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January 6, 2021

Seaside Park Borough Planning Board
1701 North Ocean Avenue
PO Box B
Seaside Park, NJ 08752

**Re: Hummer
Bulk Variance – Review #1
Block 63 Lot 14
Location: 291 N Street
Zone: R (Residential)
Our File: HSSP0063.10**

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:

- Boundary and Topographic Survey, Lot 14, Block 63, Borough of Seaside Park, County of Ocean, New Jersey, prepared by David J. Steenburg, PLS, dated July 11, 2019;
- Architectural Plans entitled “Hummer Residence, 291 N Street, Seaside Park, New Jersey, Lot: 14, Block: 63”, prepared by Aquatecture Associates, Inc., dated November 6, 2020, last revised October 9, 2020, consisting of three (3) sheets;
- A Development Application;
- Property Deed;
- Adjacent property listing; and
- Site photos (3).

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 2,380 SF within an R Zone District and provides 30 feet of road frontage along the south side of N Street approximately 925 feet west of the Lake Avenue intersection. The property currently contains a 1.5-story single-family dwelling with associated steps, rear yard deck and patio area, and outdoor shower. The property abuts the Berkeley Harbor waterway to the rear and contains a dock structure and bulkhead along same.

The Applicant proposes to remove all existing site improvements and construct a new 2-story elevated single family dwelling with a front and rear stairways, front and rear covered porches, and access driveway.

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2. Surrounding Uses

Properties surrounding the subject property, including opposite N Street, are similarly zoned R (Residential) and contain a mix of residential parcels.

3. Zoning Compliance

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

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area	5,000 sf	2,379.9 s.f.	2,379.9 s.f. (EC)
Minimum Lot Width	50 feet	30 feet	30 feet (EC)
Minimum Lot Depth	50 feet	79.33 feet	79.33 feet
Minimum Front Setback	15 feet	0 feet	11.06 feet
Minimum Rear Setback	20 feet	16.48 feet (stairs)	14.58 feet (V)
Minimum Side Setback (<5,000 s.f. lot)	4 feet	1.39 feet (west) 8.0 feet (east)	4.08 feet (west) 4.08 feet (east)
Minimum Side Setback (Combined <5,000 sf lot)	8 feet	9.39 feet	8.16 feet
Maximum Lot Coverage by Building	40% of lot sf	37.2% ±	39.7% ±
Maximum Floor Area Ratio	90% of lot sf	55.8% ±	63.2% ±
Maximum Impervious Lot Coverage	65%	79.3% ±	47.4% ± *
Maximum Building Height	3-story/23.61 feet above DFE	1.5-story/<23.6 feet above DFE	2-story/23.6 feet above DFE

*Applicant should confirm proposed ground cover and material of service walk and driveway.

(EC) – Existing Condition (V) – Variance Required

The Applicant has requested variances and/or design waivers for the following with this application:

- a. **Section 200-67E(3)** – The minimum rear yard setback is 20 feet; 14.58 feet is proposed.

The Applicant also indicates that the following existing condition nonconformities would remain pertinent to the site:



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- b. **Section 200-67E(1)(c)[1]** – The minimum lot area required is 5,000 s.f. 2,379.9 s.f. is provided.
 - c. **Section 200-67E(1)(c)[2]** – The minimum lot width required is 50 feet; 30 feet is provided.
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 and we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Ordinance Section

200-11B(2)	Exempt Site Plan Classification	\$280.00
200-11B(2)	Request for Bulk Variances	\$280.00
	Subtotal:	\$560.00

b. **Professional Services Escrow Fees:**

Ordinance Section

200-11B(2)	Exempt Site Plan Classification	\$460.00
200-11B(2)	Request for Bulk Variances	\$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.

5. The Applicant should be prepared to discuss the following issues with the Board:
- a. Reasons supporting the granting of required variances and/or design waivers and continuance of existing condition nonconformities.
 - b. The property is indicated as being within both an AE9 FEMA Flood Zone and the Limit of Moderate Wave Action. Applicant should discuss compliance with regulations regarding same.
 - c. The stormwater management of the property, as well as any flood damage prevention measures should be reviewed with the Board. Applicant should specially discuss roof leaders, downspout locations, and proposed ground cover.
 - d. The proposed plan does not include work within the Borough right-of-way. Applicant should discuss size and location of existing and proposed curb cuts and reinforced concrete apron.



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- e. Applicant should confirm number of proposed bedrooms and single-family use.
 - f. 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.
6. Based upon our review, the Plans should be revised as follows:
- a) Removal of the existing curb opening and apron as well as construction of a full face curb at same should be indicated on the plans. The existing sidewalk at the proposed curb opening apron must be reconstructed as 6 inch thick reinforced concrete which should be indicated as such and applicable details provided, including a roadway reconstruction detail. The effect of said curb opening relocation upon any on-street parking should be reviewed with the Board.
 - b) Existing stone buffer between curb and sidewalk should be depicted on plan and survey.

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 M. Rohmeyer, PE, CME, CFM
Planning Board Engineer

DMR/DEP

cc: Sandra Martin – Board Secretary
Gregory Hock, Esq. – Planning Board Attorney
Gary Royer – Zoning Officer
Robert Hummer – Applicant
Robert J. McGowan, Esq. – Applicant's Attorney
David J. Steenburg, PLS – Applicant's Surveyor
John C. Amelchenko, RA – Applicant's Architect