



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

March 10, 2020

Barnegat Township Zoning Board of Adjustment
900 West Bay Avenue
Barnegat, NJ 08005

Re: Docket No. ZB 20-02
Bulk Variance Application – Review #1
Block 192, Lot 7
65 Gunning River Road
Applicant: LMAC Hopeful 2022, LLC
Our File: VBGZ0192.04 (60001)

RECEIVED

MAR 11 2020

Barnegat Township
Planning & Zoning

Dear Zoning Board Members:

Our office has received for review a bulk variance application for the subject property. The purpose of the application is to permit the construction of a single family structure on an undersized lot. The application was accompanied by the following information:

- Plans entitled "Variance Plan/ Plot Plan, Tax Lot 7, Block 192; Barnegat Township, Ocean County, New Jersey" sheet one (1) of one (1), prepared by John P. Augustine, PLS and Bruce A. Jacobs PE of Gravatt Consulting Group, dated 1/24/2020, unrevised;
- Architectural plans entitled "New Home for LMAC, LLC; Lot 7, Block 192; 65 Gunning River Road; Barnegat, Ocean County, New Jersey, 08005", one (1) sheet, prepared by Thomas J. Lanuto, RA, of Lanuto Architecture, LLC, dated 1/2/2020, unrevised;
- A completed "Bulk" Variance & Waiver Application;
- A completed Check List for Bulk Variance Application, prepared by Bruce A. Jacobs PE, dated January 29, 2020;
- A completed Applicant/Developer Escrow Agreement, dated February 4, 2020;
- A completed Affidavit of Non-Collusion, prepared by Dean McDonald, dated February 19th, 2020;
- A copy of a Tax Release dated February 5, 2020 from the Barnegat Township Tax Collector's office which states that the real estate taxes on Lot 7, Block 192 are paid current;
- A copy of a completed Contribution Disclosure Statement from Bruce A. Jacobs, PE dated February 18, 2020;



Barnegat Township Zoning Board of Adjustment
Re: LMAC Hopeful 2022, LLC (ZB 20-02)
Bulk Variance Application – Review #1

March 10, 2020
Our File: VBGZ0192.04
Page 2

- A copy of a completed Contribution Disclosure Statement from Dean McDonald dated February 2, 2020;
- A copy of a completed Contribution Disclosure Statement from Thomas Lanuto, RA dated February 18, 2020;
- A copy of a completed Contribution Disclosure Statement from Richard Visotcky dated February 12, 2020;
- A copy of applicant's W-9 form, dated January 29, 2020;
- List of Professionals & Consultants;
- A copy of applicant's Operating Agreement,
- A copy of applicants business registration, dated December 13, 2019;

The property in question is an undeveloped rectangular lot located at 65 Gunning River Road, approximately 150 ft west of the intersection of Gunning River Road and Seurat Street. It is located in the (R-20) Residential Zone and has an area of 5,000 sf.

We have reviewed this Bulk Variance application and offer the following comments:

1. As required by the Completeness Check List for Bulk Variance Application, the Applicant must submit the following information to the Zoning Board:
 - a) A written statement which describes in detail the variance(s) which are requested and the reasons for which the requested relief should be granted
2. The Applicant proposes to construct a residential three (3) bedroom, two story dwelling with associated off street parking, as well as an underground stormwater recharge system for roof runoff.
3. Based on the information shown on the Survey of Property, the following table summarizes the lot requirements in the R-20 Zone as compared with what presently exists at the site:

	<u>Required</u>	<u>Existing</u>
Lot Area	20,000 sf	5,000 sf
Lot Width	100 ft	50 ft



Barnegat Township Zoning Board of Adjustment
Re: LMAC Hopeful 2022, LLC (ZB 20-02)
Bulk Variance Application – Review #1

March 10, 2020
Our File: VBGZ0192.04
Page 3

Lot Depth 150 ft 100 ft

Therefore, the property is non-conforming in terms of lot area, lot width and lot depth

4. Based on the Information shown on the Survey of Property, the following table summarizes the yard and building requirements in the R-20 Zone as compared with what is proposed at the site:

	<u>Required</u>	<u>Proposed</u>
Front Yard	30 ft	30 ft
Side Yard (one side)	10 ft	10 ft
Side Yard (both sides)	30 ft	20 ft
Rear Yard	35 ft	40 ft

Based on the above, proposed dwelling will require a variance from the required combined side yard setback requirement.

5. The Applicant must demonstrate to the Board that the requested variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.
6. The Applicant should address the Board regarding the following issues:
- a) Certified offers to sell this lot or to purchase portions of adjoining lots at fair market value to eliminate the requested variances, and proof of response.
 - b) The reasons for the requested variances.
 - c) The makeup of the surrounding neighborhood and how the proposed dwelling conforms with respect to size, style and value.
 - d) The feasibility of reducing the size of the proposed dwelling to comply with the required side yard setbacks and minimum distance between buildings.
7. The Applicant has provided two (2) off-street parking spaces, the minimum amount of off-street parking per RSIS 5:21-4.14.
8. The plans should be revised to include a proposed limit of clearing.



Barnegat Township Zoning Board of Adjustment
Re: LMAC Hopeful 2022, LLC (ZB 20-02)
Bulk Variance Application – Review #1

March 10, 2020
Our File: VBGZ0192.04
Page 4

9. The plans should be revised to indicate the proposed method of soil stabilization.
10. The plans should be revised to include a detail for the proposed timber tie wall.
11. Based on our review of the submitted plan, it appears that the proposed improvements will not adversely impact the grading of the subject property or properties adjacent.
12. As per Ordinance 2019-8, all roof drains shall be piped to the street and away from adjoining properties or structures to ensure the water collected from the roof is discharged to the street. If the Board waives this requirement, then Applicant must provide drainage calculations, as well as onsite soils and SHWT information, to show the proposed system will operate. Any onsite stormwater drainage system will require maintenance by property owner.
13. We recommend that, should Board act favorable upon this application, the applicant shall be required to obtain all applicable zoning and/or building department permits.

Based on our review of the submitted information, we recommend that this application be deemed **conditionally complete** for consideration by the Zoning Board of Adjustment subject to the Applicant complying with all applicable notification requirements as set forth in the Barnegat Township Land Use Ordinance and the Municipal Land Use Law. ***In addition, at least 10 days prior to the public hearing, the Applicant must submit to the Board the information requested above. Failure to submit this information will result in the application being deemed incomplete and carried to a future meeting.***

Should you have any questions regarding this application, please feel free to call.

Very truly yours,

CME Associates

Kurt J. Otto, PE, CFM, CME
Zoning Board of Adjustment Engineer

KO/DB/lr

cc: Martin J. Lisella - Administrator
Barnegat Township Zoning Official
Brian E. Rumpf, Esq. – Zoning Board Attorney
LMAC Hopeful 2022, LLC – Applicant
Richard Visotcky, Esq., Applicants Attorney
Bruce A Jacobs, PE – Applicant's Engineer