



JOHN H. ALLGAIER, 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

April 8, 2022

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

**Re: D'Andrea  
Bulk Variance – Review #1  
Block 74.01, Lot 22  
Location: 126 N Street  
Zone: R (Residential)  
Our File: HSSP0074.10**

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:

- Building Plot Plan, #126 N Street, Lot 22, Block 74.01, Borough of Seaside Park, County of Ocean, New Jersey, consisting of one (1) sheet, prepared by Morgan Engineering & Surveying, LLC, dated February 25, 2022, unrevised;
- Boundary and Topographic Survey, Lot 22, Block 74.01, Borough of Seaside Park, County of Ocean, New Jersey, consisting of one (1) sheet, prepared by Morgan Engineering & Surveying, LLC, dated January 18, 2022, unrevised;
- Architectural plans & elevations, D'Andrea Residence, Cottage Renovation, 126 "N" Street, Seaside Park, NJ 08752M, consisting of five (5) sheets, prepared by MG Architects, dated February 16, 2022, unrevised;
- Submittal Letter prepared by Morgan Engineering & Surveying, LLC, dated March 7, 2022; 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 lot indicated to contain approximately 2,000 SF within an R Zone District and provides 40 feet of road frontage along the north side of N Street. The property currently contains a 1-story single-family dwelling with associated improvements including but not limited to a driveway, covered front porch, rear steps, and walkways. As per the FEMA Preliminary Flood Insurance Rate Map (P-FIRM), the property is located within an AE-7, special flood hazard area, which is regulated by the NJDEP.

The Applicant is proposing to construct an approximately 43 square foot addition along the easterly façade of the dwelling. In addition, portions of the existing walkway and steps will be modified,



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removed and/or expanded, and the walls of the enclosed porch are to be removed. No other site improvements and/or grading modifications appear to be proposed.

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	2,000 s.f.	2,000 s.f. (EC)
Minimum Lot Width	50 feet	40 feet	40 feet (EC)
Minimum Lot Depth	50 feet	50 feet	50 feet
Minimum Front Setback	15 feet	5.5 feet	5.5 feet (EC)
Minimum Rear Setback	20 feet	13 feet	13 feet (EC)
Minimum Side Setback	4 feet	3.6 feet	3.6 feet (EC)
Minimum Combined Side Setback	8 feet	11.4 feet	11.4 feet
Maximum Lot Coverage by Building	40%	±38.7%	±40.8% (V)
Maximum Floor Area Ratio	90%	±38.7%	41.7%
Maximum Impervious Lot Coverage	60%	±44.1%	±45.2%
Maximum Building Height	3-story / 22.4 feet*	1-story / ±10 feet	1-story / ±10 feet

(EC) – Existing Condition

(V) – Variance Required

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

The Applicant has not specifically requested any variances and/or design waivers, however the following appear to be necessary in connection this application:

- a. **Section 200-67.E(4)** – The maximum building coverage permitted is 40%, whereas a building coverage of 40.8% is proposed.



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

- b. **Section 200-48.A(2)** – Each drive to a single-family or two-family dwelling shall have a width of at least 10 feet, but not more than 12 feet at their opening; whereas the existing driveway opening appears to be less than 10 feet wide.
  - c. **Section 200-67.E(1)(c)[1]** – The minimum lot area required is 5,000 square feet, whereas approximately 2,000 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.
  - e. **Section 200-67.E(1)(c)[4]** – The minimum front yard setback required is 15 feet, whereas 5.5 feet is shown to remain.
  - f. **Section 200-67.E(2)(a)** – The minimum side yard setback required is 4 feet, whereas 3.6 feet is shown to remain.
  - g. **Section 200-67.E(3)** – The minimum rear yard setback required is 20 feet, whereas 13 feet is shown to remain.
  - h. **Section 200-67.E(9)(a)** – The minimum number of off-street parking required for a dwelling with four or less bedrooms is two (2) parking spaces with minimum dimensions of 9 feet by 18 feet, whereas no off-street parking spaces were previously provided and none are 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 Bulk Variance	\$280.00
	<b>Subtotal:</b>	<b>\$280.00</b>

b. **Professional Services Escrow Fees:**

**Ordinance Section**

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



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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 lot area, lot width, front yard setback, side yard setback, and rear yard setback.
  - b. Applicant should verify the site is actively/currently being used as a single-family use.
  - c. The property is located within an AE-7 FEMA Flood Zone. The Applicant should discuss compliance with regulations regarding same, noting the finished floor elevation is proposed at elevation 5.1. In addition, the Applicant's Engineer should address the applicable permitting requirements, clarifying whether the proposed development is authorized under any permit-by-rule and/or if any applications have been submitted to NJDEP for an FHA permit(s).
  - d. Applicant should discuss if the proposed work falls under the definition of "substantial improvement".
  - e. Applicant should clarify if fixed stairs and landings providing access to the electric meter will be provided and same will comply with all applicable requirements outlined in Section 200-67E(1)(b)[9].
  - f. The subject property appears to be generally flat with several apparent low spots which may collect standing water and 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.
  - g. Applicant should confirm the number of bedrooms in the existing and proposed conditions. Applicant should verify the proposed number of parking spaces and confirm it complies with both RSIS and Borough requirements for the single-family dwelling on the subject property.
  - h. Applicant should provide testimony on all existing and proposed ground cover on the property.
  - i. Applicant should provide testimony regarding the existing eight (8) foot wide right-of-way and easement for ingress by foot or vehicles for the benefit of adjacent Lot 23. It appears that the existing dwelling and proposed addition encroach this easement. Authorization from the owner of Lot 23 is required as development encroaches further into the easement
  - j. 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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- k. Should the Applicant receive Board approval, a revised variance plan depicting all required changes shall be provided to the Planning Board 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*  
Douglas M. Rohmeyer, PE, CME, CFM  
Planning Board Engineer

DMR/DEP/dol

cc: Sandra Martin – Board Secretary  
Gregory Hock, Esq. – Planning Board Attorney  
Gary Stocco – Supervisor of Code, Construction, and Zoning  
Lorraine D'Andrea – Applicant  
Robert Santangelo, Esq. – Applicant's Attorney  
Mathew R. Wilder, PE – Applicant's Engineer  
Scott O. Graham, AIA – Applicant's Architect