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April 29, 2020

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

**Re: Docket No. ZB 20-04  
Bulk Variance Application – Review #1  
Block 134, Lot 1  
34 Tuckerton Avenue  
Applicant: Joseph Robertson  
Our File: VBGZ0134.01 (60001)**



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:

- Plan entitled "Variance Plan, Block 134 – Lot 1; Township of Barnegat; Ocean County, New Jersey" sheet one (1) of one (1), prepared by William A. Stevens, PE, PP of Professional Design Services, dated 10/21/19, unrevised;
- Architectural plans entitled "Proposed Dwelling for John & Rosalie Robertson; Bengal Boulevard; Barnegat Township, Ocean County, NJ 08005", consisting of five (5) sheets, prepared by Adamson, Riva & Lepley Architects, dated 11/14/2019, revised 01/22/2020, unsigned;
- Plan entitled "Boundary & Topographic Survey; Tax Block 134 – Tax Lot 1; (Reference Tax Map Sheet No. 88); Township of Barnegat; Ocean County, New Jersey", sheet one (1) of one (1), prepared by Steven Metelski, Jr., PLS of Professional Design Services, dated 09/20/2019, unrevised.
- A completed "Bulk" Variance & Waiver Application, including Bulk Variance completeness checklist;
- A completed Land Use & Development Application, prepared by Joseph Robertson, dated 3/16/2020.
- A completed Applicant/Developer Escrow Agreement, dated March 16, 2020;
- A completed Affidavit of Non-Collusion, prepared by Joseph Robertson, dated March 17th, 2020;
- A copy of a completed Contribution Disclosure Statement from Joseph Robertson, dated March 17th, 2020;



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- A copy of a completed Contribution Disclosure Statement from William A Stevens, P.E., P.P., dated March 17th, 2020;
- A copy of a completed Contribution Disclosure Statement from Gregory Hock, Esq. dated March 17th, 2020;
- A copy of a Tax Release dated January 29, 2020 from the Barnegat Township Tax Collector's office which states that the real estate taxes on Lot 1, Block 134 are **paid current**;
- Completed List of Professionals & Consultants;

The property in question is an undeveloped lot located at 34 Tuckerton Avenue, north of the intersection with Bengal Drive. It is located in the (R-40) Residential Zone and has an area of 24,500 sf.

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

1. The Applicant proposes to construct a residential five (5) bedroom, two story dwelling with associated off street parking. Submitted plan indicates proposed structure is to front Bengal Boulevard, with proposed paved driveway to Lincoln Avenue (unimproved).
2. Based on the information shown on the Variance Map, the following table summarizes the lot requirements in the R-40 Zone as compared with what presently exists at the site:

	<u>Required</u>	<u>Existing</u>
Lot Area	40,000 sf	24,500 sf
Lot Depth	175 ft	120 ft

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

3. Based on the Information shown on the Variance Map, the following table summarizes the yard and building requirements in the R-40 Zone as compared with what is proposed at the site:

	<u>Required</u>	<u>Proposed</u>
Front Yard	50 ft	50.5 ft
Side Yard (one side)	20ft	50.5 ft
Side Yard (both sides)	50 ft	N/A ft



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Rear Yard	10 ft	28.50 ft
Height	35 ft	< 35 ft

Based on the above, proposed dwelling will not require a variance.

4. The Applicant must demonstrate to the Board that the requested variances 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.
5. The Applicant should address the Board regarding the following issues:
  - a) The reasons for the requested variances, along with notice to adjoining properties regarding additional lands.
  - b) The makeup of the surrounding neighborhood and how the proposed dwelling conforms with respect to size, style and value.
6. Testimony shall be provided, and a note shall be added to plans, indicating that the Applicant has provided the minimum amount of off-street parking per RSIS 5:21-4.14 should be added to the plans.
7. The architectural elevations should be revised to indicate proposed height, and revise variance plan accordingly.
8. Based upon proposed variance plan, the house would front on Bengal Boulevard, with driveway to Lincoln. We defer to Township post master as to final street address of house, to be confirmed with Township Police 911 system. Final address should be placed on plan.
9. 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.
10. Applicant proposes development upon an unimproved section of Lincoln Avenue. Any bulk variance approval shall be conditioned upon applicant applying to Township for permission to develop along unimproved road. Any conditions imposed by the Township as a result of development application shall be included on the final Variance Plan.
11. As per Ordinance 2019-8, any proposed 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.



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12. 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 find that the Applicant has addressed all of the submission requirements for this application. Therefore, we recommend that this application be deemed **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.

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  
Joseph Robertson – Applicant  
William Stevens., PE, PP – Applicant's Engineer