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February 22, 2021

BY EMAIL

Michael Lerman
Vice-Chair, Township of South Orange Village Planning Board
76 South Orange Avenue
South Orange, New Jersey 07079

Re: Application for Subdivision: 206 Ampere Parkway, LLC
Our File No.: 12485.1000

Dear Mr. Lerman:

Please be advised that, at its meeting of February 18, 2021, the Township of South Orange Village Historic Preservation Commission heard a presentation regarding potential revisions by 206 Ampere Parkway, LLC to its plan for the subdivision of property known as 167 and 201 North Ridgewood Road. William MacIntosh, an architect who is assisting the applicant on a volunteer basis, and a representative of the applicant, Isaac Lefkowitz, participated in the meeting. The Commission learned that the applicant has filed a new application to subdivide the property. The prior application, which has been approved by the Planning Board, involved a minor subdivision into two lots which would involve the demolition of the historic house on the property. The new application would subdivide the property into three lots. On one of the lots, the historic home would remain, although newer additions to the original historic structure would be removed.

In addition to the changes to the historic home, the new application would require the creation of a new opening in the stone wall on the Ridgewood Road side of the property because, with the new configuration of the proposed homes, the applicant cannot use the existing opening in the wall.

Under the proposed plan, the existing structure would be modified as follows, in general. Essentially, the footprint of the original historic structure constructed in approximately 1774 would remain, along with one additional small section. On the first floor, the sunroom addition would be removed, as would the garage and breezeway and part of the existing kitchen. The southwest corner of the original structure would be rebuilt. The dining room, entry stairway, kitchen and fireplace on the first floor would remain. As a result, the first floor would have one main level and one sunken room.

The second floor of the original structure would remain, although it would be reconfigured and leveled off, to create a new master bedroom and master bath and a total of four bedrooms on the second floor.

The Commission was advised that the implementation of this plan is dependent upon the results of a structural investigation that has commenced and an evaluation of the economics of making whatever repairs and modifications are necessary under this plan.

The Commission endorses this application. The proposed plan for the tract would enable the preservation of one of three remaining 18th century buildings in South Orange. Furthermore, there is a precedent for multiple structures being located on this tract. Historically, the property was a working farm that had multiple structures in fairly close proximity. For these reasons, the Commission supports the new minor subdivision application.

Very truly yours,

/s/ William C. Sullivan, Jr.

WILLIAM C. SULLIVAN, JR.
For the Firm

cc: Sheena Collum, Village President
Jacob Levine, Chair, SOHPC
Ojetti Davis