</b>	<b>Proposed Lot 2.01</b>	<b>Existing Lot 1</b>	<b>Proposed Lot 1</b>
<b>GENERAL SITE REQUIREMENTS:</b>					
Minimum Lot Size §225-134.A	9,000 sf	19,482 sf	21,401 sf (+ 1,919 sf)	25,394 sf	22,062 sf (- 3,332 sf)
Minimum Lot Width / Frontage §225-134.B and I	65 feet	113.15 feet	142.3 feet	237.76 feet	208.64 feet
Maximum Lot Coverage	N/A	25.2%	27.7%	<i>No provided*</i>	N/A
Maximum Building Area: §225-134.C	15% and 2,100 sf	8.9% and 1,894 sf	<i>No Change*</i>	<i>No provided*</i>	N/A
<b>ALL STRUCTURE:</b>					
Minimum Front Yard Setback §225-134.F	25 feet	114.8 feet	105.6 feet	N/A*	N/A
Minimum Side Yard Setback §225-134.g	One: 4 feet Both: 20% of lot width = 28.46 feet	One: 24.7 feet Both: 53.4 feet	One: 28.7 feet Both: 89.4 feet	N/A*	N/A
Minimum Rear Yard Setback §225-134.H	20% of lot depth up to 25 feet	18.5 feet	<i>No Change</i>	N/A*	N/A
Maximum Building Height §225-134.D	Principal: 35 feet/ 2.5 stories Accessory: 25 feet	<i>Not provided</i>	<i>Not provided</i>	N/A*	N/A

\*The applicant indicates in the bulk chart that these dimensions are not changing or are not applicable. However, there are currently buildings constructed within the confines of Lot 1, implying that there must be existing lot and building coverage as well as other setback dimensions within Lot 1. See Planning Comments below for further discussion.

**Variances Required**

There are no variance conditions created as a result of this application.

**Planning Comments**

1. The applicant shall provide testimony regarding all changes to the subject properties.
2. The bulk chart on the "Proposed Lot Line Adjustment Plan" indicates proposed setbacks for Lot 1. It's our understanding, however, that should the lot line adjustment be approved by the Board, there will be no structures present on Lot 1. The applicant shall clarify.
3. The same bulk chart also indicates that there is no existing coverage or setback dimensions associated with Lot 1. It's our understanding, however, that in its current condition there are several improvements on Lot 1. The applicant shall clarify the conditions and update the bulk chart accordingly.
4. The applicant shall provide testimony regarding the proposed shapes of the properties. Given that the properties are significantly oversized for the zone, and therefore flexible in the amount of land that is transferred, why is the applicant not squaring off the lots?
5. We note that a portion of the existing garage, as well as the frame shed and other improvements that are currently located on Lot 1 and are proposed to be within Lot 2.01 are within the conservation easement that was established in 1976. The applicant shall confirm if they intend to amend the conservation easement.
6. The applicant shall confirm if the tree conservation easement exists or is proposed. It is identified on the survey of the subject properties but is located in relation to where the proposed lot lines will be situated.
7. Are the proposed lot sizes calculated before or after the proposed right-of-way dedication is considered?
8. We note the applicant is proposing to dedicate a portion of the subject properties to the Township where Bailey's Mill Road encroaches into the lots. The jurisdiction for this decision lies with the Township Committee and not the Planning Board. The applicant shall provide an update of whether conversations have been initiated with the Township Committee regarding this matter, but ultimately the Planning Board should review the lot line adjustment between Lots 1 and 2.01 independently of the proposed right-of-way dedication. The applicant shall confirm that the lot line adjustment between Lots 1 and 2.01 can happen regardless of the Township's decision in the right-of-way dedication.

*Should you have any questions regarding the above memo, please do not hesitate to contact our office.*