

February 6, 2023

**VIA EMAIL**

Chairman Richard J. McGoey  
Borough of Bay Head Planning Board  
82 Bridge Avenue, P.O. Box 248  
Bay Head, NJ 08742

Application for Bulk Variance  
Phyllis Reetz  
42 Egbert Street - Block 71, Lot 4  
Borough of Bay Head, Ocean County, New Jersey  
Colliers Engineering & Design Project No. BAP-0216

Dear Chairman McGoey and Planning Board Members,

This office has reviewed the following documents in reference to the above Application:

1. Borough of Bay Head Development Application dated December 1, 2022;
2. "Boundary and Topographic Survey for Lot 11, Block 63," prepared by Alan R. Boettger, PLS, dated October 25, 2022;
3. Architectural Plan titled, "Reetz Residence, 42 Egbert Street," consisting of three (3) sheets, dated December 15, 2022, prepared by Mary Ortman, RA;
4. Variance Plan titled "Variance Plan 42 Egbert Street, Block 71, Lot 4" prepared by Joseph J. Kociuba, P.E. dated November 28, 2022, last revised December 13, 2022; and
5. Zoning Permit Denial dated December 18, 2022.

This Application was deemed complete on January 25, 2023. The Applicant proposes to construct a second story addition and an elevated mechanical platform at the north east corner of the dwelling.

The lot is in the R-50 Zone as shown on the Borough of Bay Head Zoning Map. The zoning requirements are shown on the following table:

Description	Required	Existing	Proposed
Min. Lot Area (SF)	5,000	5,016.07	5,016.07
Min. Lot Width (Ft.)	50	50.16	50.16
Min. Lot Frontage (Ft.)	50	50.16	50.16
Min. Front Yard (Ft.)	20	11.0 *	11.0 *
Min. Rear Yard (Ft.)	20	34.6	31.09

Min. Side Yard (Ft.)	6	4.2*	4.2**
Min. Combined Side Yard (Ft.)	16	17.3	17.3
Maximum Height	2.5 Stories/32.5 ft	2 Story/<32.5 ft	2 Story/<32.5 ft
Max. Building Lot Coverage (%)	35	35.33*	35.53**
Max. Lot Coverage by Structure (%)	50	37.56	37.76
Accessory Structure Front Setback (Ft.)	20	2.1*	2.1*
Accessory Structure Side Setback (Ft.)	4	1.2*	1.2*

\*Existing Non-Conforming

\*\*Proposal Non-Conforming

The application submittal has been reviewed for compliance with the Borough Ordinance. We offer the following comments:

1. The required front yard setback is 20 ft. The existing front yard setback of the dwelling is 11 ft. to the front step, and 14.9 ft. to the front of the dwelling. A variance is needed for this existing condition that will remain unchanged by this application.
2. The existing side yard setback to the east is 4.2 ft. where a minimum of 6 ft. is required. The proposed second story addition will be at a setback of 4.3 ft. from the easterly property line and the proposed mechanical platform will be at a setback of 6 ft. from the easterly property line. A variance for side yard setback is required for the addition and platform. It is recommended that the Applicant provide testimony to explain the need for the side yard setback variance.
3. The Applicant has submitted plans and calculations showing that the building coverage will increase from 35.33% to 35.53% due to the new platform. A variance is required for exceeding the maximum allowable building coverage. It is recommended that the Applicant explain why an increase in building coverage is required for the proposed improvements. It is also recommended that the size of the elevated platform and the proposed building coverage be confirmed and explained.
4. It is recommended that the Applicant provide testimony to show that the height of the dwelling does not exceed 32.5 ft. above the Preliminary Flood elevation of 8.0.
5. The setback to the garage is 2.1 ft. and 2.5 ft., where a minimum of 4 ft. is required. This is an existing condition that will remain unchanged by this application.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

Colliers Engineering & Design, Inc.



Susan S. Brasefield, P.E., P.P., CME  
Geographic Discipline Leader

SSB/el

cc: Darren Erbe, Planning Board Secretary (via email)  
Steven A. Zabarsky, Esq., Citta, Holzapfel & Zabarsky (via email)  
William Gage, Esq. (via email)  
Joseph Kociuba, KBA Engineering Services, LLC. (via email)  
Mary Ortman, RA (via email)

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