



YOUR GOALS. OUR MISSION.

KNPB-R1990

April 12, 2024
Via Email and Regular Mail

MacKenzie Bittle, Planning Board Secretary
Borough of Keansburg
29 Church Street
Keansburg, NJ 07734

**Re: New Dwelling/Bulk Variance Requests
6 Oceanview Avenue
Block 17, Lot 13
Residential Redevelopment Overlay (R-5A) Zone
First Engineering Review**

Dear Ms. Bittle:

As requested, we have reviewed the above referenced application to remove and replace existing concrete items surrounding the existing 2-story dwelling located at 6 Oceanview Avenue. The applicant has submitted the following documents in support of this application:

1. Keansburg Planning Board of Adjustment Site Plan Application Packet, dated January 19, 2024.
2. Certification & Assessment of Taxes, dated January 24, 2024.
3. Construction Office Letter of Denial, dated August 7, 2023.
4. Property Sketch, dated December 9, 2023.
5. Location Survey, prepared by William P. Swift, P.L.S., P.P., of Wm. DiMarzo & Son, Assoc., Inc., dated December 11, 2023, consisting of one (1) sheet.

A. Project Description

The subject property, also known as 6 Oceanview Avenue, is a developed 5,000 SF lot located within the Residential Redevelopment Overlay (R-5A) Zoning District. The existing lot is an interior lot with road frontage along Oceanview Avenue containing a 2-story, 2,491 SF concrete block foundation building and is surrounded by residential lots. The property is located in the "AE" Flood Zone, with a flood elevation of 11 feet.

The applicant is seeking approval to remove and replace the existing concrete surrounding the 2-story building within the lot. No adjustments to the existing building nor site layout beyond replacement of existing concrete has been proposed. The amount of concrete within the property to be adjusted, which includes sidewalk, driveway, and patio replacements, will require a variance approval for the maximum lot coverage requirement.

B. Bulk Requirements

The applicant has not provided a bulk schedule for the existing property and associated proposed improvements. A plan shall be submitted which includes a bulk schedule for the existing and proposed conditions of the property for further clarification.



In accordance with Section 22-5.6 of the Ordinance existing/proposed bulk deficiencies are noted as follows:

	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
1	Minimum Lot Area	5,000 SF	5,000 SF	5,000 SF
2	Minimum Lot Frontage	50'	50'	50'
3	Minimum Front Yard Setback	25'	23.4' ^(E)	23.4' ^(V)
4	Minimum Side Yard Setback	7.5'	7.4' ^(E)	7.4' ^(V)
5	Minimum Side Yard Setback - <i>Total</i>	15'	15.5' ^(C)	15.5'
6	Minimum Rear Yard Setback	25'	31'	31'
7	Minimum Lot Circle	35'	35'	35'
8	Min. Gross Residential Ground Floor Area	600 SF	1,516 SF	1,516 SF
9	Maximum Lot Coverage – <i>Principal Bldg.</i>	25%	30.3% ^{(E) (C)}	30.3% ^{(V) (C)}
10	Maximum Lot Coverage – <i>All</i>	50%	84% ^(E)	84% ^(V)
11	Maximum Building Height	2 ½ Stories (35')	2 Stories	2 Stories
12	Minimum Improved Off-Street Parking*	2	2	2

(E) – Existing Nonconformity

(C) – Calculated

(W) – Waiver

(V) – Variance

NA – Not Applicable

NS – Not Specified, the applicant shall confirm this dimension.

*Section 22-9.3 of the Ordinance requires a total of two (2) Off-Street Parking Spaces for the subject development. Section 22-9.3. a.5 states “*A one-car garage and driveway combination shall count as 2 off-street parking spaces, provided the driveway measures a minimum of thirty (30') feet in length between the face of the garage door and the sidewalk or thirty five (35') to the curblin. Two-car garage and driveway combination shall count as 4.0 off-street parking spaces, provided the minimum width of the driveway is twenty (20') feet and its minimum length is as specified above for a one-car garage.*”

1. The existing layout of the property contains a two-car garage and driveway combination, and no adjustments to the layout have been proposed as part of this submission. Therefore, a driveway waiver will not be required.

C. Variances Required

In order to approve this application, the Board would have to grant variances for the bulk conditions and pre-existing non-conformities noted in the chart above, as well as variances per the below Sections of the Ordinance regarding construction of non-compliant structures, as listed below:

1. **Section 22-5.2.c** – “*No building or structure shall hereafter be erected and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land or building or portion of a building or structure to be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations herein specified for the district in which it is located.*” **The applicant proposes to remove and replace the concrete items surrounding the existing 2-story building.**

D. General Comments

1. The applicant has provided a Location Property Survey for Tax Lot 13, Block 17 which identifies the following:
 - a. Two (2) story frame dwelling
 - b. Vinyl shed
 - c. Concrete driveway
 - d. Concrete sidewalk
 - e. Concrete patio

Please note that it appears that the applicant has added a new concrete patio to the rear of the property and concrete sidewalk along either side of the existing dwelling whereby they've created a condition where 84% of the property is now impervious. This not only impacts the drainage runoff, which could negatively impact the adjoining properties, it has also created a need for a variance for impervious lot coverage.

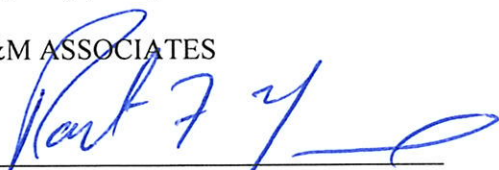
It is our recommendation that the applicant remove 1700 sf of concrete that a lot coverage variance is not required.

2. The project site is located in the Coastal Area Facilities Review Act (CAFRA) Zone. The applicant shall comply with any applicable NJDEP requirements. We defer further review to NJDEP.
3. The following construction details shall be provided and comply with the standards of the Borough Ordinance:
 - a. Concrete sidewalk
 - b. Concrete patio

We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to testimony presented at the public hearing. If you have any questions or require additional information, please call.

Very truly yours,

T & M ASSOCIATES



ROBERT F. YURO, P.E., C.M.E.
BOROUGH OF KEANSBURG
PLANNING BOARD OF ADJUSTMENT ENGINEER

RFY:HNS:na

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