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February 10, 2021

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

Re: DiGiorgio(2020-06)
Bulk Variance – Review #2
Block 63 Lot 53
Location: 207 N Street
Zone: R (Residential)
Our File: HSSP0063.09

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:

- Survey of Property with Topography and Plot Plan with Grading for Variance (1 sheet), prepared by Ronald W. Post Surveying, Inc. and TEC Engineering dated September 2, 2020, last revised January 28, 2021;
- Survey of Property with Topography (1 sheet) prepared by Ronald W. Post Surveying, Inc. dated July 6, 2020, last revised January 28, 2021.
- Architectural Plans and Elevations (8 sheets) prepared by Professional Building Systems, Inc. dated August 13, 2020, last revised December 22, 2020;
- 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 is indicated to contain 2,378 s.f. within an R Zone District and provides 30 feet of road frontage along the south side of N Street approximately 60 feet west of the Lake Avenue intersection. The property currently contains a two-story single-family dwelling with associated walks, side elevated entry deck/stairs and a rear yard deck and patio area and having access by a stone driveway along the easterly side property line. 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 split-level elevated entry stairs/landings along the front of the dwelling and a one (1) car garage area below. An elevated deck structure, including 2nd floor balcony, is also proposed along the rear of the dwelling as well as an elevated air-conditioning condenser unit platform.

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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	2,378 s.f.	2,378 s.f. (EC)
Minimum Lot Width	50 feet	30 feet	30 feet (EC)
Minimum Lot Depth	50 feet	79 feet	79 feet
Minimum Front Setback	15 feet	1.2 feet (porch)	7.0 feet (stairs/deck)(V)
Minimum Rear Setback	20 feet	18.9 feet	10.3 feet (stairs/deck)(V)
Minimum Side Setback (<5,000 s.f. lot)	4 feet	1.6 feet (west) 11.6 feet (east)	3.1 feet (West)(V) 3.1 feet (East)(V)
Minimum Side Setback (Combined <5,000 sf lot)	8 feet	13.2 feet	6.2 feet (V)
Maximum Lot Coverage by Building	40% of lot sf	35.8% ±	42.4% ± (V)
Maximum Floor Area Ratio	90% of lot sf	70.7% ±	79.8% ±
Maximum Impervious Lot Coverage	65%	46.8% ±	48.2% ±*
Maximum Building Height	3-story/23.6 feet above DFE**	2-story/<23.6 feet above DFE	3-story/23.4 feet above DFE

*Calculation excludes rear deck, stairs, front stairs, and AC platform. Applicant should confirm said improvements are gapped and not impervious.

**Applicant should confirm FEMA AE9 and VE10 boundary on property and associated proposed building heights.

(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(2)(a)** – In the case of lots less than 5,000 s.f., the side yard setback shall not be less than 4 feet (8 feet combined); 3.1 feet is proposed to each side property line for the dwelling with 6.2 feet proposed as a combined side yard setback.



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- b. **Section 200-67E(4)** – Maximum building coverage permitted is 40% of the subject lot area; approximately 42.4% is proposed.

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

- c. **Section 200-67E(1)(c)[1]** – The minimum lot area required is 5,000 s.f. 2,378 s.f. is provided.
 - d. **Section 200-67E(1)(c)[2]** – The minimum lot width required is 50 feet; 30 feet is provided.
 - e. **Section 200-67E(1)(b)[3]** – An unsupported overhang shall not protrude more than 24 inches beyond the building façade and unsupported overhangs shall not be utilized as habitable space or storage. An unsupported overhang exceeding 24 inches encroaches into the side yard.
 - f. **Section 200-67E(1)(b)[5][a]** – Air conditioner condenser platforms may be placed within a side yard setback provided said platforms are at least 6 feet from the side property line and maintain the required rear yard property line setback (20 feet required); 3.1 feet is proposed to the easterly side property line and approximately 15 feet is proposed to the rear property line for the air-conditioner condenser unit platform.
 - g. **Section 200-67E(1)(c)[4]** – The minimum front yard setback is 15 feet; 7.0 feet is proposed to the entry stairs/landing.
 - h. **Section 200-67E(3)** – The minimum rear yard setback is 20 feet; 10.33 feet is proposed to entry stairs/landing, 13.3 feet is proposed to an elevated deck and approximately 15 feet is proposed to an air conditioning condenser platform.
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



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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 ground level garage appears to propose an 18 foot setback from the street right-of-way which should be verified with the Board, including compliance with Ordinance Section 200-48J(2). The width/limits of the proposed driveway should be indicated on the Plans and driveway details, including apron and depressed curb, must be provided. We note that a stone driveway would require a concrete apron a distance at least 3 feet beyond the right-of-way per Ordinance Section 200-48G.
 - c. The need for a Ground Level Floor Plan to be provided with the Architect Plans should be discussed with the Board. At a minimum, the proposed ground floor wall material, including any flood prevention measures, should be verified/clarified with the Board. No exterior access stairs/landings are depicted on the Architectural Plans and no stair, deck, railing, etc. details are provided and the electric meter location should also be depicted. We note that building elevations differ between the Architectural Plans and the Height Detail provided on the Variance Plan.
 - d. The property is indicated as being within both an AE9 and VE10 FEMA Flood Zone which should be discussed with the Board regarding delineation of said flood zone line on the Plan and the ability to locate the proposed rear deck/stairs and air conditioning platform completely outside of the VE10 Flood Zone. We note that the Zone Data Schedule indicates maximum building height utilizing a Preliminary Base Flood Elevation of 9 feet whereas the Height Detail on the Plan utilizes a Preliminary Base Flood Elevation of 10 feet which must be discussed and verified with the Board.
 - e. The stormwater management of the property, as well as any flood damage prevention measures should be reviewed with the Board.
 - f. The Applicant should confirm the use as a single-family, 4-bedroom dwelling, noting that two (2) parking spaces are required and provided.



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- g. 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) Verify front and rear yard setbacks as well as number of parking spaces indicated as required within the Zone Data Schedule, including variance designations.
 - b) The Architectural Plans appear to be prepared at no specific scale which should be revised.
 - c) A breakdown of the indicated proposed lot coverage calculation should be reviewed with the Board whereby same is indicated as equal to proposed building coverage.
 - d) Verify scale indicated within the Title Block on the Plat Plan/Grading Plan.
 - e) Removal of the existing concrete apron should be indicated on the Plot/Grading 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. The effect of said curb opening relocation upon any on-street parking should be reviewed with the Board.

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, PE, CME, CFM
Planning Board Engineer

DMR/DEP

cc: Sandra Martin – Board Secretary
Gregory Hock, Esq. – Planning Board Attorney
Gary Royer – Zoning Officer
Marc DiGiorgio – Applicant
TEC Engineering - Applicant's Engineer
Ronald W. Post Surveying, Inc. - Applicant's Surveyor
Professional Building Systems, Inc. – Applicant's Architect
Harvey L. York, Esq. – Applicant's Attorney