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April 5, 2022

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

**Re: Hrynyk
Bulk Variance – Review #1
Block 35, Lot 5
Location: 48 First Avenue
Zone: R (Residential)
Our File: HSSP0035.03**

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 Map w/ Topography, Block 35, Lot 5, Borough of Seaside Park, Ocean County, New Jersey" consisting of one (1) sheet, prepared by East Coast Engineering, Inc., dated November 30, 2021, unrevised;
- Plan entitled "Variance Plot Plan, prepared for Bruce Hrynyk, Block 35, Lot 5, Borough of Seaside Park, Ocean County, New Jersey" consisting of one (1) sheet, prepared by East Coast Engineering, Inc., dated March 16, 2022, unrevised;
- Architectural plans and elevations entitled "Additions / Alterations for: Hrynyk Residence, Lot 5, Block 35, 48 First Avenue, Seaside Park, Ocean County, New Jersey 08752" consisting of three (3) sheets, prepared by Lanuto Architecture, LLC, dated March 15, 2022, unrevised;
- Submittal Letter prepared by Hering, Dupignac, Stanzione & Dunn, P.C, dated March 22, 2022;
- Development Application; and
- Site photos (3).

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

1. Property Description

The subject property is an interior lot indicated to contain 5,000 SF within an R Zone District and provides 50 feet of road frontage along the north side of First Avenue. The property currently contains a 1.5-story two-family residential dwelling, and associated improvements including but not limited to a stone driveway, shed, wood deck, shower under wood deck, wood landing with steps, and fencing.

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The Applicant is proposing to construct a second-floor addition and convert the existing two-family dwelling into a single-family dwelling. The existing wood landings with steps along the southerly (front) side of the dwelling will be removed and a new covered porch with steps is proposed along the westerly (side) of the dwelling. The existing A/C deck in the rear portion of the property is also proposed to be removed and a new platform is proposed near the northwestern corner of the dwelling. In addition, all living spaces and associated improvements within the lower level will be removed and same will be used as storage space.

2. Surrounding Uses

Properties surrounding the subject property to the north and east are similarly zoned R (Residential). Adjacent lot to the west and across First Avenue to the south are situated in the MX (Mixed Use) Zone and BU (Business) Zone, respectively.

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 sf	5,000 sf
Minimum Lot Width	50 feet	50 feet	50 feet
Minimum Lot Depth	50 feet	100 feet	100 feet
Minimum Front Setback	15 feet	9 feet	9 feet (V)
Minimum Side Setback	5 feet	7.6 feet	7.6 feet
Minimum Side Setback Combined	15 feet	21.4 feet	17.6 feet
Minimum Rear Setback	20 feet	25.4 feet	25.4 feet
Maximum Lot Coverage by Building	40%	23.3%	24.4%
Maximum Floor Area Ratio	90%	±31.2%	±45.6%
Maximum Impervious Lot Coverage	60%	±23.2%*	±26%*
Maximum Building Height	3-story / 32 feet	1.5-story / <32 feet	2-story / 29.1 feet
Minimum Accessory Side Setback	5 feet	5.2 feet	5.2 feet
Minimum Accessory Rear Setback	5 feet	7.6 feet	7.6 feet

(EC) – Existing Condition

(V) – Variance Required

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



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The Applicant has not specifically requested any variances and/or design waivers, however the following variance relief appears to be required with this application:

- a. **Section 200-67.E(1)(c)[4]** – The minimum front yard setback required is 15 feet, whereas a setback of approximately 9 feet 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)	Request for Hardship Variance	\$280.00
	Subtotal:	\$280.00

b. **Professional Services Escrow Fees:**

Ordinance Section

200-11B(2)	Request for Hardship 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:
- 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 yard setback.
 - b. Applicant should verify the site is actively/currently being used as a multi-family use and same will be a single-family use post-development.
 - c. 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.
 - d. The Applicant should clarify the elevations of proposed utilities and confirm if any will be located below the base flood elevation (BFE).



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- e. 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.
 - f. Applicant should confirm 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.
 - g. Applicant should provide testimony regarding the proposed decks at the dwelling, specifically addressing the height off ground, material, presence of railings or roof, and location relative to lot line, and extent of each of the two stories.
 - h. The Applicant should discuss the ground cover for the entire lot, particularly 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, noting the rear deck and underlying ground appears to be pervious. Extent of stone driveway subject to vehicular travel should be clarified.
 - 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.
 - j. Applicant should confirm if existing chimney is to be removed as the plans and coverage chart appear to conflict.
 - k. Applicant shall provide site photos depicting existing conditions, specifically for the rear yard.
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 Variance Plot Plan for the subject property. Same should be revised for clarity/consistency.
 - b. Architectural plans should indicate design flood elevation (DFE) as two (2) feet above the base flood elevation (BFE).

The right is reserved to present additional comments pending the receipt of revised Plans and/or testimony of the Applicant before the Board



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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 for:

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
Bruce and Diane Hrynyk – Applicant
Lynne A. Dunn, Esq. – Applicant's Attorney
Amanda M. Lanuto and Tom Lanuto, RA – Applicant's Architects
Jason Marciano, PE, PP – Applicant's Engineer