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February 16, 2022

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

**Re: Vasquez
Use ('d') Variance – Review #1
Block 73, Lot 6
Location: 16 Lafayette Avenue
Zone: R (Residential)
Our File: HSSP0073.02**

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:

- Survey entitled "Survey of Property, 1516 Boulevard, 37 Lafayette Avenue, Lot 6, Block 73, Tax Map Sheet, No. 13, Borough of Seaside Park, Ocean County, New Jersey" consisting of one (1) sheet, prepared by Ronald W. Post Surveying, Inc., dated November 3, 2021, unrevised;
- Plan entitled "Site Plan, House Renovation, 1516 Boulevard, 37 Lafayette Avenue, Lot 6 in Block 73, Borough of Seaside Park, Ocean County, New Jersey" consisting of one (1) sheet, prepared by TEC Engineering, dated December 20, 2021, unrevised;
- Architectural plans entitled "1516 Boulevard, Seaside Park, NJ, 08752, Block 73, Lot 6, Ocean County" consisting of three (3) sheets, prepared by Jason Peist Architect, LLC, dated February 7, 2022, unrevised; (*Not to scale*)
- Elevation Certificate, prepared by Ronald W. Post Surveying, Inc., dated December 3, 2018;
- Email from the Seaside Park Tax Assessor, dated July 23, 2021;
- Submittal Letter prepared by Hierung, Dupignac, Stanzone & Dunn, P.C, dated February 9, 2022;
- Email from the Borough Tax Assessor dated May 29, 2021;
- Hand drawn floor plans prepared by Applicant, undated;
- Incomplete Development Application (*Not signed*); and
- Site photos (6).

Based upon our review of the above information, we offer the following comments for your consideration:

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1. Property Description

The subject property is a corner lot indicated to contain 4,020 SF within an R Zone District and provides 100.5 feet of road frontage along the south side of Lafayette Avenue and 40 feet of road frontage along the east side of Boulevard. The property currently contains a one-story single-family residential dwelling, two-story multi-family (3 Units) residential dwelling, and associated improvements including but not limited to a concrete/gravel driveway, concrete patio, wood deck, wood landing with steps, and fencing.

The Applicant is proposing to convert the existing multi-family dwelling into a single-family dwelling; no modifications are proposed to the existing single-family dwelling. The existing wood landings with steps along the easterly (rear) side of the multi-family dwelling will be removed and replaced with a new wood landing with steps. In addition, the existing basement within the multi-family dwelling is proposed to be filled to elevation 7.7 and utilities raised to an elevation of 8.0.

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. *(Note: The existing eastern single-family dwelling will be herein identified as Building A and the existing multi-family dwelling proposed to be converted to a single-family dwelling as Building B)*

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area	5,000 sf	4,020 s.f.	4,020 s.f. (EC)
Minimum Lot Depth	Corner Lot 50 feet & 25 feet	100.5 feet & 40 feet	100.5 feet & 40 feet
Minimum Front Setback - (Boulevard)	15 feet	0.2 (EC) Bldg B	0.2 (EC) Bldg B
Minimum Front Setback - (Lafayette)	15 feet	-1.9 feet (EC) Bldg A 0.8 (EC) Bldg B	-1.9 feet (EC) Bldg A 4.0 (EC) Bldg B
Minimum Side Setback	4.02 feet	-0.2 feet (EC)	-0.2 feet (EC)
Minimum Side Setback Combined	12.06 feet	3.73 feet (EC)	3.73 feet (EC)
Maximum Lot Coverage by Building	40%	42.5%	42.5% (EC)
Maximum Floor Area Ratio	90%	±63.5%	±59.6%
Maximum Impervious Lot Coverage	60%	±59.4%*	±59.4%*



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DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Maximum Building Height (A)	3-story / 31 feet	2-story / 28.41 feet	2-story / 28.41 feet
Maximum Building Height (B)	3-story / 31 feet	1-story / 16.35 feet	1-story / 16.35 feet

(EC) – Existing Condition

(V) – Variance Required

* – Excluding wood deck area. Applicant shall confirm ground cover beneath and details of proposed exterior stair.

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

- a. **Section 200-50** – No lot in the Residential Zone shall have erected upon it more than one principal permitted use, whereas two (2) detached single-family dwellings are proposed on the subject lot.

It appears that the following existing condition nonconformities would remain pertinent to the site:

- a. **Section 200-40.E** – No fence shall be erected in the public right-of-way under any circumstance, whereas an existing 3.5-foot wood fence is shown to remain within the Boulevard and Lafayette Avenue right-of-way.
 - b. **Section 200-67.E(1)(c)[1]** – The minimum lot area required is 5,000 square feet, whereas 4,020 square feet is shown to remain.
 - c. **Section 200-67.E(1)(c)[4]** – The minimum front yard setback required is 15 feet, whereas the entry stairs to Building A encroaching approximately 1.9 feet into the Lafayette Avenue right-of-way is shown to remain. There are several additional front yard encroachments along both frontages.
 - d. **Section 200-67.E(2)(a)** – The minimum side yard setback required is 4.02 feet, whereas an encroachment to -0.2 feet is shown to remain at Building A.
 - e. **Section 200-67.E(4)** – The maximum building coverage permitted is 40%, whereas approximately 42.5% is shown to remain.
 - f. **Section 200-67.E(9)(c)** – Only one (1) curb cut per building lot, whereas two (2) curb cuts are 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:



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a. **Nonrefundable Application Fees:**

Ordinance Section

200-11B(2)	Request for Use Variance	\$520.00
200-11B(2)	Request for Hardship Variance	\$280.00
	Subtotal:	\$800.00

b. **Professional Services Escrow Fees:**

Ordinance Section

200-11B(2)	Request for Use Variance	\$1,150.00
200-11B(2)	Request for Hardship Variance	\$690.00
	Subtotal:	\$1,840.00

We recommend the Borough collect \$800.00 in nonrefundable application fees and \$1,840.00 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, including but not limited to the lot, area, lot depth, front yard setback, side yard setback and building coverage.
 - Applicant should discuss and clarify how the proposed interior modifications would result in a decrease in floor area.
 - Applicant should verify the site is actively/currently being used as a multi-family use.
 - The property is located within an AE-7 and AE-8 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.
 - No grading modifications appear to be proposed. 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.



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Additionally, the applicant should discuss any proposed mitigation to offset exceeding the maximum allowable building coverage, while approaching the limit of lot coverage on an undersized lot with severable setback violations.

- f. Applicant should review the Elevation Certificate for the benefit of the Board. In addition, the Applicant's Engineer should discuss the need to provide an updated Elevation Certificate should the application be approved.
 - g. Applicant should confirm number of bedrooms in the existing dwelling and the number of proposed bedrooms and single-family use within the modified dwelling. Applicant should verify the proposed number of parking spaces and confirm it complies with both RSIS and Borough requirements for the single-family dwellings on the subject property.
 - h. Applicant should discuss the existing and proposed access to each attic space.
 - i. Applicant should provide testimony regrading the existing deck at the existing single family dwelling, specifically addressing the height off ground, material, presence of railings or roof, and location relative to lot line.
 - j. The site plan depicts two (2) parking spaces outside the limit of the existing concrete and gravel driveway. It appears that the existing driveways need to be expanded to accommodate this parking. If a driveway expansion is proposed, additional variance relief would appear to be required for exceeding the maximum permitted lot coverage. Applicant should provide testimony regarding same.
 - k. The Applicant should discuss the ground cover in the areas where the existing landings and steps are proposed to be removed. In addition, the ground cover beneath the wood deck and wood landings should be clarified.
 - l. A signed copy of the development application should be provided.
 - m. Full size architectural plans, printed to scale, should be provided.
 - n. Current site photos of entire lot should be provided.
 - 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.
6. Based on our review, the Plans should be revised as follows:
- a. We note that there is a minor inconsistency between the architectural plan and FAR calculations on the site plan for the subject property. Same should be revised for clarity/consistency.



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- b. The lot coverage calculations, specifically the concrete and bilco door areas, appear to be inconsistent with the existing/proposed conditions. Check and revise as necessary.
- c. The majority of the property owners list on the plan are illegible. List should be revised to clearly depict same.

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

Douglas M. Rohmeyer, PE, CME, CFM
Planning Board Engineer

DMR/DEP/dol

cc: Sandra Martin – Board Secretary
Gregory Hock, Esq. – Planning Board Attorney
Gary Stucco – Director of Code, Construction and Zoning
Alberto and Jennifer Vasquez – Applicant
Lynne A. Dunn, Esq. – Applicant's Attorney
Jason Peist, AIA – Applicant's Architect
James Giordano, PE – Applicant's Engineer