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October 12, 2020

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

**Re: Padula  
Minor Subdivision – Review #1  
Block 65 Lots 1-6 and 62  
Location: 319 “O” Street  
Zone: R (Residential)  
Our File: HSSP0065.03**

Dear Planning Board Members:

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

- Minor Subdivision (1 sheet) prepared by Lindstrom, Diessner and Carr, PC dated October 2, 2020;
- Survey of Property (1 sheet) prepared by Ronald W. Post Surveying, Inc. dated September 27, 2020, unrevised;
  - A Development Application.

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

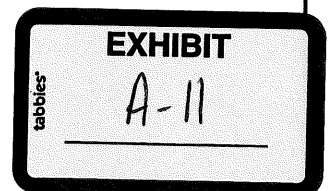
1. Property Description

The subject property totals 6,500 s.f. situated within an R Zone District and fronts along the terminus of “O” Street. The property is currently vacant. The property is bordered by Barnegat Bay to the west and North Harbor Lagoon to the south.

The Applicant proposes to subdivide 630 s.f. from the property for the purpose of dedicating same to the Borough to become part of the “O” Street right-of-way as follows:

- Proposed Lot 1.01 would contain 5,870 s.f. and provide 74 feet of road frontage along the terminus of “O” Street.
- Proposed Lot 1.03 would contain 630 s.f..

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2. Surrounding Uses

Properties surrounding the subject property including opposite "O" Street are similarly zoned R and contain a mix of residential parcels.

3. Zoning Compliance

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

<u>Description</u>	<u>Required</u>	<u>Proposed Lot 1.01</u>
Minimum Lot Area	5,000 s.f.	5,870 s.f.
Minimum Lot Width	50 feet	74 feet
Minimum Lot Depth	50 feet	79.33 feet
Minimum Front Setback	15 feet	15 feet
Minimum Rear Setback	20 feet	20 feet
Minimum Side Setback (>5,000 s.f. Lot)	5 feet	7.1 feet
Minimum Side Setback (Combined)	15 Feet	21.3 feet
Maximum Lot Coverage by Building	40% of lot square footage	<40%
Maximum Floor Area Ratio	90% of lot square footage (0.90)	<90%
Maximum Impervious Lot Coverage	65%	<65%
Maximum Building Height	3-story/32 feet	<3-story/32 feet

The Applicant has not requested any variance and/or design waivers with this application and none appear necessary provided proposed Lot 1.03 is dedicated to the Borough for additional right-of-way.

4. Based upon our review of this application from a completeness standpoint, we offer the following:



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- i. The Applicant has provided sufficient information in accordance with Ordinance Section 200-29B for Minor Subdivision Application.

Accordingly, we recommend that the application be deemed **complete** at this time and we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

**Ordinance Section**

200-11B(2)	Preliminary and Final Minor Subdivision	\$345.00
200-11B(2)	Tax Map Maintenance Fee	\$460.00
	<b>Subtotal:</b>	<b>\$805.00</b>

b. **Professional Services Escrow Fees:**

**Ordinance Section**

200-11B(2)	Preliminary and Final Minor Subdivision	\$690.00
	<b>Subtotal:</b>	<b>\$690.00</b>

We recommend the Borough collect \$805.00 in nonrefundable application fees and \$690.00 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.

4. The Applicant should be prepared to discuss the following issues with the Board:
- Compliance with applicable Zone District and Development Regulation Ordinance requirements associated with future site improvements should be verified with the Board.
  - Whether the Minor Subdivision, if approved, would be filed with the County Clerk's Office by Plat or Deed.
  - Compliance with FEMA Flood Elevation Requirements regarding Base Flood Elevation for the proposed dwellings. Compliance with Ordinance Section 200-67E(7)(d) regarding maximum building height for said dwellings as well as any air conditioning and/or electric meter platforms should be discussed.
  - Any communications or correspondence with the Borough in support of request to convey proposed Lot 1.03 for additional right-of-way.



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- e. Stormwater management of the existing property and proposed lots should be discussed with the Board.
- f. Compliance with Ordinance Section 200-42 regarding flood damage prevention.
- g. Compliance with Ordinance Section 200-67E(9) regarding minimum off-street parking requirements.
- h. The need for any improvements/repairs (driveway locations, curb, sidewalk, widening, right-of-way dedication, street trees, etc.) along the O Street site frontages. We note an existing 40 foot wide right-of-way provided for O Street.
- i. Any permits/approvals required by any outside agencies. The Applicant shall address the Board regarding the status of all outside agency approvals and copies of same shall be forwarded to this office.

The right is reserved to present additional comments pending the receipt of revised Plans and/or testimony of the Applicant before the Board

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

Very truly yours,  
CME Associates

*Douglas Rohmeyer*

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  
Filomena G. Padula – Applicant  
Lindstrom, Diessner and Carr, PC – Applicant's Surveyor  
Lynne Dunn – Applicant's Attorney