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KNPB-R2080

June 24, 2024

Via Email

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

**Re: Front Porch & Rear Deck Improvements
Romeo Draghici
27 Willis Avenue
Block 140, Lot 10
Single Family Residential (R-5) Zone
First Engineering Review**

Dear Ms. Bittle:

As requested, we have reviewed the above referenced application to reconstruct the front porch and steps and construct a new raised deck on the rear façade of the house. The applicant has submitted the following documents in support of this application:

1. Sketch of Proposed Front Porch & Rear Deck, undated.
2. Survey of Property prepared by David J. Von Steenburg, P.L.S., of Morgan Engineering & Surveying, dated April 1, 2024.
3. Site Plan Application Packet dated May 2, 2024.
4. Certification of Taxes dated May 2, 2024.

A. Project Description

The subject property is an interior lot located within the Single Family Residential (R-5) Zoning District with road frontage along Willis Avenue to the east. Currently, the property contains a one-story frame residential dwelling with associated front wood porch and steps and two (2) woodsheds in the rear yard. An asphalt driveway extending from Willis Avenue is used for off-street parking. The property is located in the "AE" Flood Zone, with a flood elevation of 11 feet.

The applicant is seeking approval to reconstruct the front porch and steps and construct a new raised deck on the rear façade of the house. The existing detached single-family dwelling is a permitted use within the zone and the applicant has not requested any variances for the proposed improvements.

B. Bulk Variance Required

In accordance with Section 22-5.5 of the Ordinance, the property has several existing nonconformities associated with front yard setback, accessory building setback and deficient off-street parking; all of which will not change as a result of the proposed improvements.



C. Technical Engineering Review

1. The applicant intends to reconstruct the front porch and steps and construct a new raised deck on the rear façade of the house on the property. An unnamed, undated sketch with dimensions has been submitted for the proposed improvements. Due to the minor nature of the proposed improvements, the sketches as submitted are acceptable.
2. 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 quantity, quality and recharge requirements of a major development.
3. 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.
4. The applicant shall provide testimony and confirm that the A/C unit at the rear corner of the dwelling is located at or above the BFE 11’.

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:LZ:

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