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December 5, 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 (**PBA No. 23-09**)
Marc and Caroline Packer
54 Bristol Place; Block 82, Lot 1
Borough of Bay Head, Ocean County, New Jersey
Colliers Engineering & Design Project No. BAP-0260

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 the construction of a new front entry porch and a second-floor addition above the existing garage. Also proposed are a ground-level patio, an upper-level patio (both bluestone) and an outdoor rinse station. The 0.23-acre property is located on the northeast corner at the intersection of Clayton Avenue and Bristol Place and is within the R-100 single-family Residential Zone.

We've received and reviewed the following documents:

1. "Plot Plan for Lot 1, Block 82", consisting of one (1) sheet prepared by Charles E. Lindstrom, PE, and dated August 21, 2023.
2. "Architectural Plans for the Packer Residence" consisting of five (5) sheets prepared by Jeff Schneider, Architect, and dated August 1, 2023.
3. "Boundary and Topographic Survey", prepared by William H. Doolittle, PLS, and dated June 6, 2023.
4. Zoning Permit Denial dated October 5, 2023.
5. Completed Borough of Bay Head Development Application, dated October 10, 2023.

Based on our review of the submitted information and the requirements of Section 147-44.B, the Application can be deemed **complete** as of this date.

We have reviewed the Application for compliance with the Borough ordinances and offer the following comments for the Board's consideration:

1. The subject of the Application includes the construction of a new front entry porch and a second-floor addition above the existing garage. The Applicant is also proposing a ground-level patio, an upper-level patio (both bluestone) and an outdoor rinse station. The 0.23-acre property is located on the north side of Bristol Place, approximately 300 feet west of Route 35, and is within the R-100 Single-family Residential Zone.
2. The property is bounded to north and east by existing residential properties; to the south by Bristol Place; and to the west by a 66-foot-wide former NJ Transit right-of-way (Block 73.01, Lot 1 owned by the State of New Jersey).
3. 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)	10,000	10,169.24	10,169.24
Min. Lot Width (Ft.)	100	98.9 (Note a)	98.9 (Note a)
Min. Front Yard (Ft.)	35	34.3 (Dwelling) *	34.3 (Dwelling) *
		28.9 (Porch) *	27.0 (Porch) **
		28.9 (Gar. Roof OH) *	28.9 (Gar. Roof OH) *
Min. Rear Yard (Ft.)	15	18.2	18.2
Min. Side Yard (Ft.)	10	10.2	10.2
Min. Combined Side Yard (Ft.)	25	25.9	25.9
Maximum Height	2.5 Stories / 32.5 ft	2 Story / 21.31 ft	2 Story / 21.31 ft
Max. Building Coverage (%)	35	23.3	24.4
Max. Lot Coverage by Str. (%)	50	30.4	33.1

* Existing variance

**** Proposed variance**

Note (a): Pursuant the definition of “non-conforming lot”, existing lots of record in the R-100 Zone on May 1, 1977 with a minimum area of 5,000 square feet and a minimum width of 50 feet are not considered non-conforming.

4. The following are existing non-conforming conditions and proposed to remain:
 - a. Front yard setback to the dwelling is 34.3 feet where 35 feet is required.
 - b. Front yard setback to the garage overhang is 28.9 feet where 35 feet is required. The proposed second floor addition over the garage does not exacerbate this condition.
5. The Applicant is requesting the following relief:
 - a. Chapter 147, Attachment 1, requires a front yard setback of 35.0 feet. The Applicant is proposing a front yard setback of 27.0 feet to the covered porch.

The Applicant should provide testimony supporting the requested relief.

6. The proposed outdoor rinse station is located at the rear of the dwelling and complies with the applicable side and rear yard setback requirements.
7. Should the application be approved, the Applicant will need to obtain all applicable building permits.

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)
Paul Pogorzelski, PE, Zoning Officer (via email)
Marc and Caroline Packer, Applicants, 1160 Park Avenue, Apt. 6-B, New York, NY 10128
William Gage, Esq., Applicant's Attorney (via email)
Charles E. Lindstrom, P.E., Lindstrom, Diessner & Carr, P.C., Applicant's Engineer (via email)

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