

February 5, 2024

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

**Re: Tkachuk Residence
714 Morven Terrace
Block 7, Lot 5.01
Sea Girt, New Jersey
Our File SGPB 24-01**

Dear Board Members:

Our office has received an application submitted 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 Ray Carpenter, P.E. of R.C. Associates Consulting, Inc., dated December 27, 2023, with the latest revisions dated January 3, 2024.
- A boundary and topographic survey consisting of one (1) sheet prepared by William H. Doolittle, P.L.S., of Lindstrom, Diessner, & Carr, P.C., dated January 11, 2024, with no revisions.
- An architectural plan consisting of two (2) sheets prepared by Christopher Rice, R.A. of Rice & Brown Architects, dated January 2, 2024, with no revisions.

The property was part of a minor subdivision in late 2022. The Applicant is requesting approval for the construction of a 2 ½-story single family dwelling with integrated garage and second story deck. The Applicant is requesting variances for the integrated garage door setback from the front building line, and side building setback.

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

1. Zoning & Land Use

- A. The property is located in the District 1, East Single Family and is known as 714 Morven Terrace or Block 7, Lot 5.01 on the current municipal tax map. The lot is rectangular in shape measuring 50 feet in width by 205 feet in depth.

- B. The newly subdivided lot conforms with lot area, lot width, and lot depth.
- C. The proposed dwelling conforms with the following zoning requirement in the table below:

Description	Permitted	Proposed
Front Building Setback	40 ft. or Average setback which is 31.4 ft.	31.4 ft.
Side Building Setback	5 ft. (one)	5.0 ft.
	15 ft. (combined)	15.0 ft.
Rear Building Setback	30 ft.	115.1 ft.
Building Height	35 ft. from crown of roadway	35 ft.
	2 ½-stories	2 ½-stories
Building Coverage	20%	19.98%
Impervious Coverage	35%	4.89%

- D. The Applicant is proposing a drywell to capture the stormwater from the roof. The drywell design conforms to the Borough’s Ordinance. In the provided part of the drywell calculation the required number of gallons should be revised from 1,100 gallons to 1,464 gallons.
- E. In accordance with Chapter 17, Section 4.1, (Schedule of Limitations- Attachment 1 for Off-Street Parking), states that single family dwellings shall not have less than two (2) spaces, one of which shall be in a garage. The Applicant is proposing two (2) off-street parking spaces, which one is in the garage. It appears the steps in the garage may encroach into the parking area in the garage. The steps may prohibit the car from being able to park in the garage. The Applicant should provide testimony on the number of off-street parking spaces and the ability to park in the garage.
- F. In accordance with Chapter 17, Section 5.1.b.3., states that an integrated garage door which faces upon any street shall be set back from the building line of the principal dwelling by a minimum of 5 feet. The Applicant is proposing an integrated garage to be setback 1.5 feet from the building line. **A variance is required.**
- G. In accordance with Chapter 17-2, (Definitions) states that window wells are permitted in the front, rear, and side yards only when the following conditions are met, to wit:
 1. The height of the window wells must be 16-inches or else above the natural elevation; and
 2. No window well may be installed in an area designated as a required setback.

The Applicant is proposing an egress well for the bedroom in the south side yard. The proposed setback is 6.08 feet, whereas the side building setback for the south side of the dwelling is 10 feet. **A variance is required.**

2. Conditions of Approval:

- A. The Applicant should submit a grading plan with proposed grades. The stormwater runoff shall not be directed onto adjacent properties.
- B. The property is currently located in two (2) Flood Zones VE (ELEV 14.0) and X unshaded as shown on the Flood Insurance Rate Map Number 34025C0343G for the Borough of Sea Girt. The Applicant should provide a flood elevation certificate verifying all proposed improvements comply with the Sea Girt Flood Damage Prevention Ordinance.
- C. The Applicant should provide testimony on flood damage prevention measures in accordance with Ordinance 14-5.1.e (Enclosure Openings).
- D. Payment of any outstanding real estate taxes.
- E. 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 S. Brisben, Planning Board Secretary
Kevin Kennedy, Esq., Board Attorney
Mark R. Aikins, Esq., Applicant's Attorney
Ray Carpenter, P.E, Applicant's Engineer
Christopher Rice, R.A., Applicant's Architect

SG/PB/24/24-xx/714 Morven