



June 16, 2021

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

**Re: Lupo
Use ('d') Variance – Review #2
Block 44, Lot 3
Location: 56-58 Brighton Avenue
Zone: R (Residential)
Our File: HSSP0044.02**

Dear Planning Board Members:

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

- Architectural Plans entitled “Proposed New Residence for: 56-58 Brighton Ave, Seaside Park, New Jersey”, prepared by Michel Di Salvo, RA, dated April 25, 2021, last revised June 10, 2021, consisting of four (4) sheets; and,
- Various submission items previously provided.

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 Brighton Avenue approximately 72 feet east of its intersection with East Central Avenue. The property currently contains a 2-story two-family dwelling and a 1-story single family dwelling with associated improvements including but not limited to a stone driveway, covered porches, concrete patios/pads, paver patio, steps, walkways, outdoor wood showers, and fences

The Applicant proposes to demolish the existing two-story and one-story dwelling and construct a new 3-story two-family dwelling. A concrete paver driveway, rear wood landing and steps, and gravel area are also proposed.

2. Surrounding Uses

Properties surrounding the subject property to the north, east, and south are similarly zoned R (Residential) and properties to the west are zoned MX (Mixed Use) and contain a mix of residential parcels.



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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	±6 feet	15 feet
Minimum Rear Setback	20 feet	±2 feet	20 feet
Minimum Side Setback	5 feet	±4 feet	7.5 feet
Minimum Combined Side Setback	15 feet	±8.4 feet	15 feet
Maximum Lot Coverage by Building	40%	33.5%	±37.1%
Maximum Floor Area Ratio	90%	42.4%	81.0%*
Maximum Impervious Lot Coverage	65%	±41.6%	±57%
Maximum Building Height	3-story / 32 feet above FEMA Flood Elevation +2 feet of freeboard	2-story / <32 feet	3-story / 31.8 feet above FEMA Flood Elevation +2 feet of freeboard

* - Floor Area Ratio calculations exclude garages and foyers at ground level. Applicant to confirm area will be flood proofed.

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.

It appears that no additional variances and/or design waivers are necessary with this application.



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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:
- Reasons supporting the granting of required variance and/or design waivers and continuance of existing condition nonconformities.
 - Applicant should verify the site is actively/currently being used as a 3-family use.
 - The Applicant should clarify the revised location of the air conditioning equipment. It appears that the air conditioning equipment is now proposed within the front and rear rooftop deck area as depicted on the revised architectural plans. The Applicant shall verify location and confirm the air conditioning platforms in the rear yard are no longer proposed.
 - Applicant should discuss the proposed use of the rooftop deck and the impacts that it may have to the surrounding neighborhood and the air conditioning equipment nearby.
 - The property is located within an AE-8 FEMA Flood Zone. The Applicant should discuss compliance with regulations regarding same.



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- f. 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.
- g. It appears that runoff in the rear yard will be directed to a low spot in the northerly corner of the property. The Applicant and/or Applicant's Engineer should clarify if proposed grading can be modified to direct surface runoff to the Brighton Avenue right-of-way.
- h. The Applicant should clarify the proposed access to the electric meters. A separate landing and fixed stairs to provide access to the electric meters appears to be required. The Applicant shall confirm that separate access to the electric meters will be provided and will comply with all applicable requirements outlined in Section 200-67.E(1)(B)[9].
- i. Applicant should verify compliance with the applicable conditions outlined in Section 405 Article III Driveways, specifically Section 405-20 Curb Cut Specifications & Section 405-21 Drive Apron, Sidewalk, and Curb Construction Specifications.
- j. The pavement reconstruction detail indicates 3" bituminous stabilized base course, whereas 5" of hot-mix bituminous stabilized base course is required. Applicant will be required to comply with the conditions outlined in Section 405-12.C(2) regarding restoration of streets surfaced with bituminous concrete.
- k. Applicant should review the Elevation Certificate for the benefit of the Board.
- l. Applicant should confirm number of proposed bedrooms and two-family use and verify the proposed number of parking spaces comply with both RSIS and Borough requirements.
- m. The Applicant should discuss the extent of the proposed gravel ground cover shown in the rear yard of the property.
- n. The Applicant should clarify if the existing fences in the rear and side yards will be removed.
- o. 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.
- p. Should the Applicant receive Board approval, a revised variance plan depicting all required changes shall be provided to the Borough's office for resolution compliance review. The Applicant shall verify compliance with this condition.



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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
Michael and Marisa Lupo – Applicant
Lynne A. Dunn, Esq. – Applicant's Attorney
Michele DiSalvo, RA – Applicant's Architect
Bruce A. Jacobs, PE – Applicant's Engineer