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March 14, 2024

VIA EMAIL

Chairman Richard J. McGoey
Borough of Bay Head Planning Board
82 Bridge Avenue, P.O. Box 248
Bay Head, New Jersey 08742

Application for Bulk Variances (**PBA No. 24-01**)
William and Lori White
68 Egbert Street; Block 67, Lots 2, 2.01, 2.02 and 2.03
Borough of Bay Head, Ocean County, New Jersey
Colliers Engineering & Design Project No. BAP-0263

Dear Chairman McGoey and Planning Board Members,

We've received a copy of the above-referenced Application for bulk variance approval. The subject of the Application includes demolition of an existing 2-1/2 story dwelling and construction of a new 2-1/2 story dwelling, detached garage, decking and walkways, and installation of an in-ground pool. The 0.20-acre property is located on North Court, approximately 40 feet north of Egbert Street, and is within the R-100-BF Single-family Residential Bay Front Zone.

We've received and reviewed the following documents:

1. "Plot Plan for Lots 2, 2.01, 2.02 and 2.03, Block 67", consisting of two (2) sheets prepared by Charles E. Lindstrom, PE, and dated January 10, 2024;
2. "Boundary and Topographic Survey", prepared by William H. Doolittle, PLS, and dated May 12, 2023;
3. Zoning Permit Denial dated January 26, 2024;
4. Correspondence from the Applicant's Attorney dated January 30, 2024;
5. Architectural plans consisting of four (4) sheets prepared by Jeff Schneider, Architect, and dated January 18, 2024 (received February 22, 2024); and,
6. Completed Borough of Bay Head Development Application, dated January 31, 2024.

Based on our review of the submitted information and the requirements of Section 147-44.B, the Application can be deemed **complete** as of this date.

We have reviewed the Application for compliance with the Borough ordinances and offer the following comments for the Board's consideration:

1. The subject of the Application includes demolition of an existing 2-1/2 story dwelling and construction of a new 2-1/2 story dwelling, detached garage, decking and walkways, and installation of an in-ground pool. The 0.20-acre property is located on North Court (a 10-foot wide “alleyway” off the western end of Egbert Street), approximately 40 feet north of Egbert Street, and is within the R-100-BF Single-family Residential Bay Front Zone.
2. The property is bounded to north, east and south by existing residential properties, and to the west by Barnegat Bay. There is an existing single-family home and detached garage on the property, both of which are proposed to be demolished. The Barnegat Bay frontage is bulkheaded.
3. The property is comprised of four separate tax lots, three of which (Lots 2.01, 2.02 and 2.03) are riparian-encumbered. The only upland portion of the property is Lot 2. Pursuant to Section 147-6.P, where two or more lots have any contiguous lines and are under common ownership, the lots shall be considered an undivided parcel.
4. There are several existing non-conforming conditions (*), some of which are proposed to remain. Additional variance relief (***) is also requested, as follows:

Description	Required	Existing	Proposed
Min. Lot Area (SF) (Note b’’)	10,000	8,498.16 *	8,498.16 *
Min. Lot Width (Ft.)	100	58.0 *	58.0 *
Min. Lot Frontage (Ft.)	100	10 *	10 *
Min. Front Yard Setback (Ft.)	35	28.3*	45.3 (Landing)
(Note “a”)			49.1 (Dwelling)
Min. Rear Yard (Ft.)	15	31.2	29.0
Min. Side Yard (Ft.)	10	7.3 *	10.3 (Dwelling)
			6.3 (Landing) **
Min. Combined Side Yard (Ft.)	25	24.6 *	23.9 (Dwelling) **
			19.9 (Landing) **
Maximum Height	2.5 Stories / 32.5 ft	2 Story / 21.92 ft	2.5 Stories / 32.5 ft
Max. Building Coverage (%)	35	29.7	31.3
Max. Lot Coverage by Str. (%)	50	49.7	36.2
Accessory Building			
Side Yard Setback (Ft.)		4.5 (Shed) *	5.0 (Garage) **
Rear Yard Setback (Ft.)	10	3.6 (Shed) *	5.0 (Garage) **
To Adjacent Building (Ft.)	5	9.3	6.0
Height (Ft.)	16	8.11 (Shed)	16.0 (Garage)
Accessory Structure (Grill)			
Side Yard Setback (Ft.)	10	N/A	3.3 **

* Existing variance **** Proposed variance**

Notes:

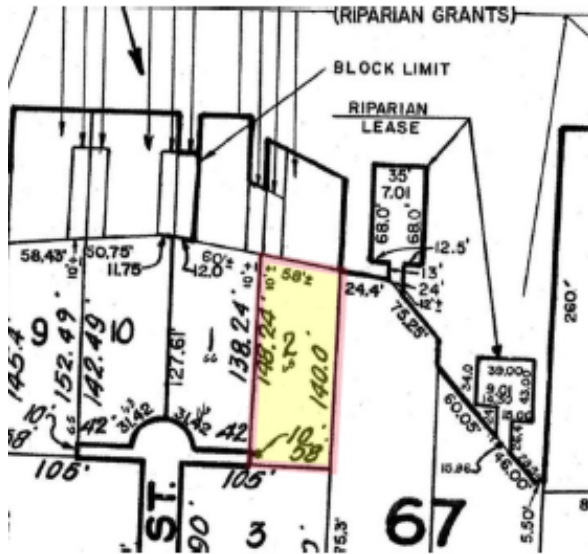
- a. Pursuant the definition of “Yard, Front” for lots abutting Barnegat Bay, the depth of the front yard is measured at right angles to the waterfront. In this case the “waterfront” is presumed to be the bulkhead line.

- b. "Lot Area" as defined by Section 147-2 does not include any portion(s) of a lot below the mean high-water line or riparian lands. In this case, the referenced area is that of Lot 2 only.
5. The following are existing non-conforming conditions that are proposed to remain:
 - a. Lot area of 8,498.16 square feet where 10,000 square feet is required;
 - b. Lot width of 58.0 feet where 100 feet is required; and,
 - c. Lot front of 10.0 feet (on North Court) where 100 feet is required.
6. The Applicant is requesting the following relief from Chapter 147, Attachment 1:
 - a. A side yard setback (north side) of 6.3 feet to the landing where a minimum of 10 feet is required;
 - b. A combined said yard setback of 19.9 feet (landing on north side and roof overhang on south side) where a minimum of 25 feet is required;
 - c. An accessory building side yard setback of 5 feet (garage) where a minimum of 10 feet is required;
 - d. An accessory building rear yard setback of 5 feet (garage) where a minimum of 10 feet is required;
 - e. An accessory use (fire pit) in the front yard and with a setback of 8 feet (which should be dimensioned on the plan);
 - f. An accessory structure (grill) with a side yard setback of 3.3 feet where 10 feet is required; and,
 - g. Lot frontage of 10 feet (North Court) where a minimum of 100 feet is required.

The Applicant should provide testimony supporting the requested relief.

7. Sheet 3 of the architectural plans includes a reference to the "half-story" calculation, concluding that the proposed top floor is compliant with the definition of "half-story". Additional information, including a detailed plan and calculations, should be provided.
8. The Applicant should provide testimony regarding stormwater management and how runoff will be handled.
9. As depicted on the plan, the proposed 10-foot by 20-foot in-ground swimming pool is in the front yard, which is permitted in the R100-BF Zone, and it complies with the applicable setback requirements. Code-compliant pool fencing (not shown on the plan) will be required.
10. The location of the pool equipment should be shown on the plan.
11. Architectural plans and elevations for the garage should be provided and should include information on the rooftop platform (see Comment 12).
12. The Applicant is proposing to install an air conditioning equipment and emergency generator platform on the garage roof. The platform complies with the accessory structure rear and side yard setback requirements. Testimony confirming compliance with applicable noise standards should be provided.

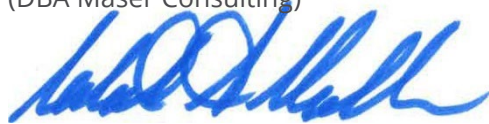
13. The Applicant should address the apparent arbor and fence encroachment on the south side of the property.
14. Should the application be approved, the Applicant will be required to obtain all necessary building permits.



If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)



Robert A. Mullin, PE, PP, CME, CPWM
Planning Board Engineer

RAM/sh

cc: Darren Erbe, Planning Board Secretary (via email)
Steven A. Zabarsky, Esq., Planning Board Attorney (via email)
Paul Pogorzelski, PE, Zoning Officer (via email)
William and Lori, Applicants, 32 Colt Road, Summit, NJ 07901
William Gage, Esq., Applicant's Attorney (via email)
Charles E. Lindstrom, P.E., Lindstrom, Diessner & Carr, P.C., Applicant's Engineer (via email)

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