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February 22, 2021

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

Re: Berner (2021-02)
Bulk Variance – Review #2
Block 49, Lot 13
Location: 18 G Street
Zone: R (Residential)
Our File: HSSP0049.01

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:

- Survey entitled "Survey Map, Block 49, Lot 13, Borough of Seaside Park, Ocean County, New Jersey", prepared by Jay F. Pierson, LS, PP, dated May 11, 2020;
- Plan entitled "Variance Plan prepared for Blasé Berner, Block 49, Lot 13, Borough of Seaside Park, Ocean County, New Jersey", prepared by Jason M. Marciano, PE, PP, dated January 29, 2021, last revised February 11, 2021;
- Architectural Plans entitled "New Construction for the Berner Residence, Lot: 13, Block: 49, 18 G Street, Seaside Park, New Jersey", prepared by Dario L. Pasquariello, RA, AIA, dated January 28, 2021, consisting of three (3) sheets;
- A Development Application;
- Site photos (3); and,
- Tax & utility certifications.

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 5,000 SF within an R Zone District and provides 50 feet of road frontage along the north side of G Street approximately 220 feet west of its intersection with North Ocean Avenue. The property currently contains a 2-story single-family dwelling with associated steps, concrete driveway, rear yard patio, and detached shed.

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The Applicant proposes to remove all existing site improvements and construct a new 3,901 s.f., 2.5-story elevated single family dwelling with a front and rear stairways, front and rear covered porches, rear paver patio, pool, detached garage, and paver driveway.

2. Surrounding Uses

Properties surrounding the subject property 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	5,000 s.f.	5,000 s.f.
Minimum Lot Width	50 feet	50 feet	50 feet
Minimum Lot Depth	50 feet	100 feet	100 feet
Minimum Front Setback	15 feet	0 feet	7.0 feet (V)
Minimum Rear Setback	20 feet	32.5 feet	36.42 feet
Minimum Side Setback	5 feet	10.7 feet	5.25 feet
Minimum Combined Side Setback	15 feet	21.5 feet	18.0 feet
Maximum Lot Coverage by Building	40%	28.7% ±	40.16% (V)
Maximum Floor Area Ratio	90%	50.7% ±	78.02% ±
Maximum Impervious Lot Coverage	65%	56.8% ±	64.65%
Maximum Building Height	3-story / 35 feet above top of curb	2-story / 21.9 feet above top of curb	2.5-story / 35 feet above top of curb
Minimum Accessory Side Yard	5 feet	N/A	5.1 feet



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DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Minimum Accessory Rear Yard	5 feet	N/A	5.1 feet
Maximum Detached Garage Height	16 Feet	N/A	15.9 feet
Maximum Detached Garage Area	576 square feet	N/A	252 square feet
Minimum Pool Side Yard	5 feet	N/A	5.25 feet
Minimum Pool Rear Yard	5 feet	N/A	5.25 feet
Minimum Pool Front Yard	20 feet	N/A	76.75 feet
Minimum Building Separation	8 feet	N/A	10.6 feet

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

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

- a. **Section 200-67.E.(1)(c)[4]** – The minimum front yard setback is 15 feet; 7.0 feet is proposed.
 - b. **Section 200-67.E.(4)** – The maximum building coverage is 40 percent; 40.16 percent is proposed.
4. The Applicant has provided sufficient information in accordance with Ordinance Section 200-73.A.(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 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 wood tie wall to the west and north sides of the property.
 - c. The Applicant should discuss the use of the proposed detached garage including how vehicles will access. Testimony should be provided regarding any utilities proposed to the garage.
 - d. Applicant should confirm areas beneath proposed front and rear stairs will be pervious. It is noted that the calculations provided show impervious coverage to be slightly under the maximum allowable. Any additional impervious area would trigger the need for a variance for impervious lot coverage.
 - e. Applicant should discuss location of the proposed electric meter and confirm air conditioning equipment will be elevated above the FEMA Base Flood Elevation per all applicable codes.
 - f. Applicant should reconcile architectural plans to variance plan. There appears to be a step at the east side of the house that extends past the exterior walls and into the parking area, impacting proposed parking spaces.
 - g. Applicant should confirm number of proposed bedrooms and single-family use.



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- h. The intention to preserve or remove existing concrete apron serving the western portion of the property should be discussed. Apron and depressed curb should be removed at subject lot and replaced with full face curb otherwise additional relief would be needed. Plans should be revised accordingly.
- 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 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
Blase & Kent Berner – Applicant
Lynne A. Dunn, Esq. – Applicant's Attorney
Jason M. Marciano, PE, PP – Applicant's Engineer
Dario L. Pasquariello, RA, AIA – Applicant's Architect
Allison Coffin, PP – Applicant's Planner