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May 10, 2021

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

**Re: *Gordon
Use ('d') Variance – Review #1
Block 68, Lot 13
Location: 65 O Street
Zone: R (Residential)
Our File: HSSP0068.01***

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 "Plan of Survey, 51 Holly Road Associates, LLC, Borough of Seaside Park, Ocean County, New Jersey, Block 68, Lot 13", prepared by Jonathan A. Stuhl, LS, dated December 21, 2020, unrevised;
- Plot Plan and Architectural Plans entitled "51 Holly Road Associates, LLC, 65 O Street, Seaside Park, NJ 08752", prepared by Mark P. Marcille, dated May 4, 2021, unrevised, consisting of five (5) sheets;
- Elevation Certificate, prepared by David J. Von Steenburg, PLS, dated January 14, 2021;
- Email from the Seaside Park Tax Assessor, dated April 22, 2021;
- A Development Application;
- Site photos (6); 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 south side of O Street approximately 125 feet east of its intersection with East Central Avenue. The property currently contains a 2-story three-family dwelling with associated steps, covered porches, concrete driveway, and storage sheds.



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The Applicant proposes to remove/abandon the existing ground floor dwelling unit and convert the three-family dwelling into a two-family dwelling. The existing storage sheds and side covered porches will be removed and a first and second floor deck will be constructed along the rear façade of the dwelling.

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	±5.5 feet	±5.5 feet (EC)
Minimum Rear Setback	20 feet	52.4 feet	±31 feet
Minimum Side Setback	5 feet	±8.5 feet	±9 feet
Minimum Combined Side Setback	15 feet	±18.5 feet	±18.5 feet
Maximum Lot Coverage by Building	40%	21.2%	18.1%
Maximum Floor Area Ratio	90%	48.8%	31.3%
Maximum Impervious Lot Coverage	65%	47.02%	43.96%
Maximum Building Height	3-story / 35 feet above top of curb	2-story / 23.1 feet above top of curb	2-story / 23.1 feet above top of curb
Minimum Accessory Side Yard	5 feet	10 feet ±	N/A



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DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Minimum Accessory Rear Yard	5 feet	48.5 feet ±	N/A

(EC) – Existing Condition

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

- a. **Section 200-67.B.** – The permitted principle uses of land and buildings in the Residential Zone are detached single-family dwellings or public uses, whereas a two-family dwelling is proposed in the Residential Zone
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)	Request for Use Variance	\$520.00
	Subtotal:	\$520.00

b. **Professional Services Escrow Fees:**

Ordinance Section

200-11B(2)	Request for Use Variance	\$1,150.00
	Subtotal:	\$1,150.00

We recommend the Borough collect \$520.00 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, including but not limited to the front



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yard setback to the principle building, front yard setback to the access structure, and number of curb cuts permitted on the property.

- b. The property is located within an AE-7 FEMA Flood Zone. The Applicant should discuss compliance with regulations regarding same. Further the Applicant should discuss whether the proposed development meets the definition of substantial improvements per Borough Code.
- 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, flood vent locations and the ground floor wall material.
- b. 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, including Section 200-67.E.(1)(b)[5][a] which states the height of the platform shall not be greater than one foot higher than the height required for the minimum flood height requirement in the designated flood zone.
- c. Applicant should review the Elevation Certificate for the benefit of the Board.
- d. Applicant should confirm number of proposed bedrooms and two-family use.
- e. Applicant should verify the proposed number of parking spaces comply with both RSIS and Borough requirements.
- f. The Applicant should discuss whether the existing ground cover in the rear yard will remain or be modified, as the pictures provided appear to show a mix of grass and stone areas.
- g. The Applicant should clarify if the existing fences in the rear and side yards will be removed and the timing of construction for the proposed 6 foot high wood fence.
- h. 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.



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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/dol

cc: Sandra Martin – Board Secretary
Gregory Hock, Esq. – Planning Board Attorney
Gary Royer – Zoning Officer
Jamie Gordon – Applicant
Lynne A. Dunn, Esq. – Applicant's Attorney
Mark Marcille – Applicant's Architect