

January 30, 2024

Planning Board
Borough of Sea Girt
321 Baltimore Boulevard
Sea Girt, NJ 08750

**Re: Venino Residence
105 Stockton Boulevard
Block 26, Lot 2
Sea Girt, New Jersey
Our File SGPB 23-03**

Dear Board Members:

Our office has received an application for Planning Board review in connection with the above referenced project. Submitted with the application are the following documents:

- A variance plan consisting of two (2) sheets prepared by William A. Stevens, III, P.E., P.P., of Professional Design Services, LLC, dated November 2, 2022, with the latest revisions dated January 4, 2024.
- An architectural plan consisting of one (1) sheet prepared by Brian Berzinskis, R.A. of Grasso Design Group, dated October 24, 2023, with no revisions.
- A boundary, topographic & average setback survey consisting of (1) sheet prepared by David VonSteenburg, P.L.S. of Morgan Engineering & Surveying, LLC, dated March 9, 2021, with no revisions.

The Applicant is requesting approval from the Planning Board for the removal of the existing structures and construct a 2 ½ story single-family dwelling with detached garage, deck and driveway. The improvements require variances for the front building setback, side building setback and others as described in this letter.

The application is deemed complete, and we offer the following comments regarding compliance with the provision of the Borough Ordinance and General Engineering Standards.

1. Zoning and Land Use

- A. The property is located in District 1, East Single Family and is known as 105 Stockton Boulevard or Block 26, Lot 2 on the current municipal tax map.

- B. The existing lot complies with the requirements of lot width, lot frontage, lot depth, and lot area.
- C. In Ordinance Chapter 17, Section 4.1 (Area and Yard Requirements), the maximum building coverage permitted per the zoned district is 20% of the lot size. The variance plan indicates an existing building coverage of 23.68%, which represents an existing non-conformity. It appears by our office calculations the existing building coverage is 15.7%, which conforms. The Applicant should provide calculations for the existing building coverage.

The Applicant indicates a proposed building coverage of 18.0%, which conforms. Building area is the maximum horizontal cross-sectional area of the principal building or structures excluding cornices, eaves, gutters, rakeboard or chimney not projecting more than 18-inches and excluding any structure the height of which is 16-inches (1.33 feet) or less above natural elevation. The proposed deck is 35.6 inches (2.97 feet) ($12.67' - 9.7' = 2.97'$) above the grade. The proposed deck should be included in the building coverage. Our office calculates a building coverage of 22.9%. **A variance is required.**

- D. In Ordinance Chapter 17, Section 4.1 (Area and Yard Requirements), the maximum impervious coverage permitted per the zoned district is 35% of the lot size. The Applicant is proposing an impervious coverage of 15.3%, which conforms. Upon review of the impervious coverage calculation, the Applicant indicates an area of 1,096 square feet for the concrete walks, and driveway. Our office calculates an area of approximately 1,217 square feet. The Applicant should confirm the area of the concrete walks and driveway. Also, the Applicant should include the concrete stair pad in the impervious coverage calculation.
- E. In Ordinance Chapter 17, Section 4.1 (Area and Yard Requirements), the minimum front building setback permitted per the zoned district is 40 feet from the front lot line.

Also, in Ordinance Chapter 17, Section 6.2 (Exception to front yard requirement) when more than fifty percent (50%) of the street frontage in any block is developed, the required front yard for any building to be erected shall have a depth not less than average depth of the front yards of all existing buildings in the block, but in no case shall the setback requirement be greater than 40 feet. The Applicant has calculated the average front setback of 38.06 feet.

The existing front building setback is 37.0 feet, which represents an existing non-conformity. The Applicant is proposing a front building setback of 33.10 feet to the covered front porch. **A variance is required.**

- F. In Ordinance Chapter 17, Section 4.1 (Area and Yard Requirements), on lots more than 50 feet in width, shall have a minimum side building setback of at least 30% of the lot width combined, with a minimum of 10% of the lot width on one side. The lot width is 75 feet for this lot. The minimum side building setback of 22.5 feet combined with a minimum of 7.5 feet on one side. The existing west side building setback is 3.6 feet, which represents an existing non-conformity. The existing combined side building setback is approximately 32 feet, which conforms.

The Applicant is proposing a west side yard setback is 5.13 feet. **A variance is required.** The Applicant is proposing a combined side building setback of 28.66 feet, which conforms.

- G. In Ordinance Chapter 17, Section 4.1 (Area and Yard Requirements), the minimum rear building setback permitted per the zoned district is 30 feet from the rear lot line. The Applicant is proposing a rear building setback of 48.9 feet, which conforms.

- H. In Ordinance Chapter 17, Section 4.1 (Area and Yard Requirements), the maximum building height permitted per the zoned district is not to exceed 35 feet in height or have more than 2 ½ stories. The Applicant is proposing a building height of less than 34.9 feet and 2 ½ stories. The building height and number of stories conforms.

- I. In Ordinance Chapter 17, Section 2 (Definitions), half-story is the attic space above the second floor. Such attic space, if finished, shall have a minimum vertical wall of 5 feet in a finished area including deck and balcony space not to exceed 50% of the second story living space in the case of a 2 ½ story structure. The Applicant is proposing a half story area of 612.9 square feet (36.9%) with headroom of 5'-0" or more. It appears the half-story calculation did not include the balcony. Our office calculates a half-story area of 699.9 square feet (42.2%), which conforms.

The attic space above, or second story which shall have a pitched roof to begin within 12-inches of the joint line of the story below and which pitch shall a minimum slope of 30%. The Applicant should provide testimony on the proposed roof pitch.

- J. The Applicant is proposing a drywell to store 1,481 gallons which conforms with the Borough's Ordinance.

The proposed drywell is at and below grade. This type of drywell for the roof runoff will accumulate sediment (leaves, dirt, etc.) quickly and will be prone to failure.

The soil boring indicates the seasonal highwater table elevation is 6.8 feet, which is less than 4 feet down from the surface in the rear yard. Per the New Jersey Stormwater Best Management Practices Manual, a minimum distance between the drywell bottom and seasonal high-water table is 2 feet.

It appears that the rear yard drywell is difficult to comply with this separation. The Applicant may consider the front yard, which appears the seasonal high-water table is 5 feet from the surface.

Also, the yard inlet has a grate elevation of 8.7 feet and the drywell detail indicates a bottom elevation of 8.4 feet. This design will create a ponding around the inlet before the drywell is full. A new design of the drywell and yard inlet should be provided.

K. Accessory Building Requirement

- 1) In Ordinance Chapter 17, Section 5.1.b., the maximum area for a freestanding garage is 500 square feet. The Applicant is proposing a garage with an area of 432 square feet, which conforms.
- 2) In Ordinance Chapter 17, Section 5.1.b.1, a freestanding garage shall be no higher than 16 feet. The Applicant is proposing a garage height of less than 15.9 feet, which conforms.
- 3) In Ordinance Chapter 17, Section 5.1.e., states that the minimum distance of any detached accessory structure, including a freestanding garage, from a side property line and an adjacent building on the same residential lot shall be 5 feet. The minimum distance of any detached accessory building, including a freestanding garage, from a rear property line shall be 3 feet. The Applicant is proposing a distance of 5.37 feet separation between the principal dwelling the detached garage, which conforms. The proposed east side yard setback is 5.17 feet for the detached garage, which conforms. The Applicant is proposing a rear yard setback of 3.17 feet, which conforms.

2. Conditions of Approval

- A. In accordance with the Preliminary Flood Insurance Rate Map, Panel 344 for the Borough of Sea Girt, a portion of this property is located within the 100-year flood area (1% chance storm) Zone AE 9 of Wreck Pond, with an elevation of 9 feet above mean sea level.

The Applicant should provide a flood hazard area certificate to ensure proposed construction is outside flood area.

- B. Payment of any outstanding real estate taxes.
- C. Granting of any required construction permits.

Our office may have further comments after testimony is presented by the Applicant at the public hearing.

If you have any questions regarding this matter, please do not hesitate to call our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Samuel J. Avakian, P.E., P.P.
For Planning Board Engineer

DMH:mfl

cc: Karen Brisben, Planning Board Secretary
Kevin Kennedy, Esq., Board Attorney
Richard O. Venino, Jr., Esq., Applicant & Applicant's Attorney
William A. Stevens, III, P.E., P.P., Applicant's Engineer
Brian Berzinskis, R.A., Applicant's Architect

SG/PB/23/23-03a