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July 27, 2020

Beach Haven Land Use Board

300 Engleside Avenue
Beach Haven, NJ 08008

**Re: Docket #2020-14 - Minor Subdivision
Joan Barron
Block 1 Lot 19
2100 West Avenue
OLA File No.: BHLU-20- BARR**

Dear Chairwoman and Members:

This office is in receipt of and has reviewed the Minor Subdivision Application for the referenced site.

The submission consists of the following:

- ❖ Minor Subdivision Plan, One (1) Sheet, prepared by Nelke/Tyszka Land Surveyors, Inc., signed by Leon J. Tyszka, PLS and dated 6/11/2020.

The applicant proposes to subdivide Lots 18 and 19 back into two (2) single family residential building lots as shown on the plan. The existing single family dwelling and the improvements on Lot 18 will remain. The existing detached garage on Lot 19 which fronts on West Avenue, will be removed.

Lots 18 and 19 are currently separate tax lots on the Borough of Beach Haven Tax Map, however, it is our understanding that the lots have been merged as there is only an accessory structure on Lot 19 and no principal structure.

The applicant is requesting that the properties be re-subdivided into two (2) lots. Based on our review of the submitted materials, we offer the following for the Board's consideration:

1. **Existing Site Improvements** – It is stated in the application that the existing single family dwelling and the improvements on Lot 18 will remain and that the existing detached garage on Lot 19 which fronts on West Avenue, will be removed. However, there are additional improvements on Lot 19 including a large paver areas, a bocce court, gazebo, planters and a garden. The applicant shall discuss if the demolition of the garage on this lot also includes demolition of all other improvements onsite.

2. **Zoning** – The subject site lies within the RSA – South Single Family Residential Zone. Based on our review of the subdivision map, the following variance is required:
 - a. New Lot 19 - Proposed Lot Area is 14,000 SF where 15,500 SF is required in accordance with Ordinance 212-11(B). A Variance is needed. The applicant notes that proposed lot 19 has the dimensions of the lot as created in the original Webster Lagoon subdivision in 1953. Testimony shall be provided and supportive mapping may be required.

3. **Impervious Coverage**- In accordance with Ordinance Section 212-27(B.3.(d)), the total onsite impervious shall not exceed 60% and an additional 15% may be comprised of a porous hardscape. We also note that each lot must provide an 18-inch pervious surface area between any impervious surface and side and rear yard property lines.

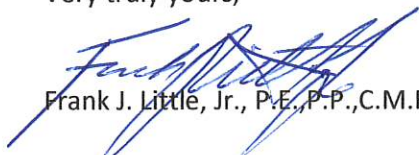
We note that a brick wall and planters exist along the side property line. Testimony shall be provided regarding site improvements that may impact the impervious coverage and adherence to the impervious coverage ordinance. A variance may be required.

4. **Onsite Parking** – The Subdivision Plan indicates that a circular concrete driveway exists onsite and is in excess of 50 FT in length. Therefore, it does not appear that the elimination of the detached garage on Lot 19 will negatively affect the required parking of two (2) vehicles on Lot 18.
5. **Curb and Sidewalk** – Concrete curb exist along the frontage of the property and appears to be in satisfactory condition. A waiver from the installation of concrete sidewalk will be required.
6. **Utilities** – The applicant shall address proposed sewer and water lateral installations as both are required as part of this subdivision. The plan should be revised to reflect these utilities.
7. **Architectural Plans** – The applicant is requesting a waiver from the requirement to submit architectural plans for review as part of this subdivision creating an undersized lot.
8. **Flood Zone** – The Flood Zone is AE with a Base Flood Elevation of 9.0 FT and the Preliminary Maps indicate Flood Zone AE with a Base Flood Elevation of 8.0 FT. All construction shall be in accordance with the applicable flood zone regulations.
9. **Additional Approvals/ Outside Agencies** – Should the Board approve this application, additional approvals/requirements will be as follows:
 - a. Verification of lot numbers with the Borough of Beach Haven Tax Assessor’s office prior to filing.
 - b. Ocean County Planning Board approval.
 - c. Monuments shall be set in accordance with the New Jersey Map Filing Law.
 - d. Filing with the County Recording Office within 190 Days of the Municipal approval; additional copies of the filed map to be submitted to the Borough as required for processing.
 - e. Approval from any other outside agencies having jurisdiction.

f. Posting of the required bonds and inspection fees, should site improvements be required.

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

Very truly yours,



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

FJL:ASI:blg

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