

April 8, 2024

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

**Re: Paolillo Residence  
11 Philadelphia Boulevard  
Block 10, Lot 5  
Sea Girt, New Jersey  
Our File SGPB 24-02**

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 plot plan consisting of one (1) sheet prepared by Joseph J. Kociuba, P.E., P.P., of KBA Engineering Services, LLC, dated December 14, 2023, with the latest revisions dated February 13, 2024.
- An architectural plan consisting of seventeen (17) sheets prepared by Paul Grabowski, R.A., of Virtuoso Architecture, dated December 14, 2023, with no revisions.
- An outbound topographic survey consisting of (1) sheet prepared by Alan R. Boettger, P.L.S., of Clearpoint Services, LLC, dated August 1, 2023, with no revisions.

The Applicant is requesting approval from the Planning Board for the removal of all the existing structures and construct a 2 ½ story single-family dwelling with detached garage, inground swimming pool, pool patio, cabana, and driveway. The improvements require variances for the driveway width, change in grade, 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 11 Philadelphia Boulevard or Block 10, Lot 5 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 existing building coverage is 32.35%, which represents an existing non-conformity. The Applicant is proposing a building coverage of 19.99%, which conforms.
- 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 existing impervious coverage is 15.40%, which conforms. The Applicant is proposing an impervious coverage of 30.71%, which conforms.
- 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 33.03 feet.

The existing front building setback is 39.9 feet along Philadelphia Boulevard, which conforms. The Applicant is proposing a front building setback of 34.0 feet along Philadelphia Boulevard, which conforms.

- F. In Ordinance Chapter 17, Section 4.1 (Area and Yard Requirements), on lots up to 50 feet in width, shall have a minimum side building setback of at least 15 feet combined, with a minimum of 5 feet on one side. The existing east side building setback is 4.6 feet, which represents an existing non-conformity. The existing combined side building setback is approximately 19.6 feet, which conforms.

The Applicant is proposing an east side yard setback of 5.25 feet, which conforms. The Applicant is proposing a combined side building setback of 20.45 feet, which conforms.

For corner lots, the minimum side building setback permitted per the Zoned District shall not be less than 15 feet of the nearest street. The Applicant is proposing a building setback of 15.25 feet from First Avenue, which complies.

- 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 existing rear building setback is 20.8 feet, which represents an existing non-conformity. The Applicant is proposing a rear building setback of 63.50 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 existing building height is less than 35 feet and 1 ½ stories. The existing building height and number of stories conform. The Applicant is proposing a building height of 34.81 feet and 2 ½ stories. The proposed building height and number of stories conform.
- 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 687 square feet (49.46%) with headroom of 5'-0" or more. The half-story calculation does include the balcony.
- 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 2,070 gallons which conforms with the Borough's Ordinance.
- K. In Ordinance Chapter 17, Section 5.2.b.e., the bottom elevation of the basement shall not be less than two feet above the seasonal high groundwater elevation. The Applicant is proposing the basement floor elevation one (1) foot above the seasonal high groundwater elevation. **A variance is required.**
- L. In Ordinance Chapter 17 Section 4.3 (Alteration of Natural Configuration and Elevations), no alteration of the existing natural configuration and elevation of any lands or lots shall be made without the permission of the Borough Engineer. Such permission will only be granted to the extent absolutely necessary to render the premises suitable for such permitted use. Our office will not approve any grade change exceeding one (1) foot. The plot plan indicates a proposed increase in grade of approximately 2 feet in the area along the east property line around the pool patio. Testimony shall be provided to ensure the proposed grade change will have no adverse impact on adjacent residential property.

- M. All exterior mechanical equipment, including units for heat, ventilation, air-conditioning, pool pumps and accessories, heat pumps, other than individual air-conditioners and permanently installed generators, to serve a building shall be located in the rear yard and/or on the top story of either the principal building or accessory buildings, either inside or outside. If installed in the yard, they shall comply with the rear yard setback provisions. If installed on the buildings, they shall not be visible from the front or side street and shall be located behind physical buffer such as a parapet wall or solid short fence so as to dampen noise effects on neighboring properties. The Applicant is proposing the air conditioning units and generator on top of the garage, which complies.
- N. 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 308 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 15.62 feet, which conforms.
  - 3) In Ordinance 17, Section 5.1.c., in addition to the garage, each single-family dwelling may have one additional accessory building of no more than 120 square feet and no higher than 8 feet in wall height, with a maximum 9/12 pitch roof. The Applicant is proposing a cabana and bathroom have an area of 120 square feet, which conforms. The proposed wall height is over 8 feet and the roof pitch has not been provided. **A variance is required for wall height** and testimony should be provided on the proposed roof pitch.
  - 4) 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 proposed east side yard setback is 5.33 feet for the detached garage, which conforms. The Applicant is proposing a rear yard setback of 3.50 feet, which conforms.
- O. In Ground Swimming Pool
- 1) In Ordinance Chapter 17, Section 5.22.b.4. (Swimming Pools) the maximum water surface area is 800 square feet. The plan indicates a proposed pool coverage of 192 square feet. The proposed pool dimensions are 10 feet by 14 feet, which has a water surface area of 140 square feet. The proposed water surface area conforms. The plan should be revised.

- 2) In Ordinance Chapter 17, Section 5.22.b.5. (Swimming Pools), the bottom elevation of the pool structure shall not be less than 2 feet above the seasonal high groundwater elevation. The Applicant has provided a detail on the plan indicating 2.0 feet of separation, which conforms.
- 3) In Ordinance Chapter 17, Section 5.22.b.6. (Swimming Pools) “No portion of a swimming pool shall be closer than 10 feet to a property’s building line or any structure located on the premises.” The Applicant is proposing a pool to have a separation of 11 feet from the dwelling and 11 feet from the cabana. Both of these separations conform.
- 4) In Ordinance Chapter 17, Section 5.22.b.8. (Swimming Pools), “Swimming pools may be constructed with underwater lighting systems or exterior lights or both, provided that all exterior lights are located so that the light is directed or shaded in such a manner that not direct rays of light therefrom fall more than 3 feet upon any adjacent lots, and such light is neither directed nor reflected in such way as to cause a nuisance or annoyance to neighboring properties. All swimming pool lighting shall be in conformance with State Electrical Codes.” Testimony should be provided on lighting of the pool area.
- 5) In Ordinance Chapter 17, Section 5.22.b.9. (Swimming Pools), “Swimming pools shall be completely surrounded by protective fencing with a minimum of four (4) feet in height, but no more than six (6) feet in height which the fencing shall include self-closing and self-latching gates. If pool fencing exceeds four (4) feet in height, it shall be setback from the rear lot line at least five (5) feet and bounded by the side yard setbacks. Such fences shall be suitably landscaped to minimize the visual impact adjacent residential uses. The Applicant is proposing a fence height of 4 feet, which conforms. Testimony should be provided on landscaping.
- 6) In Ordinance Chapter 17, Section 5.22.B.13. (Swimming Pools) “No swimming pool shall be constructed within 10 feet of any rear or side property lot line...” The Applicant is proposing a setback of 10.33 feet from the east side lot line and 37.50 feet from the rear lot line. The proposed side and rear setbacks to the pool conform.

Also, in the above referenced Ordinance the section states “No pool shall be constructed at an elevation greater than twelve (12) inches higher than the unaltered existing ground elevation.” The Applicant is proposing a coping elevation of 12.77 feet, which is less than twelve (12) inches above existing grade. The proposed coping elevation conforms.

- P. The Applicant is proposing a driveway width of approximately 24.0 feet, whereas the maximum driveway width allowed is 14 feet. **A variance is required.**
- Q. The proposed curb cut width is approximately 24.0 feet, whereas the maximum curb cut allowed is 13 feet. **A variance is required.**

**2. Conditions of Approval**

- A. Payment of any outstanding real estate taxes.
- B. 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  
Michael R. Rubino, Jr., Esq., Applicant's Attorney  
Joseph J. Kociuba, P.E., P.P., Applicant's Engineer  
Paul Grabowski, R.A., Applicant's Architect

SG/PB/24/24-02