

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

September 15, 2021

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

**Re: Albanese
Bulk Variance – Review #1
Block 75.01, Lot 31
Location: 114 O Street
Zone: R (Residential)
Our File: HSSP0075.03**

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:

- Survey entitled “Survey of Property, Tax Lot 31 – Block 75.01, 114 O Street, Borough of Seaside Park, Ocean County, New Jersey” consisting of one (1) sheet, prepared by Lakeland Surveying, dated December 2, 2020, unrevised;
- Plan entitled “Plot Plan for Variance Plan, 114 O Street, Block 75.01 – Lot 31, Borough of Seaside Park, Ocean County, New Jersey” consisting of one (1) sheet, prepared by MCH Engineering, Inc., dated September 9, 2021;
- Architectural Plans entitled “Albanese Residence, Renovation / Lift, O Street, Seaside Park, NJ, Block: 75.01, Lot: 31” consisting of two (2) sheets, prepared by PDRdesigns, LLC, dated September 9, 2021, unrevised;
- Site Photos (6); and,
- 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 a corner lot indicated to contain 3,200 SF within an R Zone District and provides 40 feet of road frontage along the north side of O Street and 80 feet of road frontage along the east side of Bayview Avenue. The property currently contains a 1-story single-family dwelling with associated improvements including but not limited to a paver driveway, covered porches, paver patio, wood decks, sheds, steps, and walkways.

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Seaside Park Planning Board
 Re: Albanese
 Bulk Variance – Review #1

September 15, 2021
 Our File No. HSSP0075.03
 Page 2

The Applicant proposes to elevate the existing one-story dwelling and also construct a new addition atop the elevated dwelling. A concrete driveway, covered porches and steps, AC platforms, paver walkways, covered patios, and stone areas are also proposed. The existing masonry shed in the northeasterly corner of the property is proposed to remain.

2. Surrounding Uses

Properties surrounding the subject property are similarly zoned R (Residential).

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	3,200 s.f.	3,200 s.f. (EC)
Minimum Lot Width	50 feet	40 feet	40 feet (EC)
Minimum Lot Depth	50 feet	80 feet	80 feet
Minimum Front Setback (Bayview Avenue)	15 feet	±7 feet	7.6 feet (V)
Minimum Front Setback (O Street)	15 feet	12 feet	12 feet (EC)
Minimum Rear Setback	20 feet	N/A	N/A
Minimum Side Setback	4 feet	3.6 feet	3.6 feet (EC)
Minimum Combined Side Setback	9.6 feet	25.6 feet	17 feet
Maximum Lot Coverage by Building	40%	±37.6%	±36.9%
Maximum Floor Area Ratio	90%	27.5%	62.2%*
Maximum Impervious Lot Coverage	60%	±63.8%	±51.6%
Maximum Building Height	3-story / 26.24 feet**	1-story / 12.32 feet	2-story / 26.14 feet

(EC) – Existing Condition

(V) – Variance Required



Seaside Park Planning Board
Re: Albanese
Bulk Variance – Review #1

September 15, 2021
Our File No. HSSP0075.03
Page 3

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

** - Maximum height of building = (Lot Area * 0.0032) + 16 (Section 200-67.E(7)(d)[2])

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 required is 15 feet, whereas 7.6 feet is proposed from Bayview Ave.

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

b. **Section 200-67.C(1)(b)** – The minimum side yard setback required for an accessory structure is 5 feet, whereas 2.2 feet is shown to remain.

c. **Section 200-67.E(1)(c)[1]** – The minimum lot area required is 5,000 square feet, whereas 3,200 square feet is shown to remain.

d. **Section 200-67.E(1)(c)[2]** – The minimum lot width required is 50 feet, whereas 40 feet is shown to remain along O Street.

e. **Section 200-67.E(1)(c)[4]** – The minimum front yard setback required is 15 feet, whereas 12 feet is shown to remain along O Street.

f. **Section 200-67.E(2)(a)** – The minimum side yard setback required is 4 feet, whereas 3.6 feet is shown to remain.

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 Bulk Variance	\$280.00
	Subtotal:	\$280.00



Seaside Park Planning Board
Re: Albanese
Bulk Variance – Review #1

September 15, 2021
Our File No. HSSP0075.03
Page 4

b. **Professional Services Escrow Fees:**

Ordinance Section

200-11B(2)	Request for Bulk Variance	\$690.00
	Subtotal:	\$690.00

We recommend the Borough collect \$280.00 in nonrefundable application fees and \$690.00 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 variances and/or design waivers and continuance of existing condition nonconformities.
 - The property is located within an AE-7 FEMA Flood Zone. The Applicant should discuss compliance with regulations regarding same.
 - 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.
 - It appears that a portion of surface runoff will be directed to a low spot in the northeasterly 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 Bayview Avenue right-of-way.
 - 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].
 - 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. The sidewalk adjacent to the driveway should be reconstructed as 6" thick, reinforced with wire mesh.
 - Applicant should confirm number of proposed bedrooms and single-family use and verify the proposed number of parking spaces comply with both RSIS and Borough requirements.



Seaside Park Planning Board
Re: Albanese
Bulk Variance – Review #1

September 15, 2021
Our File No. HSSP0075.03
Page 5


- h. The Applicant should confirm that the proposed fences will comply with Section 200-40 of the Borough Municipal Code.
- i. Applicant should discuss any existing or proposed buffering and landscaping in the areas of existing side yard setback deficiencies.
- j. The Applicant should clarify the limit of disturbance within the Borough right-of-way. Applicant is responsible for obtaining all required permits for work proposed within the right-of-way.
- k. 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.
- l. 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.

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
Toni and James Albanese – Applicant
Lynne A. Dunn, Esq. – Applicant's Attorney
Paul David Rugarber, AIA – Applicant's Architect
Matthew C. Hockenbury, PE – Applicant's Engineer