

101 Crawfords Corner Road
Suite 3400
Holmdel New Jersey 07733
Main: 877 627 3772



September 18, 2023

VIA EMAIL

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

Application for Bulk Variances
193 Park Avenue - Block 53, Lot 12
Borough of Bay Head, Ocean County, New Jersey
Colliers Engineering & Design Project No. BAP-0258

Dear Chairman McGoey and Planning Board Members,

We've received a copy of the above-referenced Application for bulk variance approval. The subject of the Application includes renovation of the existing two-story single-family home, a 335 square foot addition, relocation/elevation of existing air conditioning equipment, construction of a rear deck, and installation of an in-ground pool. The 0.11-acre property is located on the south side of Park Avenue (across from Western Avenue) and is within the R-50 Single-family Residential Zone.

In reference to the above Application, we have reviewed the following documents:

1. Plot Plan prepared by Charles E. Lindstrom, PE, titled, "Plot Plan Lot 12, Block 53," consisting of one (1) sheet dated June 28, 2023.
2. "Boundary and Topographic Survey for Lot 12, Block 53," prepared by William H. Doolittle, PLS, dated March 31, 2023 and last revised June 27, 2023.
3. Architectural Plans titled, "Kennedy Residence," consisting of three (3) sheets, dated July 7, 2023, prepared by Jeff Schneider, Architect.
4. Zoning Permit Denial dated July 17, 2023.
5. Photos of the existing dwelling (undated).
6. Completed Borough of Bay Head Development Application, dated July 25, 2023.

This Application was deemed complete on August 3, 2023.

There are several existing non-conforming conditions that are proposed to remain. Additional variance relief is also requested, as follows:

Description	Required	Existing	Proposed
Min. Lot Area (SF)	5,000	4,900	4,900
Min. Lot Width (Ft.)	50	35*	35*
Min. Lot Frontage (Ft.)	50	35*	35*
Min. Front Yard (Ft.)	20	14.2*	18.5**
Min. Rear Yard (Ft.)	10	72.6	60.8
Min. Side Yard (Ft)	6	0*	0**
Min. Combined Side Yard (Ft)	16	8.9*	8.7**
Maximum Height	2.5 Stories/32.5 ft	1.5 Story/32.5 ft	2 Story/32.5 ft
Max. Building Lot Coverage (%)	35	28.3	31.5
Max. Lot Coverage by Structure (%)	50	21.1	35.5
Accessory Structure Side Yard Setback (Ft.)	4	0.3*	0.3*
Accessory Structure Rear Yard Setback (Ft.)	10	13	13

* Existing variance.

** Proposed variance.

The Application submittal has been reviewed for compliance with the Borough Ordinance. We've reviewed the submitted documents and offer the following comments for the Board's consideration:

1. The existing lot width and the lot frontage are 35 feet where a minimum of 50 feet is required for each. These are existing conditions.
2. The existing lot area is 4,900 square feet where a minimum of 5,000 square feet is required. This is also an existing condition.
3. The existing dwelling is set back 14.2 feet from the front property line where a minimum of 20 feet is required. The Applicant is proposing to increase this to 18.5 feet and will continue to require the associated variance. The Applicant should provide testimony to supporting the requested relief and describing the proposed change in appearance to the front of the dwelling.
4. The existing dwelling has a side yard setback of 0 feet from the westerly property line where a minimum of 6 feet is required. According to the survey provided, we also note a portion of the dwelling encroaches 0.4 feet and the roof overhang encroaches 0.8 feet into the adjoining property (Lot 33). A portion of the Applicant's 6-foot-high wooden fence encroaches into the adjacent lot as well. These are existing conditions. The Applicant should provide testimony to supporting the need for the side yard setback variance as well as address the disposition of the various encroachments.
5. The existing dwelling has a combined side yard setback of 8.9 feet where a minimum of 16 feet is required. The Applicant is proposing to reduce this to 8.7 feet, exacerbating the current variance condition slightly. Testimony supporting the requested relief should be provided.

6. The Applicant is proposing to relocate and raise the HVAC equipment with a side yard setback of 3.7 feet from the westerly property line where 6 feet is required. Testimony supporting the requested relief should be provided.
7. The proposed pool equipment will be located 3.4 feet from the westerly property line where a minimum of 6 feet is required and a variance is required for the pool equipment.
8. The existing shed has a side yard setback of 0.3 feet where a minimum of 4 feet is required, requiring a variance.

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

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)



Robert A. Mullin, PE, PP, CME, CPWM
Planning Board Engineer

RAM/dmm

cc: Darren Erbe, Planning Board Secretary (via email)
Steven A. Zabarsky, Esq., Citta, Holzapfel & Zabarsky (via email)
William Gage, Esq., Applicant's Attorney (via email)
Charles E. Lindstrom, P.E., Lindstrom, Diessner & Carr, P.C., Applicant's Engineer (via email)
Jeff Schneider, Applicant's Architect (via email)

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