



YOUR GOALS. OUR MISSION.

KNPB-R2000

June 3, 2024
Via Email and Regular Mail

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

**Re: New Dwelling/Bulk Variance/Minor Subdivision Requests
Sandy Beaches, LLC
29 Woodland Avenue
Block 27, Lot 6
Residential Redevelopment Overlay (R-5A) Zone
First Engineering Review**

Dear Ms. Bittle:

As requested, we have reviewed the above referenced application to demo an existing single-family house within the lot and construct two new three (3) story, 4-bedroom, single-family dwellings located at 29 Woodland Avenue, labeled as 29A and 29B, along with subdivision of the existing lot for each proposed building. The applicant has submitted the following documents in support of this application:

1. Keansburg Planning Board of Adjustment Site Plan Application Packet, dated January 3, 2024.
2. Certification & Assessment of Taxes, dated January 18, 2024.
3. Location Survey, prepared by R&T Land Surveying, dated September 18, 2022, consisting of one (1) sheet.
4. Architectural Plans prepared by Albert Ondar of A. Ondar Design & Architecture, dated July 19, 2023, consisting of four (4) sheets.
5. Site Plan prepared by Albert Ondar of A. Ondar Design & Architecture, dated July 19, 2023, consisting of two (2) sheets.

A. Project Description

The subject property, also known as 29 Woodland Avenue, is a developed interior lot located within the Residential Redevelopment Overlay (R-5A) Zoning District with frontage along Woodland Avenue to the South, and currently contains a 1.5-story single-family dwelling with associated walkways and fencing. The property is located in the "AE" Flood Zone, with a flood elevation of 11 feet.

The applicant is seeking approval to raze the existing 1.5-story dwelling and construct two (2) new 3-story, 4-bedroom, single-family dwellings with associated decks, driveways, and utility channels. The two proposed buildings are referred to as 29A and 29B Woodland Avenue on the Architectural and Site Plans. The applicant is also seeking minor subdivision approval to subdivide the property into two (2) new lots to accommodate the new proposed residential dwellings.



B. Bulk Requirements

In accordance with Section 22-5.4 of the Ordinance existing/proposed bulk deficiencies are noted as follows:

	DESCRIPTION	REQUIRED	EXISTING	PROPOSED	PROPOSED
1	Minimum Lot Area	5,000 SF	7,500 SF	3,750 SF ^(V)	3,750 SF ^(V)
2	Minimum Lot Frontage	50'	75'	37.5' ^(V)	37.5' ^(V)
3	Minimum Front Yard Setback	25'	26.91'	25'	25'
4	Minimum Side Yard Setback	7.5'	3.90'	7.5'	7.5'
5	Minimum Side Yard Setback - Total	15'	40.94'	15'	15'
6	Minimum Rear Yard Setback	25'	39.03'	20' ^(V)	20' ^(V)
7	Minimum Lot Circle	35'	50' ^{(E) (C)}	22.5' ^{(C) (V)}	22.5' ^{(C) (V)}
8	Min. Gross Residential Ground Floor Area	600 SF	1156 SF	1,102 SF	1,102 SF
9	Maximum Lot Coverage – Principal Bldg.	25%	15%	29% ^(V)	29% ^(V)
10	Maximum Lot Coverage –All	50%	15%	48%	48%
11	Maximum Building Height	2 ½ Stories (35')	1 ½ Stories	3 Stories (32.2')	3 Stories (32.2')
12	Minimum Improved Off-Street Parking*	6	N/A	2 ^(W)	2 ^(W)

(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 curbline. 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 applicant is proposing a 2 car garage with a twenty-five (25') foot long by twenty-two and a half (22 ½') foot wide driveway. The proposed twenty-five (25) feet driveway length does not comply with the required minimum of thirty (30') feet; however, it appears that each driveway as proposed can accommodate two (2) parking spaces. Our office would not have any objection to the granting of a driveway waiver from the Board. We note that three (3) parking spaces are required for each proposed dwelling. Therefore, a parking waiver is 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 of the Ordinance states that 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 construct two new 3-story single-family dwellings.

D. Design Waivers

1. The following design waivers are required:
 - a. Section 22-8.5.a.1 of the Ordinance states that landscaping shall be provided as part of a site plan and subdivision, whereas no landscaping has been provided. The applicant shall indicate whether this requirement will be met or a design waiver required.
 - b. Section 22-8.5.b of the Ordinance requires a landscape plan be prepared by a certified landscape architect and submitted with each subdivision or site plan application, whereas no landscaping has been provided. The applicant shall indicate whether this requirement will be met or a design waiver required.
 - c. Section 22-8.5.d.1 of the Ordinance requires street trees to be planted along all roadway frontages at intervals determined by the type of tree to be planted, whereas no landscaping has been provided. Street tree selection shall be made from the tree list contained in Ordinance Section 19-3. The applicant shall indicate whether this requirement will be met or a design waiver required.

E. Technical Engineering Review

1. **The applicant has provided a schematic plot plan with minimal proposed improvements shown on Block 27, Lot 6. The applicant shall provide a formal site plan/plot plan for Block 27, Lot 6 showing the proposed location of the dwelling, adjacent lot lines, driveway, walkways, grading and drainage. This information is necessary for the board and professionals to review the application and make an informed decision.**
2. The property in question is 7,500 square feet in size and is currently developed with one existing one-story residential dwelling. The applicant proposes to demolish the existing structure, subdivide the property into two (2) nonconforming lots, and construct a three-story single-family dwelling with an elevated deck on each proposed lot. Each dwelling unit will consist of 4 bedrooms and associated decks, driveways, and utility channels.
3. The plan shall be revised to provide a zoning table listing the existing and proposed bulk standards for the property.
4. Curb and sidewalk shall be provided along the frontage of the property. Details of same shall be provided on the plans.
5. The applicant shall provide testimony regarding the location of the associated AC units for the proposed dwellings. It is recommended that the AC unit be placed at the rear of the dwelling.



6. The proposed development will not disturb an area exceeding 1 acre, nor will it create more than a quarter acre of new impervious surfaces. Therefore, the project is not considered a “major development” as defined by NJAC. 7:8, and is not subject to the NJDEP Stormwater Management stormwater quantity, quality and recharge requirements of a major development.
7. A utility plan has not been provided for the two proposed dwellings. The applicant shall provide testimony regarding the utility connections or improvements necessitated by the subject application. All proposed utility improvements shall be shown on the plans including proper trench restoration.
8. A grading plan shall be provided showing proposed contours and spot shot elevations at the corners of the proposed dwellings.
9. A landscape plan shall include the following information:
 - a. Plants shall be labeled to identify the type of plants being proposed.
 - b. A Landscaping Schedule demonstrating the botanical name, common name, container size, caliper size, height at planting, height at maturity, root condition, and any other pertinent information shall be provided.
 - c. Landscape Construction notes should be added to the plans. These notes shall include:
 - i. Plant quality specifications
 - ii. Plant installation specifications, including backfill, mulch, and staking
 - iii. Plant maintenance requirements, including any proposed irrigation provisions
 - d. Identification of ground surfacing (i.e., grass, mulch, gravel, or other material) in areas not occupied by parking, buildings, or sidewalks.
 - e. All landscaping shall adhere to Ordinance Section 22-8.5.
10. The applicant shall indicate if the subdivision will be filed by deed or map. If it is to be filed by deed, copies of the deeds and associated metes and bounds descriptions should be submitted to our office and the Board attorney for review and approval. If the subdivision is to be filed by map, the following items must be addressed so the plat is in conformance with the Map Filing Law including but not limited to:
 - a. Section 46:26.B-2.b.2 of the Map Filing Law requires lot area be shown as square footage to the nearest square foot or nearest one hundredth of an acre.
 - b. Section 46:26B-2.b.3 of the Map Filing Law indicates that lot designations shall conform with the municipal tax map. The applicant proposes to subdivide Block 64, Lot 4.01, into two (2) new lots 4.02 and 4.03, respectively. While this appears to be the correct approach to the proposed number designation, the applicant’s surveyor is directed to correspond with the Borough’s Tax Assessor’s office to request confirmation that this proposed lot numbering in accordance with the Assessor’s preference and to assure that that there is no conflict with the Assessor’s tax parcel data base numbering system.



- c. Section 46:26.B-2.b.8 of the Map Filing Law requires all monumentation, including monuments found, set, and to be set, be clearly shown on the plat. Appropriate certification that monuments have been set, or will be set at a later date, shall be included on the plat.
 - d. Section 46:26.B-3.10 of the Map Filing Law requires on minor subdivisions a monument be set at each intersection of an outside boundary line of the newly created lot or lots with the right of way line of any side of an existing street.
 - e. All appropriate certifications as deemed necessary in Section 46:26.B-2.b of the Map Filing Law including but not limited to surveyor preparing the map, surveyor who prepared the boundary survey, municipal clerk, Planning Board, owner, and applicant, with appropriate titles, shall be provided on the plan.
11. Classification as a minor subdivision shall expire one hundred ninety (190) days from the date of approval unless within such period a plat in conformity with such approval and the provisions of the Map Filing Law, P.L. 1960, c. 141 (N.J.S.A. 46:23-9.9 et seq.), or a deed clearly describing the minor subdivision is filed by the developer with the County Recording Officer, the Borough Engineer, and the Borough Tax Assessor. Any such plat or deed accepted for such filing shall have been signed by the Chairman and Secretary of the Board. In reviewing the application for a minor subdivision, the Board shall be permitted to accept a plat not in conformity with the Map Filing Act, P.L. 1960, c. 141 (N.J.S.A. 46:23-9.9 et seq.), provided that, if the developer chooses to file the minor subdivision as provided herein by plat rather than deed, such plat shall conform with the provisions of said act.
 12. The applicant shall provide metes and bounds descriptions of the proposed subdivisions for review.
 13. The proposed lot numbering shall be approved by the Borough Tax Assessor.

F. General Comments

1. It should be noted that this property is located within the "AE" flood zone with a Base Flood Elevation (BFE) of 11 feet. The applicant shall identify the elevation of the proposed first floor.

We defer further review to the Flood Plain Administrator and Construction Official for any applicable building requirements accordingly.
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 Building Department should review the architectural plans for ADA compliance.
4. The applicant shall confirm if there will be any adverse drainage impacts to the adjacent properties as a result of the proposed development.
5. The applicant shall provide testimony regarding the location of the proposed electric meter. JCPL requires the meter to be located at or above the BFE 11'.

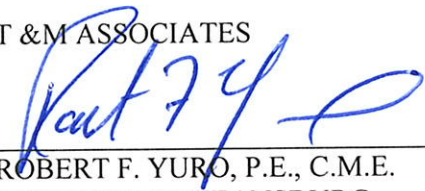


6. The following construction details shall be provided and comply with the standards of the Borough Ordinance:
 - a. Driveway
 - b. Curb and Depressed curb
 - c. Sidewalk
 - d. Utility connections
 - e. Utility trench repair
7. A note shall be added to the plans indicating that all improvements are to be ADA compliant, where applicable.
8. The applicant should be aware that construction of habitable space below the base flood elevation could subject this space to inundation by floodwaters. This construction could also have an impact on the applicant's future flood insurance premiums. The applicant should clarify any/all uses of ground floor area.
9. If approved the applicant will be required to post all performance guarantees and inspection escrow as stipulated in the Development Regulations.

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:STF

cc: Kevin Kennedy, Esq., Board Attorney, email: kennedylaw@verizon.net
Ed Striedl, Zoning Officer, email: ed.striedl@keansburg-nj.us
Kathy Burgess, Assistant Zoning Officer, Kathy.burgess@keansburg-nj.us

G:\Projects\KNPB\R2000\Correspondence\KNPB-R2000_Hynes_RFY_29 Woodland Avenue_First Engineering Review.docx