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August 5, 2020

Seaside Park Borough Planning Board
1701 North Ocean Avenue
P.O. Box B
Seaside Park, NJ 08752

Re: Holmes
Bulk Variance – Review #1
Block 9 Lot 27.01
Location: Ocean Avenue (Ocean County Route 53) and Thirteenth Avenue
Zone: R (Residential)
Our File: HSSP0009.01

Dear Planning Board Members:

In accordance with your authorization, our office has performed a review of the following information relative to the above-referenced Bulk Variance application:

- Variance Plan (1 sheet) prepared by Schlatmann Engineering Associates, LLC dated July 20, 2020, unrevised;
- Plan of Survey (1 sheet) prepared by Charles O'Malley, PLS dated June 22, 2020, unrevised;
- Site/Building Photograph;
- Development Application.

Based upon our review of the above information, we offer the following comments for your consideration:

1. Property Description

The subject property is indicated to contain 20,625 s.f. as a corner property within an R Zone District and provides 125 feet of road frontage along Ocean Avenue (County Route 53) to the east and 175 feet of frontage along Thirteenth Avenue to the north. The property currently contains a 3-story dwelling, oriented along Ocean Avenue, with associated walks, attached garage, front and rear porches, a detached garage structure, inground swimming pool, deck with pergola and wood/stone patio area within rear yard perimeter fencing. Access is provided along the Thirteenth Avenue site frontage by an approximate 14 foot wide curb opening with paver driveway to the dwelling attached garage as well as an



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approximate 14 foot wide curb opening further west with a paver driveway along the westerly side property line to the detached garage structure.

The Applicant is seeking Bulk Variance approval to widen the existing curb opening for the dwelling attached garage from 14 foot wide to 25 foot wide along Thirteenth Avenue. The Applicant indicates that no existing off-street parking would be affected by the proposed curb opening widening.

2. **Surrounding Uses**

Properties surrounding the subject site, including opposite Thirteenth Avenue are similarly zoned R (Residential) containing a mix of residential parcels. Property opposite Ocean Avenue is zoned P (Public) containing the boardwalk promenade and oceanfront beach.

3. **Zoning Compliance**

The subject property is situated within an R (Residential) Zone District. The table below summarizes the bulk measures and zone requirements

<u>Description</u>	<u>Required</u>	<u>Provided</u>
Minimum Lot Area	5,000 sf	20,625 s.f.
Minimum Lot Width	50 feet	125 feet
Minimum Lot Depth	50 feet	175 feet
Minimum Front Setback (Ocean)	15 feet	22.6 feet
Minimum Front Setback (13 th)	15 feet	20.4 feet
Minimum Rear Setback (Principal)	20 feet	N/A
Minimum Rear Setback (Accessory)	5 feet	6 feet ± (pool equipment)
Minimum Side Setback (Principal)	5 feet	21.9 feet
Minimum Side Setback (Combined)	15 feet	N/A (corner lot)
Minimum Side Setback (Accessory)	5 feet	5.4 feet (accessory garage)
Maximum Lot Coverage by Building	40%	25% ±
Maximum Impervious Lot Coverage	65%	57% ±
Maximum Floor Area Ratio	90%	60% ±
Maximum Building Height (Story/Feet)	3/32 feet	3-story/34.9 feet (EC)
Maximum Building Height (Accessory)	16 feet	<16 feet
Maximum Building Area (Accessory)	576 sf	440 s.f ± (accessory garage)

(EC) – Existing Condition



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The Applicant has requested a variance/design waiver with this application for the following:

- a) **Section 200-67E(9)(c)** – A curb cut shall be a minimum width of 10 feet but not greater than 12 feet measured at the face of the curb; the existing curb opening to the dwelling attached garage along Thirteenth Avenue is proposed to be widened from approximately 14 feet existing to 25 feet wide proposed. We note an additional curb opening existing along Thirteenth Avenue providing access to the onsite detached garage structure which is also approximately 14 foot wide.

The subject property was part of a previous application to consolidate existing properties into the current lot which received Planning Board approval per Resolution (PB15-07) dated May 26, 2015 and granted the following variances and/or design waivers which would remain pertinent to the property:

- b) **Section 200-67E(9)(c)** – Only one (1) curb cut per building lot is permitted; after consolidation, New Lot 27.01 would have two (2) driveway openings along Thirteenth Avenue.
- c) **Section 200-48A** – Each driveway to a single-family or two-family dwelling shall have a width of at least 10 feet but not more than 12 feet; the driveway to the detached accessory garage onsite widens to approximately 18 feet wide at the structure.

In addition to the above, the following existing condition nonconformities would appear to remain pertinent to the site:

- d) **Section 200-48A** – Each driveway to a single-family or two-family dwelling shall have a width of at least 10 feet but not more than 12 feet; the existing driveway to the dwelling attached garage provides widths of approximately 24 feet wide to 47 feet wide onsite.
 - e) **Section 200-67E(7)(d)[2]** – If the effective Flood Insurance Rate Map Elevation or the Advisory Base Flood Elevation plus 2 feet of additional freeboard is greater than 3 feet above the top of curb line elevation along the front of the lot, properties greater than or equal to 5,000 s.f. in area are restricted to a maximum building height of 32 feet; 34.9 feet is indicated for the existing 3-story dwelling onsite.
4. The Applicant has provided sufficient information in accordance with Ordinance Section 200-73A(10). Accordingly we recommend that the Application be deemed **complete** at this time. Based upon our review of the subject application, we estimate that the following fees are required:



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a. **Nonrefundable Application Fees:**

Ordinance Section

200-11B(2)	Exempt Site Plan Classification	\$280.00
200-11B(2)	Bulk/Hardship Variance	\$280.00
	Subtotal:	\$560.00

b. **Professional Services Escrow Fees:**

Ordinance Section

200-11B(2)	Exempt Site Plan Classification	\$460.00
200-11B(2)	Bulk/Hardship Variance	\$690.00
	Subtotal:	\$1,150.00

We recommend the Borough collect \$560.00 in nonrefundable application fees and \$1,150.00 in professional services escrow fees from the Applicant prior to deeming the application complete. In addition, the Applicant will be required to pay all applicable revision fees as stipulated in the Borough Ordinances.

5. The Applicant should be prepared to discuss the following issues with the Board:
- Reasons supporting the granting of required variance and/or design waivers and continuance of existing condition nonconformities.
 - Compliance with the Conditions of Approval contained within the May 26, 2015 Resolution of Approval, especially regarding: no residential use of the detached garage (Condition 3); pool fence compliance (Condition 5); RSIS parking (Condition 6) and generator unit buffering (Condition 7);
 - The Applicant indicates that no impact upon existing off-street parking results from the proposed curb opening widening which must be reviewed with the Board.
 - Whether any existing sidewalk is to be reconstructed to provide additional concrete apron in association with the proposed curb opening widening must be clarified and details must be provided for all proposed improvements.



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- e. The need for any improvements/repairs (curb, sidewalk, widening, right-of-way dedication, street trees, etc.) along either the Ocean Avenue and/or Thirteenth Avenue site frontages.

If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,
CME Associates

Douglas Rohmeyer, PE, CME, CFM
Planning Board Engineer

DR:GAC:pg

cc: Sandra Martin – Board Secretary
Gregory Hock, Esq. – Planning Board Attorney
Gary Royer – Zoning Officer
Stephen and Bonnie Holms – Applicant
Charles O'Malley, PLS – Applicant's Surveyor
Schlatmann Engineering Associates, LLC – Applicant's Engineer
Richard D. Stanzione, Esq. – Applicant's Attorney