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June 29, 2020

**Borough of Beach Haven
Land Use Review Board
300 Engleside Avenue
Beach Haven, NJ 08008**

**Re: Docket No.: 2020-07
Amended Preliminary and Final Major Site Plan
Kilroy Management, LLC
Block 134 Lots 2 & 15
211 S. Bay Avenue
OLA File No.: BHLU-20-KILR
SECOND REVIEW**

Dear Chairwoman and Members:

This office is in receipt of and has reviewed the Revised Amended Preliminary and Final Major Site Plan application for the referenced site.

The submission consists of the following:

- ❖ **Site Plan, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, P.E. and Robert G. deBlois, PLS, dated 7/9/2019 and last revised 6/23/2020.**
- ❖ **Architectural Plans, Five (5) Sheets, prepared by Hand Line Architect, signed by William L. Esarey, AIA, dated 12/18/2019 and last revised 6/18/2020.**
- ❖ **HPAC Certificate of Appropriateness, Signed by Colleen McNally on January 28, 2020.**

The subject site is traversed by both the BD – Business District and the RB – Two Family District. The property is an L-Shaped lot and is currently developed with a one story restaurant locally known as “The Woo-Hoo” which fronts on Bay Avenue and a two story duplex which fronts on Coral Street. The applicant proposes to raise and renovate the existing duplex whereas the existing entry deck will be removed and a new first story deck is proposed. Exterior renovation will also be completed. No improvements are proposed to the restaurant building. **Since the last submission of this development application to the Board, the applicant has revised to plans to relocate the location of the proposed entry stairs from the east side of the dwelling to the west side and to include a permeable paver driveway in lieu of an impervious driveway surface which reduces the previously proposed onsite impervious coverage by 7.5%.**

Based on our review of the submitted materials, the following comments are offered for the Board's consideration:

1. **Zoning**

The subject site is comprised of approximately 9,040.54 SF and is located in both the B-Business Zone and the RB – Two-Family District. The following variances and existing non-conforming conditions exist onsite:

A Special Reasons/ "D" Variance is required as a restaurant use and duplex use are not permitted on the same lot of record. In addition, the renovation and expansion of the existing duplex represents an expansion of a non-conforming use which requires a Special Reasons/"D" Variance.

- a. Existing Lot Width is 50.22 FT where 60 FT is required. This is an existing non-conforming condition.
- b. Proposed Front Yard Setback of the Duplex Building to Coral Street is 13.2 FT (to steps and landing) where 15 FT is required. A Variance is required.
- c. Existing Rear Yard Setback of the Commercial Building is 24.7 FT where 25 FT is required. This is an existing non-conforming condition.
- d. Existing Accessory Side Yard Setback is 1.9 FT/2.8 FT where 5 FT on each side is required. This is an existing non-conforming condition.
- e. Existing Accessory Rear Yard Setback is 3.2 FT where 5 FT is required. This is an existing non-conforming condition.
- f. In accordance with Ordinance 212-27(B)(3), Impervious lot coverage on any lot, including an area covered by impervious surface, a permitted structure, swimming pool, deck or the like must maintain 40% of the area of the lot not covered by impervious surface or coverage in order to allow surface water to percolate into the natural earth so that it may be absorbed therein. An additional 15% of the allowable lot area may be developed with a hardscape comprised only of porous pavers or porous pavement. The maximum permitted combination of pervious and impervious surfaces on any lot is 75%.
 - 1) **Proposed Impervious Coverage is 73.3% where 60% is the maximum permitted. A Variance is required.**
 - 2) **For the Boards information, the total percentage of pervious pavers onsite is 8.2%.**
 - 3) **Proposed Combined Pervious Paver and Impervious Area is 81.5% where 75% is the maximum permitted. A Variance is required.**

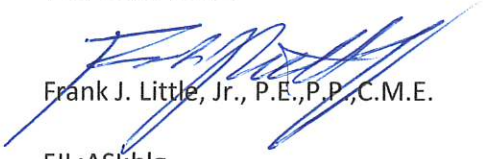
2. **Parking** – The existing dwelling does not provide any onsite parking and instead only utilizes street parking for the residents. As part of the raise and renovation, a **permeable paver driveway is proposed** with access from Coral Street and four (4) onsite parking spaces will be provided. We note that the proposed driveway will require the elimination of approximately three (3) on street parking spaces. **Since the Board's last review of this application, the applicant has relocated the proposed staircase from the east side of the dwelling to the west side which will allow for additional access space to the driveway area.**
3. **Curb and Sidewalk** – Concrete curb and sidewalk exists along the frontage of the property on Coral Street. **The curb and sidewalk are below design standard and should be replaced. The plan should be revised accordingly. The applicant also shows a proposed 17 FT wide depressed curb for driveway access.**
4. **Architectural Plans** – The plans show that a storage area will be constructed under the structure and a new entry porch will be provided to enter the raised duplex. Unit 1 on the first level contains 2 bedrooms, 1.5 bathrooms, kitchen, living room, reading room, dining room and laundry area. Unit 2 on the second floor includes 2 bedrooms, kitchen/dining room, living room and full bathroom. The existing fiberglass deck will be utilized and a new deck extension will be added. **As noted above, the access stair will be relocated from the east side to the west side of the dwelling, however, the proposed front porch area will remain the same. The plan also denotes a path under the Westerly side of the structure to allow deliveries from the West side of the property. A fence with a gate has been provided on the East side. We note there is no defined path on the site plan for deliveries. Testimony should be provided.**
5. **Utilities-** As this site was previously utilized, water and sewer service is provided onsite. However, upgrades to the system may be required by the Water and Sewer Department.
6. **Drainage** – To address onsite stormwater as required as part of a Major Development, the applicant proposes to install 11 LF pipe adjacent to the duplex structure as part of a subsurface infiltration system and it appears that the leaders from the house will be connected to this system and will capture roof runoff. A construction detail will be required.
7. **Additional Approvals** – Additional approvals will be required from any other agencies having jurisdiction.

It is therefore recommended that should the Board approve this application, it be conditional upon consideration of the comments cited above and any other conditions the Board may wish to impose.

Pursuant to the New Fee Ordinance, escrow fees have been posted with the Board to cover the professional fee.

We recommend that this application be deemed complete provided the applicant has met the administrative requirements of the Ordinance.

Very truly yours,


Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASl:blg

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